

Heritage Statement

Site Address:

Walton House
21 Great Lane
Reach
Cambridgeshire
CB25 0JF

Is the development one or more of the following (please tick all that apply)

- A listed Building
- A building of local interest
- Within a designated conservation area
- Within a registered historic park or garden
- A scheduled monument
- A site or archaeological interest
- Adjacent to one of the above

The Nature of the Heritage Asset

Please describe the history, character and appearance of the heritage asset. You should refer here to the statutory list description, scheduled monument description or conservation area appraisal if available.

Grade 2 Listed Building

IoE number 49059

TL5666 Great Lane Reach

See attached Document 1

The Extent of the Heritage Asset

Please describe the development site, and its relationship to its surroundings. For example, the buildings position in the street scene, or the potential for archaeological interest.

The property sits within the Reach Conservation Area along the western boundary .
The property is sited on small rise and set back from Great Lane and within its own garden to the front and rear

Assessment of Significance of the Heritage Asset(s)

Please describe the archaeological, architectural, artistic or historic importance of the asset. This should include for example the age, phases of development, layout, appearance, particular features or characteristics, materials and construction or potential for archaeological remains.

21 Great Lane dates from 1804 according to plaque on front elevation. It is of traditional style and material constructed with clunch walls and brick gable ends which have been rendered and painted. Pantile roof with local red brick end stacks.
One storey, attic and cellar, and rear extension in matching materials. Three dormer windows with casements and 4 ground floor casement windows. Front porch

The Proposed Works

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings, this should also include details of any historic fabric or architectural features which would be affected (including lost) as part of the proposals. For archaeological sites, this should include details of any new foundations, ground disturbance or provision of services.

Due to breakdowns we had to change the existing oil-fired boiler urgently. As part of the installation it was found that the existing oil tank was approaching the end of its useful life suffering from various cracks and a build up of sludge. Since it was originally installed the regulations have change it a replacement can no longer be sited in the same location.

We have considered several options when trying to find a suitable location and the only place which fulfils the requirements of distance from boundaries, being visible by the delivery driver from the vehicle and accessible from the public highway is in the corner of the front garden as shown on the attached plan.

Whilst this is not ideal from an aesthetic point of view we intend to screen the tank with wooden fencing and planting of shrubs to make the area as visually acceptable as possible and believe this location represents the best possible solution and minimises the visual impact for our neighbours and ourselves.

It may be useful to include a full specification of works when dealing with listed buildings, as this will clearly detail all the proposed works, which may assist with completing the next section.

Assessment of Impact on the Heritage Asset(s)

Please describe the impact your proposals will have on the archaeological, architectural, artistic or historic interest of the asset or its setting. This may include for example, loss or concealment of key features or historic fabric, blocking key views, impact on relationship between buildings, etc

We propose to mitigate the visual impact of re-siting the oil-tank to the front garden with suitable fencing and planting so that the tank cannot be seen from the highway or the front of the house.

Mitigation

Please describe what steps have been taken to avoid, minimise or mitigate any harm to the archaeological, architectural, artistic or historic interest of the asset or its setting. This may include showing how other options were considered, how design solutions have arisen, etc

Building work will be carried out sympathetically by professional local installer

Applications for demolition

If you are applying for demolition of a listed building or a building in a conservation area, please provide a justification statement for the demolition, explaining how you have met the requirements of local planning policy and paragraph 133 of the National Planning Policy Framework.

not applicable

Sources of Information

Please confirm which of the following sources you have consulted (tick all that apply)

- Cambridgeshire Historic Environment Record
- The National Heritage List for England
- National Planning Policy Framework (NPPF)
- NPPF Planning Practice Guidance
- East Cambridgeshire District Council Core Strategy
- East Cambridgeshire District Council draft Local Plan
- Conservation Area Appraisal (if available)
- Historic Ordnance Survey maps