Design, Access and Heritage Statement

The Grange, Infield Road, Glatton, Huntingdon, PE28 5RP

NEW WALL, RAILS AND GATES TO FRONT BOUNDARY
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1.

1.1
The following Planning, Design and Access Statement has been prepared on behalf of Mr Cope to support a full planning application for new front boundary metal rails and access gate mounted on two brick piers at The Grange, Glatton.

1.2
Based on the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (statutory instrument No. 1062) and following headings set out in the guidance for full planning permission application.

1.3
The 'Design & Access Statement' is submitted in support of the proposal to give additional detailed information to officers and consultees dealing with the application and to inform the public and others with an interest in the proposal about the site and the proposed operation of the site.

1.4
The statement has also been prepared with regard to the guidance provided by CABE 'Design and Access Statements: How to write, read and use them' (2006).

1.5
This statement should be read alongside the supporting architectural drawings prepared by TMV Architects.

1.6
The statement describes the location, site context, identifies planning issues to be accounted in the determination of the application and describes the proposal in sufficient detail to enable the Local Planning Authority to determine the application with a minimal requirement for conditions.

2.

Part 2 : SITE LOCATION

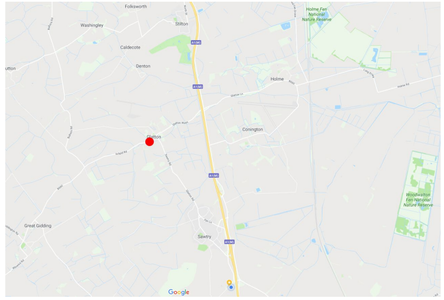
2.1
The application site is located within the administrative boundaries of Huntingdonshire District Council and within the defined settlement of Glatton village as identified on the Council's adopted Proposals Map.

2.2
The application site is located to the West of Glatton Village on Infield Road.

2.3
Glatton is a village and civil parish in Cambridgeshire, England. Glatton lies approximately 8 miles (13 km) south-west of Peterborough, near to the villages of Conington, Yaxley and Stilton. Glatton is situated within Huntingdonshire which is a non-metropolitan district of
Cambridgeshire as well as being a historic county of England.

2.4
The site measures circa 7310 sqm in size. It is occupied by a single detached dwelling and outbuilding. The site is approximately 36m wide and 200m deep. The frontage of the dwelling is 40m back from the highway frontage. There are currently no gates present and the front boundary consists of a timber picket fence.

2.5
The application site edged red is located approximately 14 miles from the centre of Peterborough. Bus stops are located on Glatton Ways and Sawtry Road, approximately 300m in one direction of the dwelling. The nearest train station is Peterborough Railway Station which is approximately 14 miles away.



Location Map – The Grange, Glatton (Source: Google Maps)



Aerial Map – The Grange, Glatton (Source: Google Maps)

3.

Part 3 : EXISTING PHOTOS



View from highway boundary looking out of village



View of Entrance from Highway



View from highway boundary looking into village



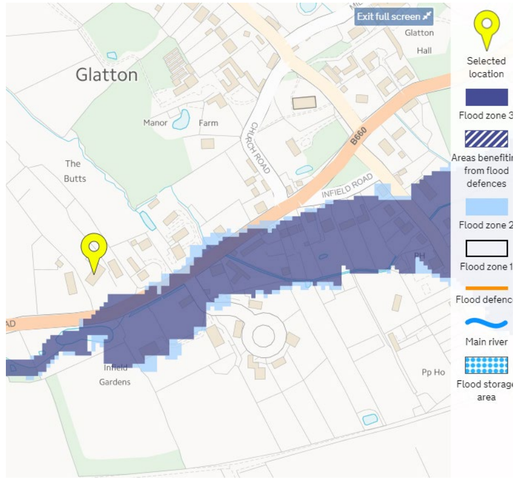
View towards Highway edge

4.

Part 4 : FLOOD RISK

4.1

No implications – Please refer to map adjacent. There are no watercourses on or adjacent to the site and it has no history of flooding.



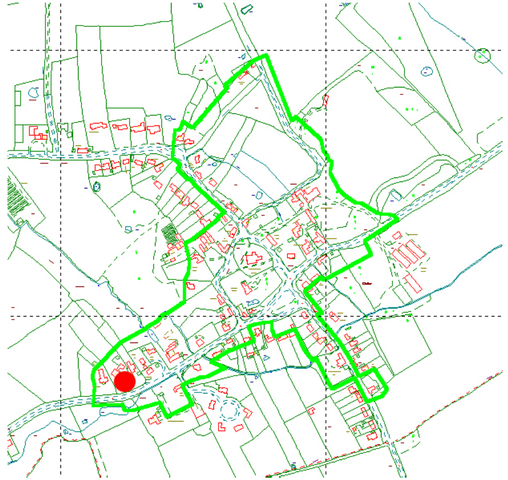
Flood Risk Zones (Source: Environmental Agency)

5.

Part 5: CONSERVATION AREA

5.1

The dwelling lies within the Glatton conservation area. The adjacent plan show the conservation outlined in Green.



