ADJ ARCHITECTURAL SERVICES LTD

HERRITAGE STATEMENT

PROPOSED RESIDENTAL EXTENSION TO APRIL COTTAGE KIMBOLTON ROAD, STOW LONGA, HUNTINGDON, PE28 0TR

Feb 2025

ADJ Architectural Services Limited, [redacted] **8 Cobbold Close, Earls Barton, Northants, NN6 0JA** [redacted]

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1. INTRODUCTION

This report has been prepared by ADJ Architectural Services Ltd on behalf of Mrs Judith Armstrong, who owns the site and is seeking to form a small side extension to the property.

This statement will seek to explain the proposed development, the sites existing use and proposals to establish if the proposed extension is acceptable under current planning legislation. The main focus of the statement is to assess the proposals impacts upon any specific heritage assests and their significance and any impact upon such assets. It will also seek to explain how the proposal will protect or enhance the character or appearance of the conservation area, including views into or out of the area. This statement should be read in conjunction with the proposed drawings.

HERRITAGE STATEMENT

A. EXISTING BUILDING AND CHARACTER

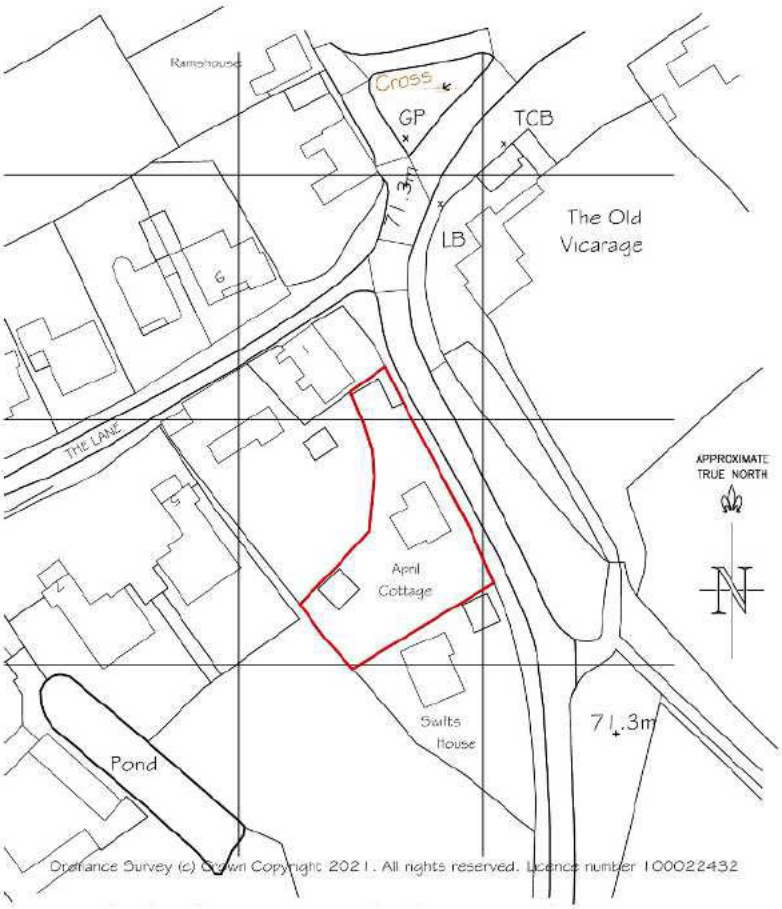
The Site of April cottage in Stow Longa is located just off the Spaldwick Road on the western side of the village, within the Village conservation area, the property is not Listed but does sit adjacent to a listed building Which is number 1 (The Cottage) The Lane, Stow Longa a grade II Listed building under listing reference of 1214781 and the listing is described as *'C18 cottage. Timber-framed with brick gable end. Thatched roof, end stacks. One storey and attics. Two dormers. Two horizontal sliding sashes with glazing bars. at ground floor, one to south adjoining doorway.'*

Stow Longa is a typical Huntingdonshire Village, consisting of very traditional dwellings and building forms some historic and some more modern in appearance and design. Facing materials vary from stone, brick, painted brick, timber cladding and render as do the roofing materials which vary from clay tiles, slate and concrete coverings.

One main road runs through the Village, The Spaldwick Road, and there are a series of spur roads that serve some small collections of houses. There is a church, St Botolphs Church within the village on the Northern Side and a collection of building farm buildings on the outskirts of the village. The conservation area generally follows the line of Spaldwick road

The existing House is a two-story dwelling the external walls are finished in render, and dark stained horizontal timber cladding. Typical facing materials of the area, the roof is a clay pan tile roof and the existing windows are painted timber units. There is also a conservatory style extension on the existing property with painted timber window and doors, a slate roof and low level horizontal timber cladding boards , also stained in black.

The site extends to just over 1000msq and is bounded by close boarded fences, level fences and trees and hedge planting around the boundary, is is relatively well screen from the highway being set back from the road. The existing building is well maintained and in good order. There is a gravel driveway and serving the property on the North side of the property. Properties around the site are generally detached units and well spaced out the dwellings are a varied in type and appearance from bungalow to two story buildings.



Site map – entire site outlined in red.



Aerial view of entire existing site – outlined in



Existing site and access – side North West elevation / view



Existing Building – part rear elevation



Existing site - rear elevation



Existing area of proposed extension

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B. PROPOSED WORKS - JUSTIFICATION AND IMPACT

It is proposed to construct a single story lean-to extension on the side of the existing house, this is the side of the house you immediately face when you enter the driveway. The proposed extension is 2.8m x 5.3m wide and will form a utility space and boot room very modest in size. The proposed facing materials match those on the host dwelling.

It is not proposed to demolish or remove any of the existing fabric of the existing building all walls, roofs and windows remain. The extension is purely an addition to the existing structure. And follows a traditional form not a unusual extension to such properties.

As previously advised earlier in this statement there is a heritage asset to the North of the site, Which is number 1 (The Cottage) The Lane, Stow Longa a grade II Listed building, this listed building is some 25m away from April cottage. There is a garden / driveway separating the two properties. Given the size and location of the proposed extension in proximity to number 1 the Lane, it is our believe that the proposed extension to April cottage will have no adverse effect upon the heritage asset.

Regarding the Conservation area in relation to the proposed extension, we feel that the proposed extension given its size, form and location would not have a detrimental or harmful impact upon the conservation area. Likewise I also feel that the proposed would not necessarily add much to the conservation area. The proposed extension is relatively small and I well hidden / screen to an extent by a boundary hedge so its not in a highly visible location as you move through the conservation area and village. The design and choice of materials are such that it will 'blend in' with the traditional forms of buildings within the area and specifically the host dwelling. Many of the building along the Spaldwick road that runs through Sto Longa have varied roof lines and irregular shapes. We feel that the proposed extension will suit the urban vernacular

C. CONCLUSIONS

The scale, design and layout of the proposed extension ensure that it represents an appropriate addition to the area.

Access to, into and within the proposed development is as inclusive and sustainable as possible with good visibility, all as existing.

We do not believe the proposed extension will be harmful or have an adverse effect upon the existing building or surrounding properties, within or outside the conservation area. Likewise there is sufficient space between the proposed extension and closest listed building that the proposed development will have no negative impact upon this structure.

The design is subservient to the Host dwelling and traditional and simple in its design, materials have been selected to complement the existing structures.

The extension will have no detrimental or overlooking impact on adjoining neighbours.

The design approach to the extension is careful and considered to suit the surrounding buildings and character of the street and village.

It is considered that the proposed scheme accords with current central, regional and local planning policies and that detailed planning permission should be granted.
