DESIGN AND ACCESS STATEMENT
INCORPORATING HERITAGE IMPACT STATEMENT AND FLOOD RISK ASSESSMENT

Project:
Erection of orangery style extension to rear

Site:
51, Post Street
Godmanchester
PE29 3AQ

Applicants:
Mr and Mrs James

Agent:
Geoff Burgess
For Bespoke Design



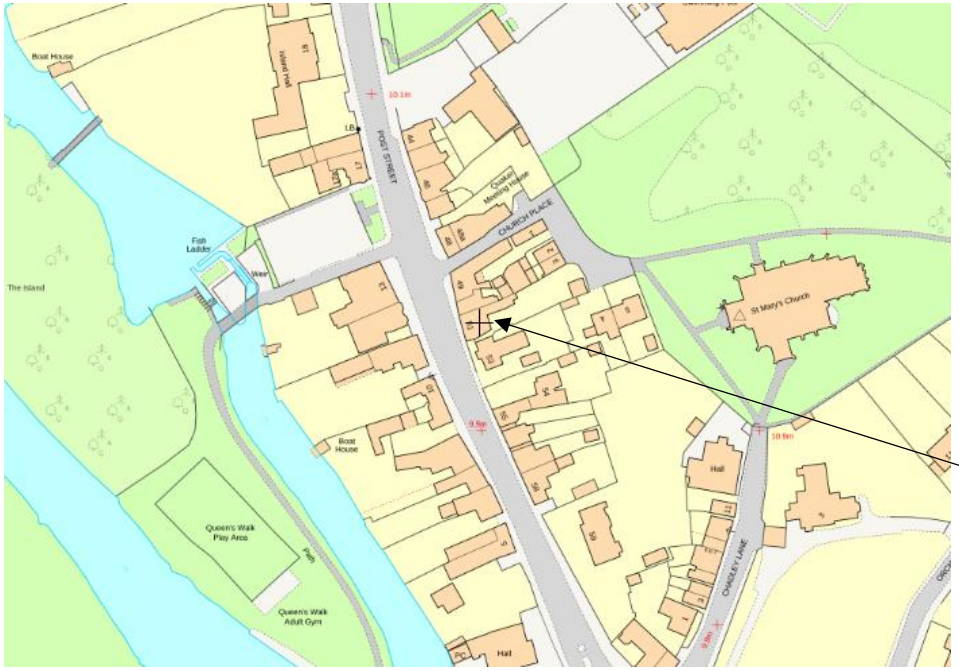
Front (North West) Elevation

Introduction:

51, Post Street is an attached property linked to number 50, which is in turn linked to 49. All three properties appear to be of a similar age they are of different architectural styles. The neighbouring property to the right is a more modern detached building. The listing states that the building was constructed around 1800, although there have been alterations to the interior and rear, including the refurbishment and alterations to a link building at the rear. The site is relatively level, sloping upwards slightly to the rear and is located within a conservation area.

The proposal will create a comfortable living space adjacent to the kitchen and breakfast area and attached to the link building between the breakfast area and the office. Set at the rear of the property, it will afford a warm quiet space, away from the busy road to the front; the front reception rooms, without the benefit of doubled glazed windows, have become uncomfortable, being noisy and cold.

Historical Background



51, Post Street

Ketton Grange (map not to scale)

Official list entry

Heritage Category:

Listed Building

Grade: ***II***

List Entry Number: ***1330701***

Date first listed: ***27-May-1977***

List Entry Name: ***51, POST STREET***

Statutory Address 1: ***51, POST STREET***

Parish: ***Godmanchester***

County: ***Cambridgeshire***

District: ***Huntingdonshire (District Authority)***

National Grid Reference: ***TL 24449 70710***

Details

Godmanchester POST STREET 1. 5140 (East Side) ---------- No 51 TL 2470 4/55 II GV2. Circa 1800, 2 storeys with attics, gault brick, mansard tile roof; 2 windows, all of 3 lights with glazing bars; doorway in round-headed recess; doorcase has panelled pilasters, cornice on pediment, panelled door with 2 glazed panels. Roof has one tripartite dormer and brick end stacks.

