



## **HERITAGE STATEMENT**

IN RELATION TO

ERECTION OF A 2-STOREY 2-BED DWELLING, INVOLVING  
DEMOLITION OF EXISTING OUTBUILDINGS AND REDUCTION IN  
HEIGHT OF EXISTING WALL

AT

LAND TO THE REAR OF 11 CLARKSON AVENUE  
FRONTING TAVISTOCK ROAD

WISBECH

PE13 2EN

FOR

**MR HAMMOND**

## **Abstract**

This Heritage Statement supports the planning application for the erection of a 2-storey, 2-bed dwelling. The site is located on land to the rear of 11 Clarkson Avenue, fronting Tavistock Road, Wisbech. The development involves the demolition of the existing outbuildings on site and the reduction in height of the front boundary wall.

The site is within Bowthorpe Conservation Area.

## Introduction

Paragraph 200 of the National Planning Policy Framework (NPPF) requires planning applications to describe the significance of any heritage asset affected by the proposal, including any contribution made by their setting. The level of detail included in the report should be proportionate to the importance of the asset in order that the impact on their significance can be understood.

The application site is within Bowthorpe Conservation Area.

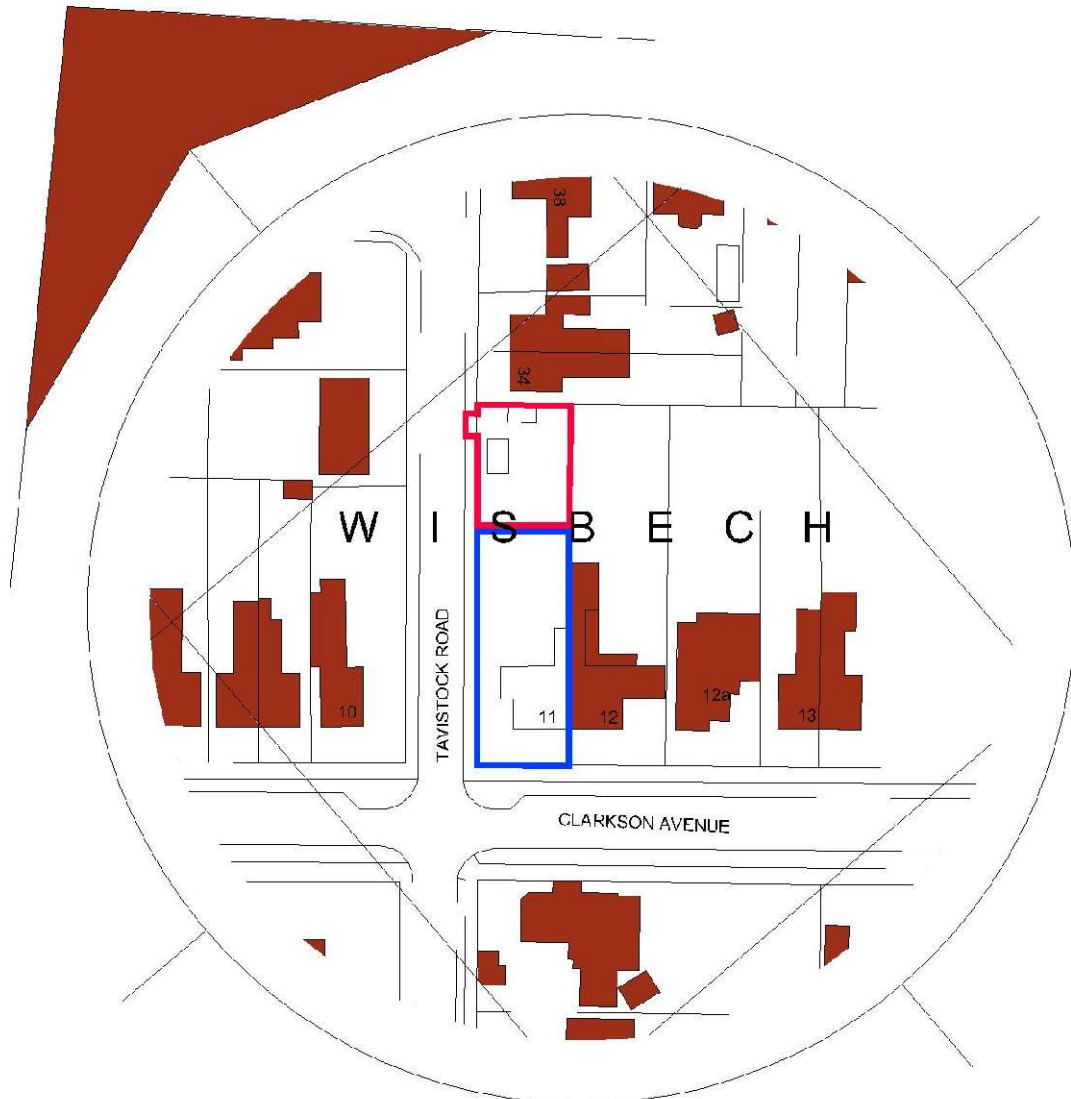


Figure 1: Location Plan

## Heritage Assets

The site is within Bowthorpe Conservation Area as is shown on the map below.

