Sycamore Cottage

Main Street, Hamerton, Cambridgeshire PE28 5QT

HERITAGE AND DESIGN & ACCESS STATEMENT

Sycamore Cottage was originally constructed in 1608 and was part of the manorial estate of Hamerton. The building was originally thatched as the picture (right), taken in 1954, shows. It also shows the victorian extension in the foreground, to the south side of the cottage.



There were two other cottages to the South of Sycamore Cottage, side on to the road. See the picture below.



Behind these cottages can be seen Sycamore Cottage and the Gidding Road sign.

These two cottages, which do not exist now, and Sycamore Cottage, were allowed to deteriorate to the point where they were derelict.

Sycamore Cottage was saved from demolition by [redacted], who is pictured at the property in 1975 (right).



The cottage had already had its thatched roof replaced with a tiled roof and further renovation included re-rendering the building, creating a driveway and extending the kitchen (the red-tiled, lean-to roofed extension on the right in the picture.)

The aerial picture below is Sycamore Cottage in 1981.



The work done to restore the building, which was in a poor state inside and out, included new windows, the addition of windows on the ground floor in the south and north walls of the building, the rebuilding of the west side extension (kitchen) and creation of three bedrooms and a bathroom upstairs.

In April 1987, after this work had been finished, Sycamore Cottage was grade II listed with the following description:

Cottage. C17 with C20 renovation. Timber-framed and plastered; plain tiled half hipped roof.
One storey and attic; three unit plan.
Two C20 doors, four ground floor windows and three sloping roofed dormer windows with C20 casements, small fixed light below eaves.
Rebuilt ridge stack to left of centre.

Little maintenance was done for several years [redacted] in 2015 the house was neglected and left empty for almost 2 years. Almost all the windows and doors, which had been installed in the 1970s were made of soft wood and had rotten to the point of being unsafe and insecure when the current owners purchased the cottage in January 2019. An application to replace the windows and doors was made and the work completed in 2021.

This work took the opportunity to improve the appearance of the cottage as well as using bespoke hardwood windows and doors incorporating heritage double glazing to improve heat loss and the impact on the environment.



Above: The current view of the cottage from the road (North/East).



Above: The current view of the cottage from the North West.

The design principles

The proposed extension is attached to the lean-to at the rear of the property, which was built in the 1970s, using concrete block and render.

We intend to use similar materials for the proposed extension, which would cause less than substantial harm to the existing building.

The slope on the current lean-to roof is only around 21 degrees and this has caused problems with the current tiles that should not have been used there. As well as being old and brittle they are not appropriate for the slope and it has caused some ingress of water at times of heavy rainfall.

As well providing an extension we wish to repair the roof of the lean-to and replace the current red tiles with more appropriate interlocking slate roof tiles. These would match closely the slate tiles already used on the Victorian extension at the south end of the building.

The overall design of the extension also aims to enhance the visual aspect of the rear of the building. The half-hipped roof is similar to the original roof of the cottage. The base height of the roof is raised to align with the base of the main roof but the height of the extension is clearly lower than the main roof and therefore the extension, whilst creating a visual interest at the rear of the building remains subservient to the building as a whole. This is clearly demonstrated on the West elevation drawing.

The use of pantiles for the extension roof matches the roof of the pantry at the rear, south end of the building. The widows in the extension will be made to match the existing widows and doors which were installed in 2021.



Above: The current view of the cottage from the South West.