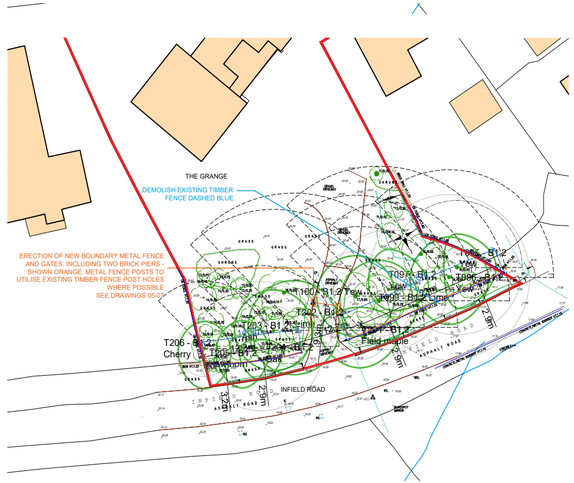
Conservation Area Map (Source: Huntingdon Council)

Part 6: THE PROPOSAL

6.

6.1

The application seeks to gain the planning consent for a new 1.8m high black metal railings with a new metal gate hung from Brick Piers. The wall follows the line of the existing picket fence and it is hoped the new metal posts can be positioned within the existing holes of the timber fence to avoid any damage to root areas.



Block Plan (Source: TMV Architects)

Part 7: THE DESIGN

7.

7.1 Scale and Amount

The new boundary metal rails follows the line of the existing deteriorated timber picket fence. The height of the railing will be approx 1800mm based on the natural contours on site. Please see elevations. The piers which will hold the new metal gates will be 2200mm high. The gates are set 9.2m back from the highway edge, allowing plenty of space to pull of the highway before opening the gates.

The neighbouring properties as well as many other properties in Glatton have brick and metal boundary walls and gated access so we feel the proposal sits well within its context.

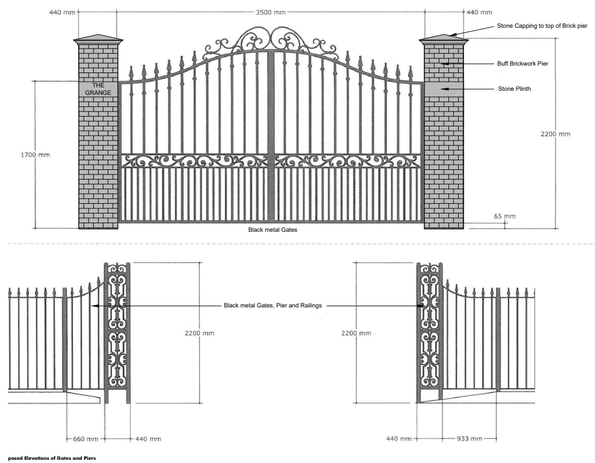
7.2 Appearance/Materials

Brick Pier Material – Buff Brickwork to match property

Railing Material – Black iron or PCC metal

Gate Material - Black iron or PCC metal

The design and appearance of the railings will provide security but also be transparent enough to allow views in and out of the site. The appearance and would replicate the materials of the host building.



Elevation (Source: TMV Architects)

Part 7: THE DESIGN

7.

7.3 Ecology and Landscaping

Generally landscaping will be untouched where possible.
The location on which the railings will be located will follow the existing timber fence line, utilising the same post holes.

7.4 Boundary Treatments

The boundaries line will remain unaffected by the development.

7.5 Access and Parking

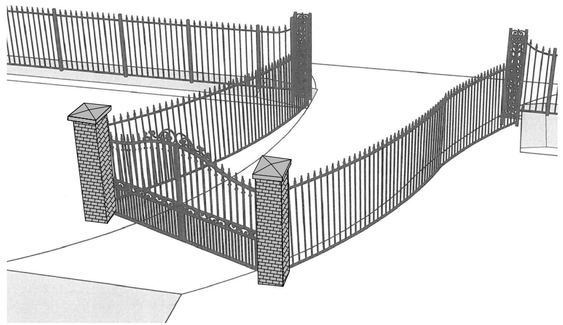
The existing access arrangements would remain unchanged. Parking to the existing dwelling will remain unaffected by the proposal.

7.6 Refuse Disposal

Refuse disposal will remain unaffected.

7.7 Planning History

The site has the following former planning history since the construction of the existing house. The applicantion already received approval for a very similar boundary wall proposal in 2018 and again in 2024.



