Heritage Design and Access Statement

Re: Proposed alterations to front elevation. Remove existing UPVC cladding and replace with VM Zinc Anthracite. Replace existing windows with Aluminium in dark grey.
Woodlea, The Front, Holywell, St Ives, PE27 4TG

Planning History

1. Two storey side extension 16/02617HHFUL
2. 18/00473/NMA.
3. 17/02464/NMA.
4. 19/00792/TRCA.
5. 22/00202/TRCA
6. These dwellings are shown on the map in the Holywell Conservation Area Character Statement dated 1980.
7. The adjacent Listed Building, Holywell House, was converted into several flats, following receipt of planning consent ref: 9000671FUL.

Description of the locality, including description of local Heritage assets

1. The Application site lies in the Holywell Conservation Area, on The Front
2. The built form in the locality is mixed, with many Listed or otherwise historic houses and cottages interspersed with C20 houses. The Listed Buildings in the more immediate vicinity of the Application site are Holywell House (List entry Number 1128423) and the Parish Church of St John the Baptist (List entry Number 1128422).

Description of the existing property

1. The existing dwelling is a four bedroom detached building and was probably constructed during the 1970's two storeys with a single storey attached garage.
2. The existing dwelling is of masonry construction. On the upper level of the front elevation, there is horizontal plastic weatherboarding over a flat roofed porch with felt weathering layer. The existing roof finish is concrete roof tiles. The existing windows and doors are UPVC.
3. It is likely that Woodlea was built at the same time as its neighbour, as they share an access drive from the road and are similar in appearance and style.

Proposals: General description, use and appearance

1. The proposals is to replace the existing UPVC cladding with standing seam zinc colour code Anthracite.
2. Replace existing UPVC windows with Aluminium in dark grey.
3. Form box gutter in Zinc in dark grey to include matching down
4. The approach to the design of this work to Woodlea is to produce a simple form to enhance the original similar building.

Inclusive Access

1. The proposals would comply with Part M of the Building Regulations.

Access: vehicular and transport

1. There are no proposed changes to the existing access arrangements to and within the site.

Landscaping

1. The existing dwelling is surrounded by mature planting, which would be retained.

Flood Risk Assessment

1. The site is outside Flood Zone 2 and 3 as indicated on the Environment Agency website, and therefore no Flood Risk Assessment is submitted.

Conclusion

1. The proposed extensions would be built of very high quality materials and carefully detailed.
2. It is considered that the proposed extensions would attractive additions to the appearance of Holywell Front and would be a very positive contribution to the character of the area.