Design, Access and Heritage Statement for 1 Bridge Terrace, St Ives

25.05.25 Rev P00



Contents:

1. Introduction 3
2. Site address 3
3. Site context (inc. Flood Risk) 3
4. Amount 4
5. Use 4
6. Scale 4
7. Design - Garden Fence 5
   - Garden Shed
8. Heritage Assets 7
9. Heritage Statement 8
10. Impact On Heritage Assets 9
11. Relevant Planning History 9

1. Introduction:

The proposed works at 1 Bridge Terrace, St Ives entails the removal of the remaining brick garden wall that fell down ins a storm and replacement with close boarded timber fence and replacement of existing garden shed with new timber shed.

2. Site Address:

1 Bridge Terrace
London Road
St Ives
Cambridgeshire
PE27 5ER

3. Site Context (inc. Flood Risk):

No.1 Bridge Terrace is not listed but sits towards the southern end of the Huntingdonshire Conservation Area of St Ives within Neighbourhood 2.5 – London Road & Environs and is adjacent to the location marked 'Z' in the extract from the St Ives Character Analysis document below.



The property is on London Road which is identified in the St Ives Conservation Area C and for requires planning consent for the removal of the existing garden wall and replacement with a timber fence.

The Character Analysis of neighbourhood 2.5 identifies views from the corner of the property back towards the town looking across Hemmingford and Wilhorn Meadows as being of significance as well as Filbert's walk that runs parallel to the terrace. Filbert's walk is noted for it's historic significance and not for it's views towards London Road.

In the vicinity of the application site, Numbers 8, 9 and 10 Bridge Terrace collectively listed along with the New Bridge and are all Grade II.

The property is within Flood zone 3 but is located behind flood defences.



4. Use:

The Property is a residential dwelling.

5. Amount:

There is no additional floor area within the property created by the proposed works to the boundary wall and garden shed.

6. Scale:

The boundary wall which has largely fallen down, is to the replaced by a close boarded fence to the height and length as the original wall.

The new shed will share largely share the same footprint as the existing, save for a recess to allow a tree to mature. It is to be nom. 260mm taller to the eaves to allow for reasonable standing height inside and nom. 520mm taller overall with a fully pitched roof, omitting the existing partial flat roof design of the existing shed.

7. **Design:**

The proposed fence to the north east boundary and replacement shed within the enclosed rear garden follow very closely the existing footprint of each existing element.

Both elements are to be of timber construction, stained either a black or charcoal in colour to make them discrete elements against the adjacent plants and trees.

Garden Fence:

The application seeks to remove the remaining sections of the brick garden wall and to replace it with a timber close boarded fence to the same length and height as the existing.

The existing boundary wall is not of the same age as the house and was built from a utilitarian quality red brick and has been painted and does not match the dividing garden wall between nos. 1 and 2 Bridge Terrace which is formed in Gault Brick.

As a brick wall, it is of a slender construction with a hard cement mortar (not lime) that probably led to it's collapse. As such it is believed to be a C20 construct.

The gable end of the house is also painted and the colour of the garden wall is not a good colour match.

It is proposed to replace the existing wall (what remains of it) with a high quality, durable fence to the same overall dimensions as the existing boundary wall.

It is proposed that the fence is stained black / charcoal in order for it to blend into the background when viewed from the New Bridge, heading out of town and is to be subservient to the visual interest of the nearby trees.

To add to the inconspicuous nature of the proposed fence, the ground level to the road that leads to the rear of Bridge Terrace ramps down from London Road and the lowest part of the fence will be partially obscured by the ground level on the public side of the property boundary.

The fence is to be boarded out on both sides to give a high quality, finished appearance from the public side of the property and also from within the garden.

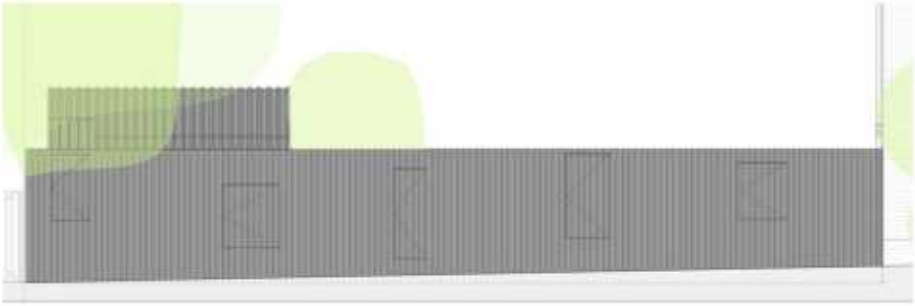
The fence is to have a series of shuttered openings ('windows') within it in order to allow for views out across Wilhorn Meadow from within the garden but also allow for privacy and security within the garden. The form of the openings are of an informal nature and take precedent from the windows on the side of the property which are inconsistent in size and setting out. This is also similar to the rhythm of the top floor windows to properties 1-3 in the way that they have been altered in the past.