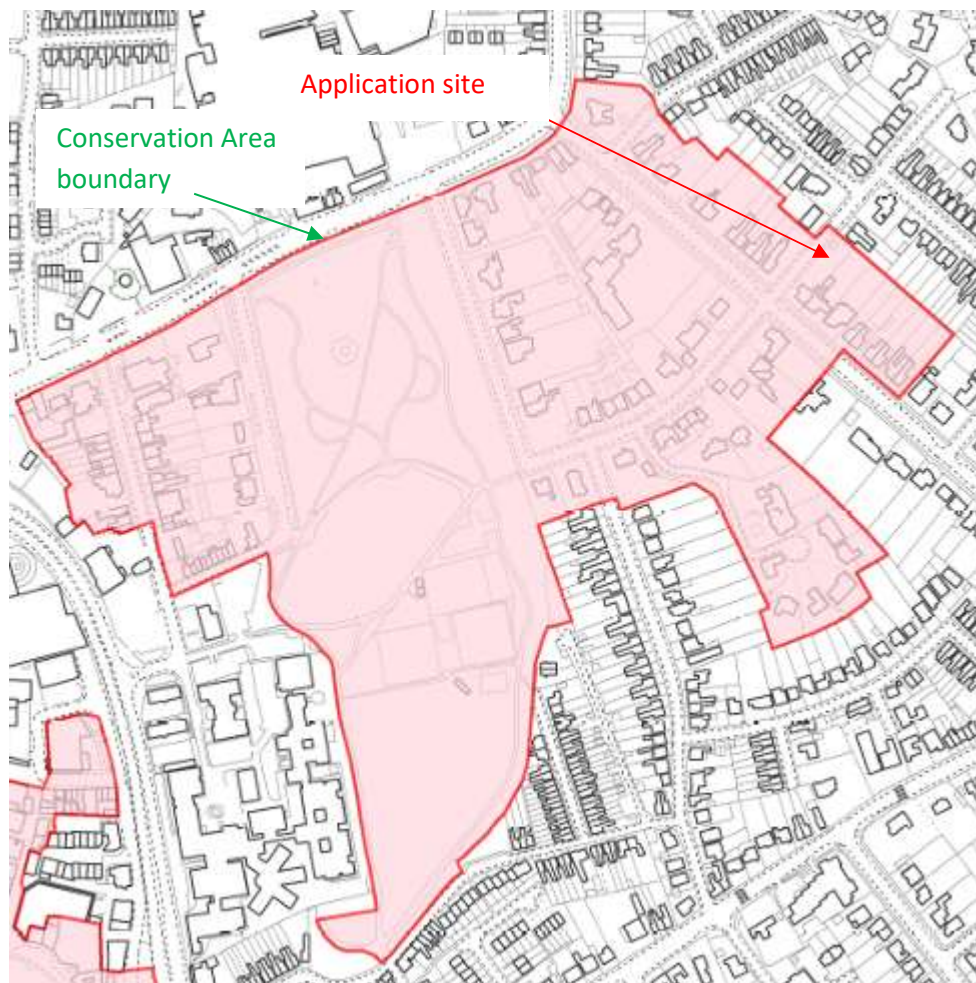


Figure 2: Extract from Bowthorpe Conservation Area plan

## Significance

Historic England stipulates that 'significance' is a collective term for the sum of all heritage values attached to a place including a building or an archaeological site. The values can be evidential (from past human activity), historic (where current aspects of life can be connected through a place to the present), aesthetic, or communal (the meanings of a place for the people who relate to it). Paragraph 201 of the NPPF states that Local Planning Authorities should assess the particular significance of any heritage asset which may be affected by a proposal (including its setting) to avoid a conflict between the conservation of the heritage asset and any part of the proposal.

Bowthorpe Conservation Area is a designated heritage asset. It is considered that it is of high significance due to its historic, aesthetic values.

The NPPF describes setting as 'the surroundings in which a heritage asset is experienced'. Therefore anything which affects the setting of a heritage asset will affect its significance.

It is noted that there is no appraisal or Management Plan in place for Bowthorpe Conservation Area.

## **Proposed Development**

The application seeks full planning permission for the erection of a 2-storey, 2-bed dwelling involving the demolition of the existing outbuildings and the reduction in height of the front boundary wall. The curtilage of the existing dwelling known as 11 Clarkson Avenue will be subdivided to make way for the proposal.

Access to the site will remain in the existing location with the dwelling positioned to the immediate south of the access and along the road frontage. The dwelling will have a traditional appearance, featuring a dual pitched roof, with gable ends, bay windows on both floors, chimneys on either end of the building and stone headers and eaves detailing to match the neighbouring property to the north. The materials are currently unconfirmed but it is likely that the facing bricks will be a shade of red and the roof tiles will be grey with a flat profile, both of which are consistent with the surrounding development.

