SUPPORTING STATEMENT

Design, Access and Heritage Statement

HOUSEHOLDER AND LISTED BUILDING APPLICATION
For
RENDER REPAIRS AND REPLACEMENT, ALTERATIONS TO WINDOW OPENINGS AND REPLACEMENT JOINERY, TIMBER FRAME REPAIRS AND INSTALLATION OF INSULATION.

At

HOLME COTTAGE
HUNTINGDON ROAD
WYTON
CAMBRIDGESHIRE
PE28 2AD

INTRODUCTION

This Statement has been prepared in support of a Householder and Listed Building submission to Huntingdonshire District Council, for alterations to Holme Cottage, Huntingdon Road, Wyton, Cambridgeshire. The application is being made on behalf of the owner-occupiers of the property and seeks approval for the works described below and illustrated within the supporting detailed drawing package.

The Statement aims to set out the proposals, including rationale and requirements for the work, as well illustrating that due consideration has been given throughout the design process to balance any perceived 'harm' with 'public benefit'.

The application is accompanied by a detailed set of plans, which, in turn, have been guided by investigative works carried out prior to submission, with consent from Huntingdonshire District Councils Conservation Department. A report including the findings of the investigative works is appended to the application.

PLANNING HISTORY

24/02004/LBC & 24/02003/HHFUL – Renovation and partial re-building of the southern and eastern boundary walls, including new pedestrian gated access and re-instatement of gated vehicular access (decision pending).

24/01546/TRCA – T1 Sycamore – Fell – Tree decayed at base after previous stem removal. T2 Silver Birch – Fell – Tree has poor form, adds little value to garden. (approved)

24/01283/TRCA – G1 – 2 x Sycamore – Fell – Both trees are decayed at the base. G2 – 2 x Hawthorn – Reduce height by 1.2 – 1.5m and prune to shape (approved)

24/80219/COND – Discharge of Condition 3 (Closure plate plans) for 24/00379/LBC (approved)

24/00452/LBC – Place gate in boundary wall, demolish shed, alter roof, metal stairs to first floor (withdrawn)

24/00379/LBC – Installation of 2 x wood burners to existing downstairs fireplaces including lining of chimneys (approved)

24/70024/PREAPP – Demolition of rear/side extensions, rear 1.5 storey extension and internal alterations (response received)

23/70083/PREAPP – Erection of a two-storey rear extension, new porch, additional windows & modifications. (response received)

23/02406/TRCA – T1 – Horse Chestnut – crown lift to 6m and reduce crown by 3m. G1 – Line of Sycamore and Horse Chestnut – crown lift to 5m over Huntingdon Road (approved)

HISTORIC PLANNING HISTORY

9100553LBC – Demolition and replacement of chimney stack - Approved
9301545LBC – Demolition and rebuild western chimney – Approved
9400271LBC – Installation of replacement window and additional window – Approved
0102168LBC – Extension and alterations to dwelling – Approved
0102167FUL – Extension and alterations to dwelling – Approved

THE SITE

The application site is situated to the north side of Huntingdon Road, in the village of Wyton, Huntingdon. Huntingdon Road is a residential street which links the west of Huntingdon (Hartford) with the Parish of Houghton and Wyton.

The site is located within the built-up form of the village, surrounded with residential development.

Huntingdon Road is a mix of period and more modern properties, originally a loose-knit character of development which has since been infilled to form a mostly continuous street scene. The site, including Holme Cottage, was formerly the farmhouse for Wyton Home Farm, with land extending to the north. This land has since been sold for development, as is evident with the mid-20th century residential development within Victoria Crescent and Ware Lane.

The site has an area of circa 1575m/2, in an irregular form that extends northwest from the dwelling. The site has a street frontage of circa 55m and thus contributes significantly to the character and special interest of the locality and wider Conservation Area.

The site is bounded to the south (street) elevation with a mid-height continuous brick wall, punctuated only by the vehicular access to the southeast corner of the site. To the right-hand side of the vehicular access, the boundary wall has been re-built in more modern brickwork, which adjoins a higher buttressed boundary wall that runs northwards along the public footpath into Victoria Crescent.

To the northeast corner of the site is a modern (painted) brick-built garage under a partially hipped concrete tile roof.

The boundary continues westwards with timber close-boarded fencing, which wraps around the remaining boundary to rejoin the street-fronting wall in the south-western corner of the site.

The site includes several established trees which are visible from outside of the site and contribution to the green character of the Conservation Area.

THE PROPERTY

Holme Cottage is a Grade II listed early C17 property of two-storeys. The property is part timber-framed and rendered with a steeply pitched slate roof. The property has two large chimney stack which have been re-built in modern brickwork following approvals in 1991 and 1993.

The property has been altered and extended over time. Investigations carried out (under approval from the Conservation department) have established that the ground floor of the dwelling is now entirely of brick/masonry construction, with a mix of brickwork and timber framing at first floor.