The 'windows' within the garden fence continue this informality as a contrast to the formality of the front elevation on London Road. The shutters will be of the same board pattern and finish as the fence so that they are inconspicuous when in the closed position.

Rear top floor windows to nos. 1-3 Bridge Terrace -



Proposed fence elevation -



Garden Shed:

The garden shed is to replace an existing timber shed on a brick base that is of a basic construction and has succumb to the toll of the weather and it's general age.

The proposal is to replace the shed with a similar footprint that follows the materiality of the boundary fence, the notable difference in footprint, is to set back one corner of the shed to allow a Sycamore tree that has self seeded to continue to grow and mature. Retention of other areas of the original footings are to be used so as to avoid disturbance of the roots to a Bay tree within the garden.

The shed is to be taller than the existing to negate the flat section of roof that is prone to ponding on the existing structure and to allow for standing height of 2.1m clear within which will add to the versatility of the shed bay allowing a comfortable standing height within.

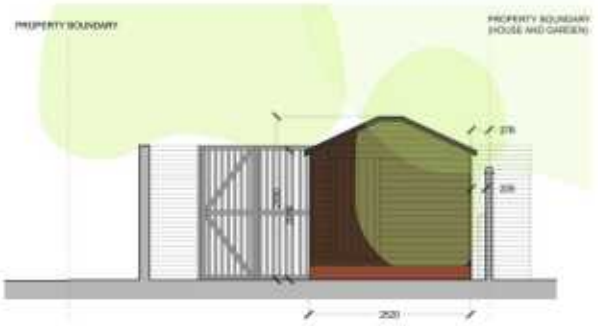
It is intended that the branches of another Sycamore tree within the garden of the neighbouring property will not be pruned, simply moved slightly to allow for the new height of the structure which it currently oversails.

As an element within the garden, it is to be formed in board on board timber construction to better weatherproof the enclosing structure but to utilise the same palette of materials and finishes. The timber is to also form the roof covering as a cladding over a resilient and waterproof underlayer.

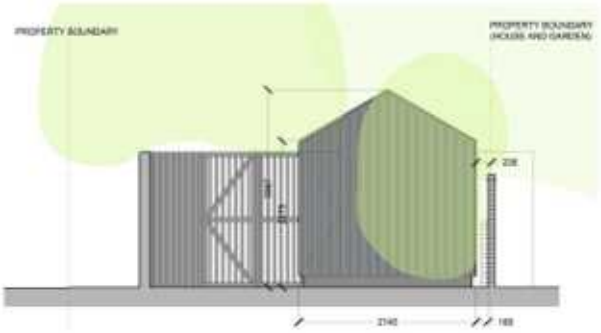
The shed is to have an openable side so that it can be used to create a more secluded space at the bottom of the garden with a different ambience to the main garden area. The opening panel is to be the same height as the fence so that it is not visible from outside of the property boundary.

The existing and proposed sheds are visible over the boundary wall / fence, however, it is shrouded by planting to conceal it's appearance. Similarly to the fence, it is to be finishes in the black / charcoal stain to make it disappear into the background.

Existing Garden shed –



Proposed Garden shed -



8. Heritage Assets:

There are three listed properties on Bridge Terrace and the property is adjacent to the 'new bridge' leading into the centre of St Ives.

Details of the listings below are taken from Historic England -

New Bridge - List Entry number 1163147

992/7/17 LONDON ROAD 04-NOV-82 (East side) New Bridges LONDON ROAD New Bridges

GV II* Also in Fenstanton Civil Parish. Bridge dated 1822 on plaque. Designed probably T G Elger of Bedford for the Bury-Stratton Turnpike Trust. William Biggs surveyor and John Turner probably master builder. Carved plaque now much eroded inscribed 'John Turner 1822'. Yellow gault brick, mostly stone coping to parapet with C19 brick replacement and other repairs. Fifty-five segmental arches divided by brick buttresses of two stages, lower stage with cut-water. Band at road level.

