

Heritage, Design & Access Statement
for the
Extension to the Garage
at
The Old Vicarage,
High Street, Horningsea, Cambridge.

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at

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Property Address

The address for which this Heritage, Design & Access Statement relates to is The Old Vicarage, High Street, Horningsea, Cambridge. CB25 9RG.

Background

The Old Vicarage, Horningsea is a detached former Victorian Vicarage located on the east side of the High Street in the village of Horningsea.

The village, which was originally listed in the Domesday Book is located approximately 5 miles to the north of the Market Square in Cambridge, close to the River Cam as it heads towards Ely.

The High Street, which connects to Fen Ditton and Clayhithe and Waterbeach is the principal road that passes through the historic village. Located off the High Street are a number of smaller developments.

The Old Vicarage is a substantial former Victorian Vicarage and is set in grounds, which bound both the High Street and the Millennium Green.

Access to the Old Vicarage, both vehicular and pedestrian is via a curving driveway which provides glimpse views of the Old Vicarage. To the front of the dwelling is an area of gravel which provides an area for parking and turning. The gravel drive continues to the north of the property and leads to a former Coach House and garage.

The Old Vicarage has been subject of previous Planning Permission applications which are as follows:

- S/1464/99/F Extension
- S/2883/17/FL Construct new garage adjacent to the Coach House
- S/2883/17/NMA1 Non Material Amendment to S/2883/17/FL
- S/1846/18/DC Discharge of Condition 4 of S/2883/17/FL
- S/3900/19/TP Tree works
- 20/1595/TTPO Tree works
- 21/02245/HFUL Construct new garage adjacent to the Coach House
- 23/0315/TTPO Tree works

The trees on the site of the Old Vicarage are subject of a Tree Preservation Order TPO 0006 (1985) and the trees are currently part of a 10 year TPO Consent dated 21 June 2016 following the application reference number TP281.

Design Background

The applicants Dr McMahon & Ms Pratt wish to undertake the following alterations to the garage.

1. Planning Permission, reference number 21/02245/HFUL was granted by the Authority to construct a garage adjacent to the existing Coach House, to allow a vehicle to be securely stored. The garage has been constructed, except for the fixing of the natural slate roof finish.

The applicants have also constructed to the south of the approved garage a garden wall, which creates and bounds a yard for storing materials. The wall conforms to the criteria stipulated as Permitted Development under the Town & Country Planning (General Permitted Development) (England) Order 2015.

The applicants would like to extend the approved garage and include the yard bounded by the garden walls. This will create an enclosed store which will allow materials and equipment to be securely stored. It is proposed that the garage form be extended to create this additional space.

Scale

The proposed extension to the garage is simple in form and plan, allowing the Coach House and garage to form an architectural composition around a central hardstanding area.

The scale of the extension is modest and complements the garage and the Coach House opposite.

Layout

The proposed extension to the garage will allow Dr Mc Mahon & Ms Pratt to provide additional secure storage for garden and household equipment. The store will connect to the existing garage allowing the storage spaces to flow and function.

Landscaping

The Old Vicarage is located with a Tree Preservation Order and the trees are currently part of a 10 year TPO Consent dated 21 June 2016 following the application reference number TP281. Self-seeded saplings were removed as part of the approval to construct the garage under Planning Permission reference number 21/02245/HFUL.

The space between the Coach House and garage is laid with diamond patterned pavers which are to be extended between the spaces to improve the setting and composition of the two structures.

Appearance

The proposed extension to the garage will complement the existing structure in terms of materials. The external walls are to be constructed from cream brickwork, laid in lime mortar to match the garage.

The roof finish is to be natural slate over the proposed extension, incorporating a conservation rooflight to allow natural light to penetrate the roof to the space below.

A small chimney protrudes through the roof plane connecting to a stove in the store, providing visual interest to the roofscape of the proposed addition to the garage.

The joinery will be purpose made painted timber to match the joinery in both the garage and the Coach House, to complement and enhance the elevation treatment.

Access

There are no proposals to alter either the pedestrian or vehicular access to The Old Vicarage, Horningsea by the proposals to extend the garage.

What heritage assets (designated or undesignated) and settings will be affected by the proposals?

The Conservation Area of Horningsea is the heritage asset to be affected by the proposed extension to the garage. The Coach house and the garage are currently not easily seen from either the High Street or the Millenium Green, the principal viewpoints within the Conservation Area. It can be surmised that this will not be affected by the proposed addition to the garage.

What is the significance of the assets and settings affected including: What gives the assets/settings their significance? How significant (or important) are they? How does the significance vary (or stay the same) for different parts of the assets/settings?

The Coach House and garage are not easily seen within the Conservation Area and therefore will not significantly impact it. It will however enhance the setting of the Coach House and garage within its setting in the garden of the Old Vicarage.

How has the scheme taken account of the level and nature of the significance of heritage assets and their setting?

The garage addition has been designed to provide the applicants additional secure storage and the composition of the garage and Coach House as an architectural form and setting.

What will the impact of the proposal on the significance of the heritage assets and settings affected?

The proposed addition to the garage by the inclusion of the yard to form secure storage space will have little impact on the Conservation area of Horningsea or the adjacent properties which bound the High Street due to its location within the garden of The Old Vicarage.

The proposed extension has been designed to ensure that it responds to the architectural form of the garage and its setting within the Conservation Area of Horningsea.

