

HERITAGE STATEMENT

FOR

PROPOSED LOFT CONVERSION INCLUDING
FRONT FACING ROOFLIGHTS AND REAR
DORMER

AT

9 CHURCH STREET, WILLINGHAM

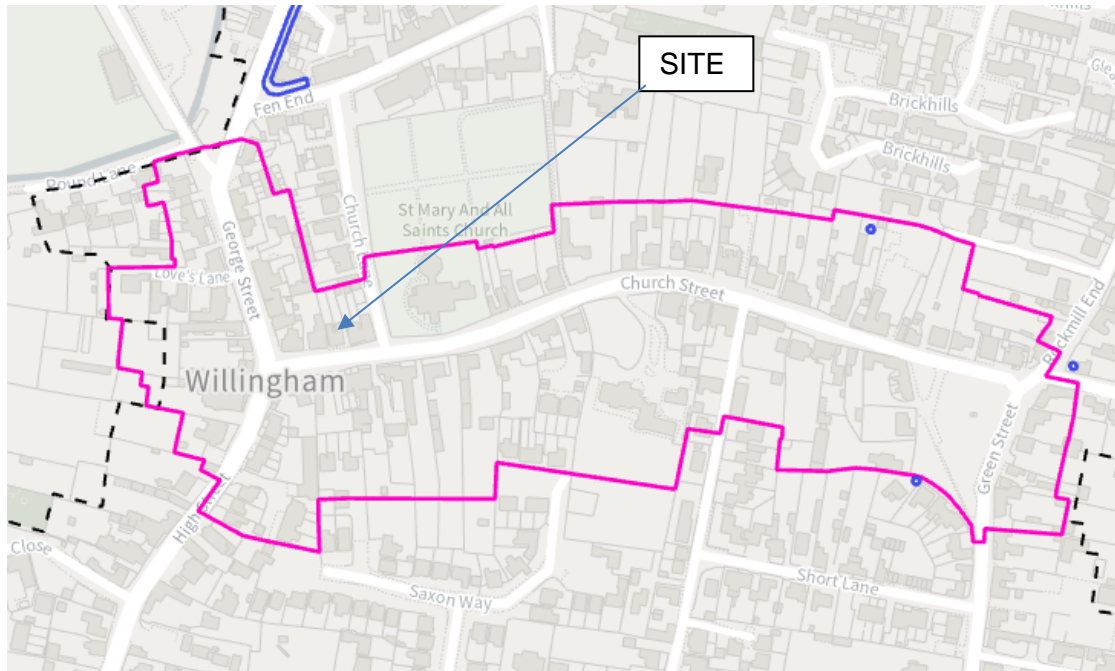
FOR

MR J ALLEN & MS K RIDLEY

Introduction

This Heritage Statement has been prepared to accompany a Planning Application for a proposed loft conversion including front facing rooflights and rear dormer to this property.

The property is in the Development Envelope and the Conservation Area.



Existing Property

The existing property consists of the right-hand half of a pair of semi-detached houses. The property is traditional in appearance with a slate-clad duo-pitched roof (with a shallower mono-pitched roof above the rear outrigger) above cream-coloured loadbearing solid brickwork external walls and with red brick detailing. There are painted timber windows and doors and a stone-framed bay window.



Existing Rear Elevation



Existing Front Elevation

Planning History

A search of the Council's website shows that a Planning Application was made for a rear-facing dormer more than 20 years ago in 2002. The Application was refused and the appeal was subsequently dismissed.

Historic Assets

A search of the Historic England website shows that there are nearby historic assets.