Proposed 3D View

Planning Applications (15)

- Erection of garage. The Grange. Glatton
  Ref. No: 8700739FUL | Status: Permission
- Part change of use to office. The Grange. Infield Road. Glatton
  Ref. No: 8902174FUL | Status: Permission
- New vehicular access The Grange. Infields Road. Glatton.
  Ref. No: 9000531FUL | Status: Refused
- Vehicular access The Grange . Infields Road. Glatton.
  Ref. No: 9100669FUL | Status: Permission
- Crown lift and end weight, remove branches from one Holm Oak tree
  Ref. No: 0801591TREE | Status: Consent
- Extensions and alterations to dwelling
  Ref. No: 0901019FUL | Status: Permission
- Felling and removal of Horse Chestnut tree
  Ref. No: 1201402TREE | Status: Consent
- Hawthorn (H1) and Hawthorn (H2) - Fell because they will obstruct a new boundary fence which is being planned by the homeowner. Yew (Y1) - Crown lift minor limbs on the road side up to a height of 2m, again to make room for a new boundary fence. Yew (Y2) and yew (Y3) - remove dead, rubbing and crossing branches from the crown. Holm Oak (O1) - remove two large lateral spreading limbs which noticeably protrude from the crown. These limbs detract from the tree's form, and shade part of the rear of the property.
  Ref. No: 18/00294/TREE | Status: Consent
- Single storey flat roof rear extension
  Ref. No: 18/00805/HHFUL | Status: Permission

Part 8: Heritage statement

8.

8.1

Paragraph 128 of the National Planning Policy Framework introduces the use of Heritage Statements and indicates that the level of detail required "should be proportionate to the (Heritage) Asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

8.2

The heritage statement should be read in conjunction with the planning application.
This section describes and discusses aspects of the historic environment (conservation area, listed buildings, ancient monuments and archaeological sites) in relation to the development proposal at the site location described earlier in this report.



Listed Buildings in close proximity (Source: TMV Architects)

8.

8.2
What is the significance of the assets and settings affected? What gives the assets/settings their significance? How significant (or important) are they?

The following three listed buildings (see map on previous page) are within close proximity to the site, there assets and significance is as follows:

1. Infields
GRADE: II
DATE LISTED: 11 August 1988
ENGLISH HERITAGE BUILDING ID: 1215501
LOCATION: Glatton, Huntingdonshire, Cambridgeshire, PE28
DESCRIPTION: Cottage. C18 with C19 alterations and addition. Painted brick with red pantiled roof. Parapet gables with end stacks. One storey and attic, single storey gable extension to east. Main entrance facing south with central boarded door and gabled wooden porch. Horizontal sliding sash windows to left and right hand; large, central dormer windows with sloping roof. Interior: exposed floor frame and open hearth.

2. Brook Cottage
GRADE: II
DATE LISTED: 11 August 1988
ENGLISH HERITAGE BUILDING ID: 1288091
LOCATION: Glatton, Huntingdonshire, Cambridgeshire, PE28
DESCRIPTION: Cottage, C17 with C19 and C20 alterations. Timber framed and plastered, and painted brick. Thatched half hipped roof with plastered ridge stack to right of centre. Lower range to right hand plastered. One storey and attic, former entrance sealed; four C20 casement dormer windows and one bay window; two eyebrow dormer windows.

3.The Willows
GRADE: II
DATE LISTED: 11 August 1988
ENGLISH HERITAGE BUILDING ID: 1215499
LOCATION: Glatton, Huntingdonshire, Cambridgeshire, PE28
DESCRIPTION: Cottage. Early C17 with later C18 or C19 alterations. Timber framed and plastered with replacement brick walls painted. Half hipped thatched roof; central brick ridge stack. One storey and attic. Original two unit plan with C20 rear outshut. Boarded door in lobby entry position with segmental brick arch. Two C20 casement window with C19 segmental brick arches; two eyebrow casement dormer windows. Interior: rebuilt back to back hearth originally with baking oven.

Source: British Listed Buildings

8.

8.3
What heritage assets (designated or undesignated) and settings will be affected by the proposals?

The new boundary rails, piers and gates are located at the front of The Grange, therefore has an impact on the surrounding conservation area. The property is located within the conservation area of Glatton. Therefore the heritage asset to which this application relates to is the conservation area and the surrounding listed buildings noted above.

8.4
How has the scheme taken account of the level and nature of the significance of heritage assets and their setting?

The proposed boundary treatment has been designed to use materials which match that of the existing building so it blends in with its surroundings.
The front boundary has been kept as low as possible and railings used to allow views in and out of the site.

8.5
What will be the impact of the proposal on the significance of the heritage assets and settings affected?

In my professional opinion the new boundary railings and gate will complement the conservation area of Glatton Village and the surrounding listed buildings. The existing timber fence is in poor repair and unsightly. Although there are three listed buildings within close proximity of the site, only Infields will have a view of the front of the site. Overall the proposal will not have a negative impact on the surrounding conservation area.

Part 9: ACCESS

9.

9.1
The gates have been set 9.2m from the highway edge allowing a vehicle to safely leave the highway before opening the gates. The gates are therefore able to open outwards or inwards.

Part 10: CONCLUSION

10.

10.1
This statement has set out in detail the design rationale. The Statement has described how the location of the site and the associated site opportunities and constraints have influenced the design process and how the scheme proposed follows an iterative examination of these issues.

10.2
The design and layout would safeguard the amenities of the surrounding properties and provide a safe and secure environment.

10.3
We hope that the information contained within this application and the supporting documentation is sufficient for your purposes and that the application will be supported with an officer recommendation for approval.

THE END

