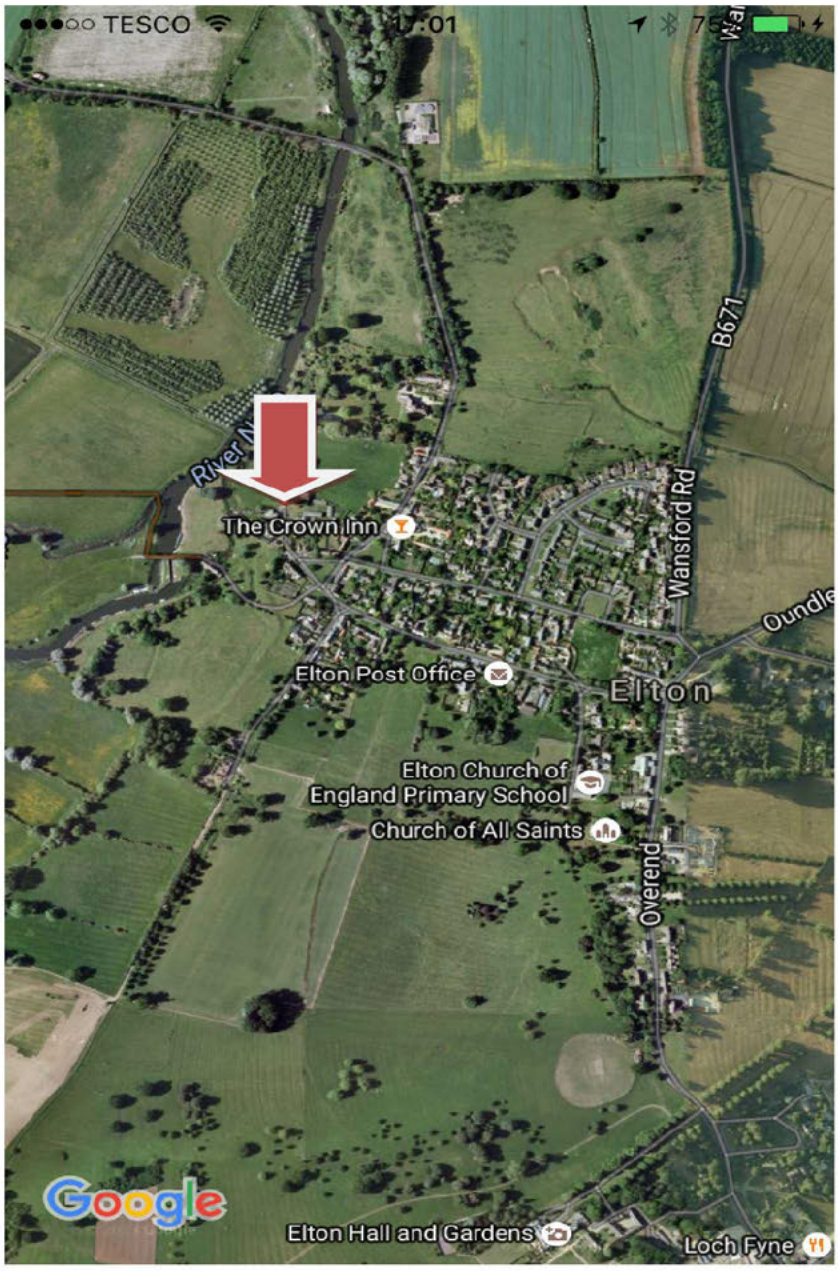
# Heritage Statement

## 7-9 River Lane,
## Elton.
## Huntingdonshire.
## PE8 6RG

**Produced by JP Thomas**
**AD Services**




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| Applicant | | Agent | AD Services |
|---|---|---|---|
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| Address | 7-9 River Lane, Elton, Hutingdonshire. | Address | 16 Lincoln Road, Glinton Peterborough. |
| Postcode | PE8 6RG | Postcode | PE6 7JR |
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# Nature of the Heritage Asset.

Number 7-9 River Lane is a semi-detached property dating to approximately 1915, adjoining with number 11. Once a pair of 'two up-two down' cottages, it was converted to a single dwelling approximately 1955.
The pair of dwellings are located at the end of River Lane and fall within the Elton Conservation. The two dwellings, although attached are slightly offset and have very different frontages. Number 7-9 has a rendered frontage with uPVC windows with a brick and chimney porch to the front. The side and rear elevations of number 7-9 are of render finish. It has concrete interlocking roof tiles. This was extended in 2016 with a two storey & rear extension planning ref 16/01060/HHFUL.