1. 8 George Street
Heritage category: Listed Building
Grade: II
List Entry Number: 1331368
2. 6 George Street
Heritage category: Listed Building
Grade: II
List Entry Number: 1164881
3. 1 George Street
Heritage category: Listed Building
Grade: II
List Entry Number: 1164891

4. 2 High Street
Heritage category: Listed Building
Grade: II
List Entry Number: 1164928
5. Kosi Holme
Heritage category: Listed Building
Grade: II
List Entry Number: 1164781
6. Church of St Mary and All the Saints
Heritage category: Listed Building
Grade: II
List Entry Number: 1127283

Assessment of Planning History:

Application S/0265/02/F, submitted on 30 January 2002, was for a dormer extension and was refused Planning Permission on 2 April 2002 for the following reason:

The proposed dormer extension, which would be readily visible (notably from Church Lane) would appear incongruous and would seriously detract from the appearance of the existing dwelling, the pleasant character and appearance of the rear of Nos. 7-13 odd Church Street and the character and appearance of the Willingham Conservation Area.

The proposal is therefore contrary to: South Cambridgeshire Local Plan Deposit Draft Policy HG17(1) and (4) which states that Planning Permission for the extension of dwellings will not be permitted where the design would not be in keeping with local characteristics and where there would be an unacceptable visual impact upon the street scene; and Adopted South Cambridgeshire Local Plan Policy C33 and South Cambridgeshire Local Plan Deposit Draft Policy EN44 which require new development in conservation areas to preserve or enhance its character.

The Applicant's appealed against the refusal decision and the appeal was dismissed.

The Inspector confirmed that the 'Main Issue' was the 'effect of the proposal on the character and appearance of the Willingham Conservation Area'.

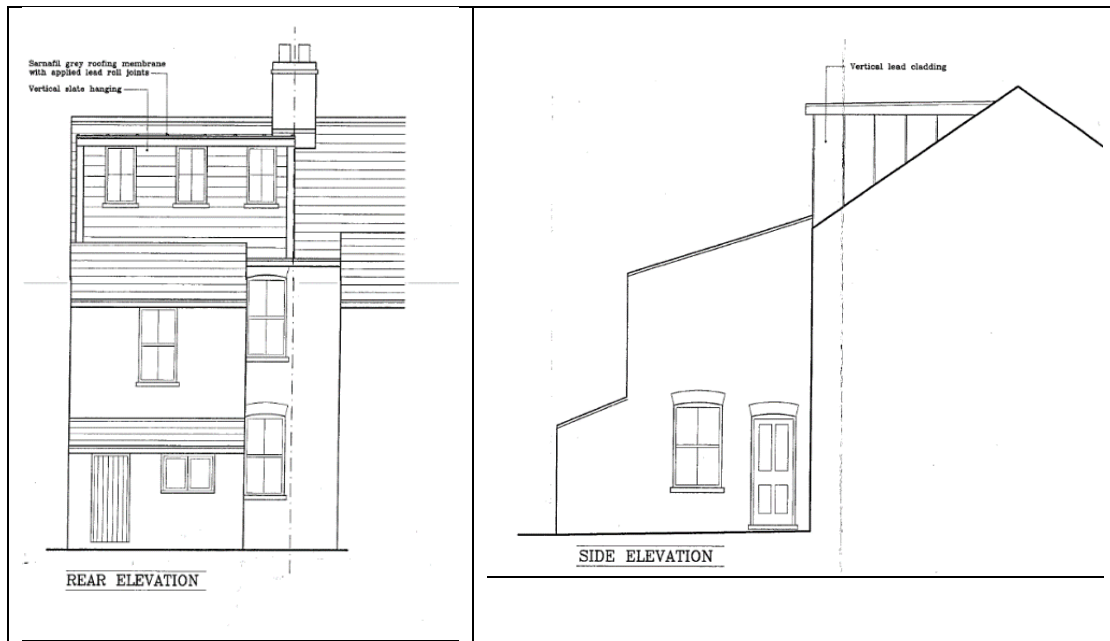
The Inspector also went on to comment that:

- As the dormer windows would be situated on the rear elevation of the appeal property, they would not be visible from Church Street.
- They would be visible from Church Lane.
- The proposed dormer would occupy almost the entire width of the existing roof and would reach nearly to the ridge height.