Listing NGR: TL2444970710

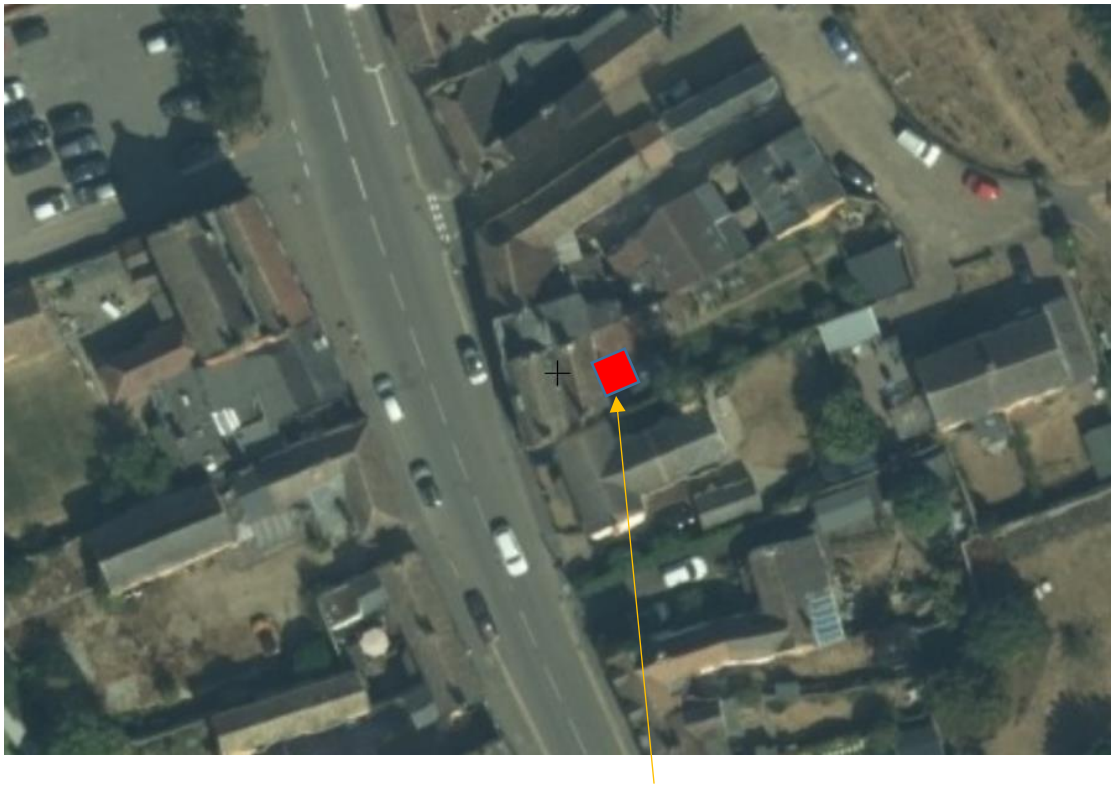
Overview

The application scheme sets out to create a functional living space which is light and comfortable. As mentioned in an earlier paragraph, the front reception rooms are little used; with large single glazed widows, they are cold and as the road to the front becomes ever busier, they are very noisy. The addition of a well-insulated but light room in the position proposed would make a considerable improvement to the enjoyment of the occupants.

The proposal would have little impact on the fabric of the existing building and would also serve to protect the existing windows on the rear from deterioration by weathering. Access from inside the building would be implemented by the removal of masonry, doors and window which were installed under a recent planning and listed building consent application. Some tiles from the roof of this refurbished section of the building would need to be removed to facilitate the connection of the new roof.

The Proposal

The walls of the proposed structure are to be constructed from buff stock bricks to match the existing as closely as possible laid on lime mortar. The superstructure is to be constructed from hardwood and finished in RAL 7032- pebble grey. The fascia is to be constructed from hardwood and timber-based board (Tricoya), which will be finished to match the superstructure. Access to the extension is to be via the link room between the main body of the house and the office. It is proposed that the French doors, a window and a section of masonry be removed to form an opening; these having been constructed and installed in 2010 and being the subject of an earlier Listed Building Consent application.



Aerial View- approximate position of extension

Response to PPS 5

The heritage assets as described in the Listing will not be harmed by the proposal.

The proposed extension will be attached in a way that will not harm the fabric of the building, with no scarring to the rear face of the building. The main body of the building will undergo no structural alterations.

Alteration to the listed building will be limited to the removal of a set of glazed French doors, a window and a small amount of masonry all of which were recently installed.

Flood Risk Assessment

The application site is in flood zone 2

FLOOD MITIGATION:

- The proposed extension will be constructed incorporating a ground bearing slab foundation with PIR closed cell insulation and a continuous membrane.
- The DPC will be a minimum of 150mm above ground level.
- The floor level will be raised approximately 125- 150mm above that of the house.
- External walls will be brick work laid with lime mortar to facilitate breathability and improve drying times.
- Internal walls will be aerated concrete blocks and dry lined to facilitate minimal disruption if repairs become necessary.
- The French doors will be fitted with substantial seals to minimise the ingress of water.



51, Post Street

Design:

The walls of the proposed structure are to be constructed from buff stock bricks to match the existing as closely as possible laid on lime mortar. The superstructure is to be constructed from hardwood and finished in RAL 7032- pebble grey. The frames will feature flush hung casements and flush doors. The fascia is to be constructed from hardwood and timber-based board (Tricoya), which will feature a traditional moulding detail and be finished to match the superstructure, The roof lantern is to be constructed from aluminium and finished externally in RAL 7016- anthracite grey. All glazing is to be clear glass sealed unit double glazing. The flat roof margin is to be covered with lead grey GRP.



Digitally developed impression of proposal

Use:

The proposal will be used as a habitable reception room allowing the occupants to benefit from additional living space, from a position that will also enable them to appreciate the garden and surroundings more fully.

Amount:

The proportions of the proposal are small in relation to the existing building.
The overall external ground floor areas as shown in the diagram are:

- The original building, as it existed prior to 1st July 1948 is 101m^2
- The proposed extension is 19m^2.
- The site area is 381m^{2,} therefore the percentage of garden covered by the proposed extension is less than 6.8%

Layout:

The layout of the existing building and surrounding area will remain unaffected by the proposal. Circulation spaces within the building will remain unaltered.

Scale:
The proposal is moderate in scale in relation to the host building. The parapet is set below the first floor windows and the lantern ridge rises between them and therefore they are not obscured. The frame heights are slightly higher than those of the adjacent windows.

Landscaping:
The landscaping will remain unaffected by the proposal.

Appearance:
The walls will be constructed from buff stock bricks laid on lime mortar and will feature a parapet wall to the south east finished with simple single weathered coping stones. The superstructure will be constructed from hardwood and finished in RAL 7032- pebble grey. The fascia, which forms a parapet, will be constructed from hardwood and finished to match the superstructure, with a flat, lead grey GRP roof sunk behind it. The simple roof lantern will be constructed from aluminium and finished dark grey, to blend in with the flat roof margin. The rainwater goods will be aluminium finished in RAL 7032- pebble grey to match the frames.

ACCESS:
Access to and from the building and the site remain unaffected by the proposal.



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