HISTORY: Recent research has shown that the bridges were built by the Bury-Stratton Turnpike Trust although the causeway was owned by the Duke of Manchester. After the necessary loan was paid off the bridges too would become the property of the Duke. One of the trustees, John Margetts, offered a loan of £5,000 at 5% to cover all the costs, and he also provided all the bricks from his local brickworks. The architect was most probably Thomas Gwyn Elger of Bedford and William Biggs was the surveyor. The master builder appears to have been John Turner. Work began on April 8th 1822 and the 55 arches were completed in a remarkable 23 weeks. Around 1, 250 000 bricks were used. The causeway is some 700 feet long, and although there was some strengthening of a few arches when the railway was constructed across it in 1847, employing a level crossing, the causeway has only been repaired rather than widened, and much of the stone coping survives.

SUMMARY OF IMPORTANCE: This 55 arched, single structure is a unique causeway in the UK in that it is the longest road

causeway with the greatest number of continuous brick arches. It predates the brick viaducts of the railway era and is a very significant example of 'Turnpike archaeology', and was considered to be important by the engineer Thomas Telford who visited in 1826. A comparison with other causeways shows that the New Bridges is much more extensive in a single stretch and much less altered than other comparable examples.

8,9,10 Bridge Terrace – List Entry number 1128486

FENSTANTON LONDON ROAD 1. 5140 (east side) Nos 8, 9 and 10 TL 37 SW 7/19 II GV 2. Early to mid C19 terrace. Two-storeys with semi-basement. Gault brick, modern pantile roof, painted band. Cambered gauged brick arches to three pairs of hung sash windows with glazing bars. Some windows altered. Entrances approached by steps. Three doors with rectangular fanlights in reeded doorcases, plain entablatures and projecting cornices.

9. Heritage Statement

No. 1 Bridge Terrace dates from the 19th Century and can first be seen on the map of the area from 1888.



Extract of the 1888 Map above.

It is at the end of a terrace of three similar properties and is at the North East end of the 13 properties that collectively form 'Bridge Terrace' on London Road.

The proposed works are not to the house itself, and are to the side of the property facing onto Wilhorn Meadow and within the enclosed section of the garden to the rear.

The garden to the rear of the property is formed in two distinct areas, an area that was enclosed by a 2.1m tall painted brick wall and an open section beyond that separated from the main garden by pathway leading to the rear of number 2 and 3. The wall is not formed of the same gault brick that the house is made from.

The gardens of the terrace typically end with a row of garages that are accessible from a private road that runs between the end of the terrace and Wilhorn Meadow. The extent of 1 Bridge Terrace conforms to the historic boundary of the property that can be seen in historic maps from the late 19thC and early 20thC.



Extract of the 1900 Map above.

The garden wall to the area directly to the rear of the property is a later addition was formed as a half brick wall with brick piers facing into the garden. It does not match the boundary walls that separates properties 1 and 2 Bridge Terrace which is built from the same gault brick as the houses.

The bricks are predominantly London stock flettons with cementitious mortar bedding that have been painted black to the lower part of the wall and a beige with a purple hue to the upper part. The paint is spalling in areas and does not match the gable end of house that has also been painted in the past. The wall is formed on a concrete foundation. The materials generally lead us to believe that this is a C20 addition to the property.

The bricks are of a utilitarian quality and are not a gault facing brick that is noted within the listing of nearby properties and the New Bridge.

A large section of the wall fell down in a storm in 2014 and since then, that part of the garden has been enclosed with a temporary fence for security. A honeysuckle was planted at the start of 2020 to help disguise the temporary fence used to form the boundary.

10. Impact on the Heritage Assets:

We consider that there will be no negative effect on the Heritage assets nearby. The colour and materials have been chosen so that the new fence is inconspicuous when viewed from the New Bridge and the shed is to be hidden by the fence and existing planting.

The fence will replace a low quality wall and temporary fencing will have a beneficial impact for the views of the property from the New Bridge or Wilhorn Meadow.

11. Relevant planning history:

0202016FUL - Extension and Alterations to Dwelling
Decision: 30.09.02
Status: Refused
- No online documents available.

9001641OUT - Erection of Two Flats, 1 Bridge Terrace, London Road St Ives.
Decision: 09.10.90
Status: Refused
- No online documents available.

8001899FUL - Convert Dwelling into Maisonette and Bedsitter, 1 Bridge Terrace, London Road St Ives.
Decision: 26.01.81
Status: Approved
- No online documents available.