- This would result in a flat roof to the dormer which, to my mind, would not be in keeping with the character of the existing property.
- Furthermore, I consider that even though traditional window styles and materials would be used, an addition of this size at roof level would appear incongruous and intrusive.

We note that the Inspector's attention was drawn to the other properties in the area and particularly Church Lane, but the Inspector considered the proposal on its own merits.

Refusal Design:



The above drawings of the proposed rear and side elevations were submitted as part of the application. The design features we note, in particular:

- The rear of the dormer is in line with the rear elevation of the main two-storey element of the property.
- The right-hand side of the dormer is built right up to the boundary line.
- The eaves to the dormer may, in fact, for practical construction reasons/detailing cross the boundary.
- The existing gutter and fascia below the dormers are shown but there are no slates to the eaves section.
- This is basically a very simple box dormer.

Willingham Conservation Area Appraisal:

From our online searches it appears that the Conservation Area Appraisal has remained unchanged since it was published in September 1999.

The Inspector drew attention to Church Street being *'the spine of the oldest surviving part of the settlement of Willingham'*.

The same paragraph in the Appraisal goes on to say that:

'The large variety of building styles found in Willingham is nowhere better illustrated. There can be found Gothic Revival almshouses, a classic chapel, numerous sub-classical houses, a gothic church, C19 terraces and a timber framed and thatched farmhouse. This difference in building styles is reflected in the roofs: mansard, hipped, plain pitched, half hipped and gambrel roofs set either gable end or otherwise facing the street, are clad in a range of materials which gives a picturesque variety to the street scene'.

In other words, the 'variety of building styles' and the numerous roof types listed makes the area what it is. We consider that adding appropriate styles would be appropriate and would not detract from the character and appearance of the Conservation Area.

We note that this pair of semi-detached houses are not specifically referred to in the Appraisal.

Since 1999 when the Appraisal was published and 2002 when the Appeal was dismissed, the appearance of the Conservation Area has evolved. Roofs have been replaced, PV panels have been added (the technology was not even available in the late nineties/early 2000's). Google has images dating back to 2008 (see below) and compare this to 2023. During this period the council have not deemed it necessary to remove Permitted Development Rights to restrict these changes.



October 2008



May 2023



View at corner of Church Street and Church Lane in October 2008



View at corner of Church Street and Church Lane in May 2023

Design Consideration:

Taking into account the reason for refusing the previous Application and the helpful comments in the appeal decision any design for a rear-facing roof extension needs to:

- Retain some of the width of the existing roof.
- Avoid a flat roof if possible.
- Incorporate features which are characteristic of the area such as pitched roofs, traditional materials etc.
- Reduce the size of the dormer.
- Extend surfaces to be constructed using traditional materials.

Design Solution:



Extracts of the elevations taken from the Planning drawing



CGI of rear elevation

We consider that the proposed design has incorporated the necessary changes to address the reasons that caused the original application be refused/appeal to be dismissed including:

- The overall width of the roof extension has been reduced by approximately 370mm to retain the existing slated-roof finish to continue up and is now set well back from the party wall/boundary line.
- The rear-facing elevation of the dormer has been set back approximately 400mm from the rear face of the main two-storey part of the dwelling. The central section is set back a further 200mm.
- The two projecting dormers now both have pitched roofs; the pitch of these dormers match the pitch of the main two-storey part of the dwelling.
- There is a lead-roof clad flat section between the two pitched roof dormers to the section set back from the dormers and mainly hidden by the pitched roofs.
- The dormer will be clad with dark-grey zinc – to fit in with the slated roof finish.
- The windows will be sliding sash windows to compliment those used elsewhere.

Summary:

Through careful consideration of the previous refusal design, appeal decision and appraisal of the Conservation Area, we consider that we have prepared a design that is now appropriate. We consider that the dormer will add to the 'variety of building styles' and will be consistent with the diverse roof styles nearby.

We look forward to receiving Officer support for this proposal and Planning Permission in due course.