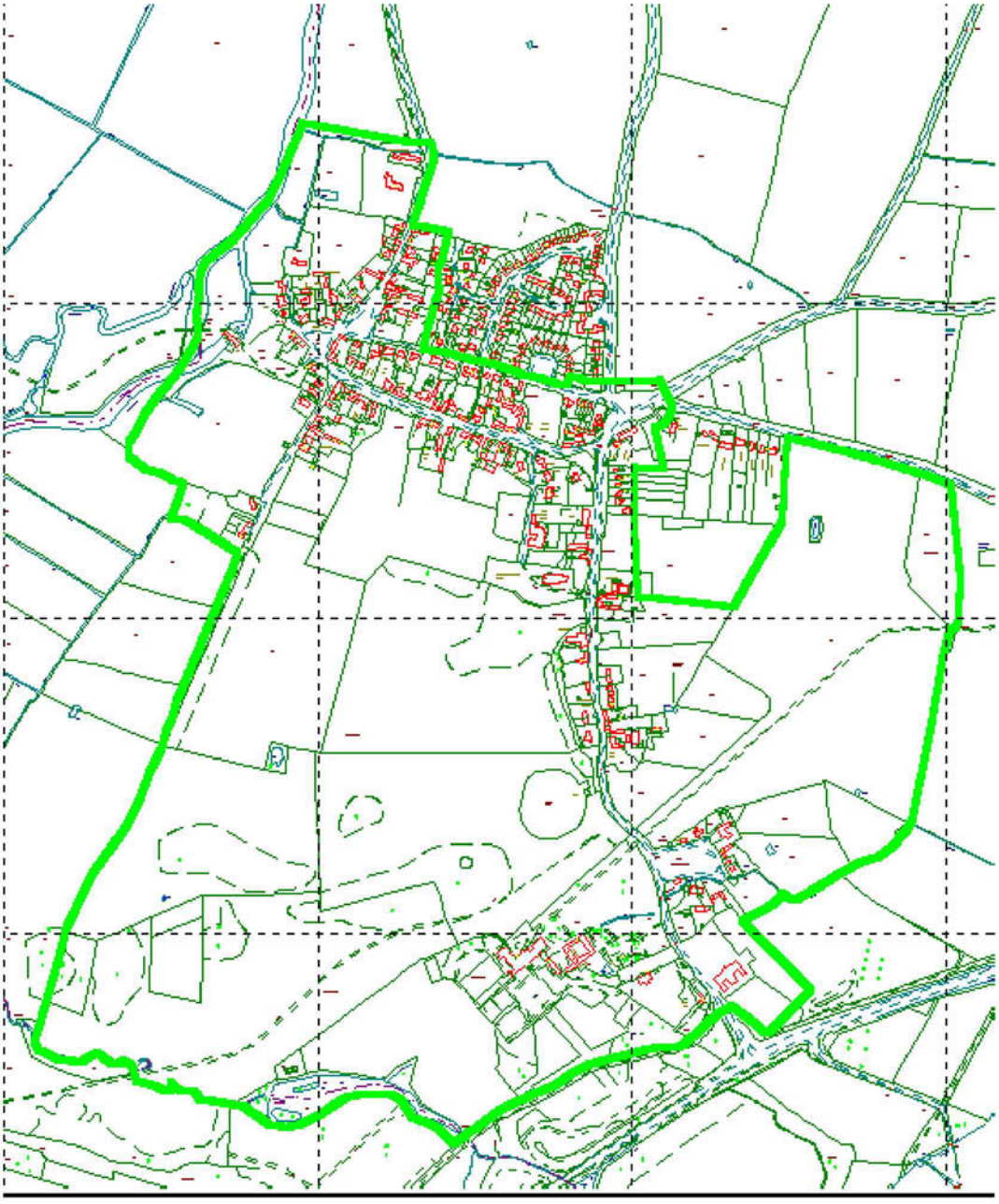


# Extent of the Heritage Asset.

Number 7-9 forms part of a pair of dwellings set on land approximately 2500m$^2$ in area. 7-9 has been split off and sits within an area of approximately 1450m$^2$, both with gardens to the front & rear, backing onto open fields. The two properties are served by a single width gated entrance and gravel vehicular access and hard standing. River lane has several large properties on either side of the road leading down to 7-11. Laylandii hedges front the property and extend several meters down the western side. The property was extended in 2016 with rendered and brick finish.

## Assessment of Heritage Significance:

Although the dwelling falls within the Elton Conservation Zone, this particular dwelling is of little interest in itself culturally or historically, being of early 1900's solid walled brick and stone property.



## Assessment of Impact and Mitigation:

The extension would have little effect or implication within the street scene of River Lane itself and would in fact greatly enhance the general appearance of the property, building in brick of a heritage style to match the existing chimney and porch. Windows to match existing house.

## Justification:

The extension and internal works are highly desirable to the current occupant of the property who would like to extend their family. The proposal offers no impact to the street scene or any overbearing or overlooking to neighbouring properties.

## Scale.

The application scheme has been drawn up and made with much respect being paid to both existing building and its surrounding dwellings. The scheme has been well thought out with not only thought being paid to the overall look & scale, but also how that sits within its surrounding, the conservation area & street scene. There are no issues relating to the scale of the development due to the area of land the dwelling comfortably sits within. All alterations will be in scale and correct proportion with the original building and its neighbours.