The eastern bay of the dwelling (currently housing the Kitchen at ground floor and bedroom at first floor) is constructed of soft red brickwork to the ground floor south, east and northern elevations. At first floor, the southern and northern elevations are of brickwork construction, with the gable end being of timber framed construction.

The remainder of the property (from the Hallway westwards), the ground floor is constructed of either soft red brickwork, or, in the case of the northern elevation, of modern blockwork. The first floor remains of timber framed construction.

The northeastern single storey structures, containing the existing Utility and plant room, with a bathroom at first floor, is constructed of brickwork. The smaller extension on the rea r(norther) extension was constructed in 2021 and is assumed to be of modern cavity masonry construction.

There is also a modern masonry and timber built enclosed porch to the eastern elevation.

Except for the single storey structures to the north and east elevations, the walls are all rendered. All render to the eastern, southern and western elevations is of sand/cement composition, either directly applied to the masonry sub-structure (with the ad-hoc use of expanded metal lath), or applied to the timber framing at first floor level (with horizontal timber battens and expanded metal lath). The exception to this is the northern elevation, which appears to be the original lime render at first floor level. See "Scheme of investigation results" document for detailed breakdown of render/wall compositions.

The roofs have the appearance of slates; however, it has been confirmed that only the street-fronting roof slope (south) is of natural slate, with the rear slope consisting of composite slates.

It is believed that the property begun as a much more modest and simple building, with the consensus being that the property has previously been extended to the east. This has been further strengthened thorough the scheme of investigations carried out to establish the underlying materials behind the render.

It is possible that the original building contained just the dining room and living room (with bedrooms over), however early records show that, during the period where there was a 'hearth tax' (a tax on fireplaces), the property was registered as having five hearths in 1664. These can be accounted for with two fireplaces on the ground floor (dining and living room), two on the first floor (bedrooms), and the one in the Kitchen. The Kitchen is contained within the area believed to be an extension, but without this fireplace being in existence at the 1664 hearth tax record, there would have only been four fireplaces. As such, this would suggest that the property was originally the width it is today, although this does not explain the difference in construction materials/techniques visible inside and out, or the differences in floor and ceiling heights between this 'bay' and the remainder of the property.

As with all properties of age, the windows and door openings have been adjusted over its lifespan, as it became 'fashionable' to do so. As such, it makes it harder to date properties and to visually assess how they have evolved, particularly as the original render has been removed and replaced across most of the elevations, covering over any evidence of adjustments. There is a first-floor window visible on the inside of the property (current dressing area serving the Master Bedroom), however this has been rendered over on the outside. It may therefore be possible that there is a correlating door opening on the ground floor which has also been blocked up, given more weight to the original view that the property has been extended. This arrangement, with the front door opening onto the central chimney breast with back-to-back inglenook fireplaces would have been a more 'traditional' layout and would have presented a much more symmetrical elevation to the street. As was fashion in the late 18th Century, the front door was likely relocated to a position where an entrance hallway could be formed. This was again likely positioned within an existing (extended) window opening.

The fireplaces also help to date the property. Naturally the mantle beam with the "1661" carvings above the fireplace in the sitting room provides a good indication of its age, but also the stone used in the construction of the inglenooks. Although perhaps considered to be too grandiose in a simple/modest farmhouse cottage, the property dates from the Oliver Cromwell period, where many important stone structures were damaged and destroyed in the Civil War, and the stone was looted and installed in properties with a lower status.

To the side of the property, it is believed that the existing porch is a 19th-20th century addition. It is of poor construction and scale and detracts from the special interest and focus of the principal elevation.

The single-storey structure on the rear of the property housing the ground floor cloakroom and boot area is an early 21st century addition (approved 2001), evident by its modern construction techniques and materials.

The 1.5 storey brick-built structure to which the above adjoins is considered to provide historic interest and character to the property. Although having a rather cumbersome and 'odd' appearance, scale and form, it is considered that the structure illustrates the history of the building as it has needed to adapt and evolve over time to meet the requirements of times. Some current theories for its past use include a cheese (production/maturing) room or a brewery. This would explain the reduced ground floor level (below ground level and thus keeping the space cool and moist), and the high level 'cart door' on the southern elevation, facilitating the delivery of milk churns and/or malts and barley.

THE PROPOSAL

<u>The proposal includes for the reinstatement of openings in the existing render as a result of the investigation works carried out</u>

1) South elevation (west end) – Two number 150mm x 150mm openings.

   Ground floor composition – Sand-cement render on brickwork substrate –
   Works - To be reinstated with matching sand-cement render in matching texture and coated with masonry paint to match

   First floor composition – Sand cement render on expanded metal mesh over timber battens on original timber framed structure
   Works – To be reinstated with matching sand-cement render in matching texture and coated with masonry paint to match

2) West elevation – Two number 150mm x 150mm openings.