The access will lead to a gravelled driveway with a pair of tandem parking spaces proposed. The existing wall on the front boundary will be reduced in height to a 900mm brick wall. 1.5m and 1.8m high close boarded fencing will be placed on the north and south of the garden area respectively to make the rear outdoor space private. The 1.8m high brick wall on the rear boundary of the site will remain in situ.

Apart from an en-suite window, no windows are proposed in the first floor rear elevation of the dwelling.

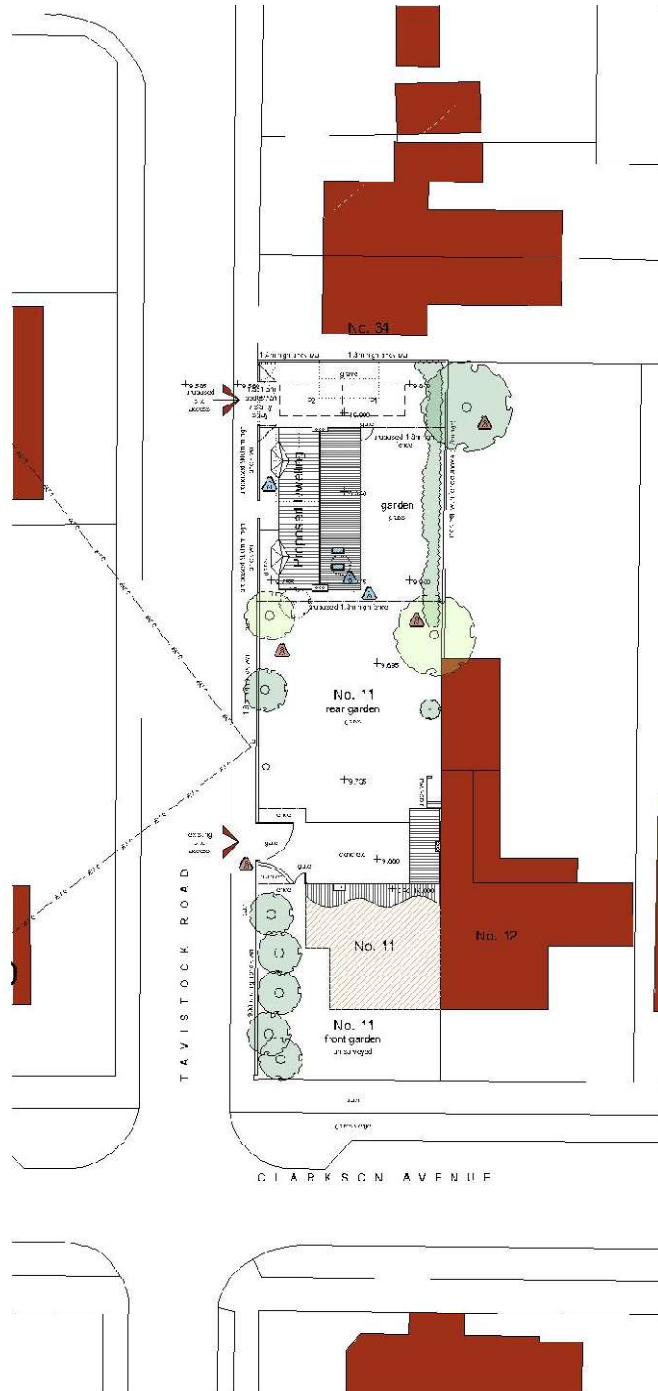


Figure 2 – Proposed site plan



Figure 3 – Proposed elevations

Whilst any development in or around the setting of a conservation area is likely to have an impact on its significance, it is submitted that due to the nature of the proposal the harm caused to the significance of Bowthorpe Conservation Area is less than substantial. This is because the visual impact of the proposal on the existing building and the wider area will be positive. The old brick outbuilding which is in a poor state of repair, and a dilapidated wooden garage will be demolished. Given their state of disrepair it is submitted that their presence has a negative impact on the qualities and character of the Bowthorpe Conservation Area. Accordingly the demolition of these structures and the replacement with a quality, well designed new dwelling which is sensitive to its setting will have a positive impact on the surrounding area.

Furthermore, the residential use of the site will not change and therefore the nature of the land and the way in which is used will not change, thereby not affecting the character of the Conservation Area.

The proposal will result in new housing within a Primary Market Town which is a material planning consideration which should weigh heavily in support of the application.

Paragraph 205 of the NPPF requires great weight to be given to the conservation of a heritage asset. The site is positioned within the boundary of Bowthorpe Conservation Area but the impact of the proposal on the Conservation Area, both in terms of visual appearance is positive.

## **Conclusion**

In view of the above it is our contention that harm, if any, caused by the proposal on Bowthorpe Conservation Area and its setting would be less than substantial. As such it is submitted that the proposal is Section 16 of the National Planning Policy Framework compliant.