   Ground floor composition – Sand-cement render on brickwork substrate –
   Works - To be reinstated with matching sand-cement render in matching texture and coated with masonry paint to match

   First floor composition – Sand cement render on expanded metal mesh over timber battens on original timber framed structure
   Works – To be reinstated with matching sand-cement render in matching texture and coated with masonry paint to match

<u>The proposal includes for assessment and repair of existing timbers forming the original and remaining timber framed structure.</u>

3) South elevation (east end) – Remove render covering existing timber corner posts. Investigative works indicate that this timber has significantly deteriorated and will likely require full replacement.

   First floor composition – Sand cement render on expanded metal mesh over timber corner post.

   Works – Timber to be exposed and condition assessed. Replacement timbers to be sourced as required to be matching in species, section/profile, and to be jointed into existing timber as necessary – Conservation Officer to be contacted once timber and connections are exposed and agreement sought for repair.

4) East elevation – Gable end elevation has suffered severely from render failure resulting in water ingress and further failure of render. Although the gable has been protected with temporary coverings, the full extent of water damage affecting the original timber frame is unknown

   First floor composition – Sand cement render on expanded metal mesh over timber battens on original timber framed structure.

   Works – Remove all sand cement render, expanded metal mesh, and timber battens from elevation to expose ground floor brickwork and first floor timber frame. Assess timber for structural condition and repair/replace with like-for-like timber of matching species, section/profile, and to be jointed into existing timber as necessary – Conservation Officer to be contacted once timbers and connections are exposed and agreement sought for repair.

<u>The proposal includes for the replacement of existing render, and where appropriate (and indicated) the installation of insulation between the existing timber frames.</u>

5) East elevation – Re-render gable end elevation across ground and first floors

   Works – Following timber repairs (as required), assess the potential for the insertion of breathable and vapour permeable insulation tightly installed between timber framing. Installation of vapour permeable membrane over timber structure, wood wool board (additional insulation and render backing board) and application of lime-based levelling render with glass fibre re-enforcement mesh and final application of lime-based topcoat render. Application of breathable lime wash or silicate mineral paint.

   North elevation – Remove failed/delaminated lime-based render from first floor. Assess lathes for retention. Replace as required. If the lathes are to be replaced,

assess the potential for the insertion of breathable and vapour permeable insulation tightly installed between timber framing. Installation of vapour permeable membrane over timber structure, wood wool board (additional insulation and render backing board) and application of lime-based levelling render with glass fibre re-enforcement mesh and final application of lime-based topcoat render. Application of breathable lime wash or silicate mineral paint.

If lathes are to be retained, apply lime-based base and topcoat render. Application of breathable lime wash or silicate mineral paint.

<u>The proposal includes for the assessment of potential for differential movement between retained sand-cement render and the more flexible lime-based render</u>

6) North elevation - Addressing the potential for differential movement between the ground floor construction (blockwork with sand cement render) and the first-floor construction (timber frame, lathes and lime-based render).

   Works – To install a single brick horizontal banding in a reclaimed brick (to be agreed). Brick to project maximum 10mm beyond render at ground floor. Bell mouth drip to be installed within lime render to first floor, to ensure that water is discharged away from the brickwork, rather than sitting on top.

<u>The proposal includes for addressing the current relationship between the render and the ground levels</u>

7) West elevation – The existing sand-cement render has been installed down to ground level and provides means of water to travel up from the ground to above floor level and present as moisture internally.

   Works – The existing render is to be cut back to finish a minimum 150mm above ground level. The render will be re-finished with a bell mouth drip detail to ensure that the water is discharged away from the (assumed) brickwork below.

   It should be noted that it is not apparent without destructive investigations, whether the original timber sole plate has been previously removed and replaced with brickwork. It has been confirmed that the wall above where the sole plate would be positioned is constructed of brickwork, and thus it is assumed at this stage that the brickwork extends down to the ground. If, once exposed, the timber sole plate is still in position, works will stop, and consultation will take place regarding the best means approach.

<u>The proposal includes the removal of existing paint and modern cement 'repairs' to the brick construction of the rear single storey structure</u>

8) North, East and West elevations – The existing structure is understood to be constructed of a soft red brick, which has previously been repaired with cementitious mortar, albeit not restrained to the brick joints alone. This would indicate that the brickwork has historically succumbed to spalling of the faces and that patch repairs have previously been made to consolidate the materials. The brickwork was then painted which what appears to be a masonry paint, to provide a more uniformed appearance, albeit very untidy.

   Works – The existing paint is proposed to be removed using a DOFF cleaning method, to ensure that what remains of the face of the brickwork beneath is carefully preserved. A DOF steam cleaning system is a high-temperature water-based steam cleaning system, which is non-toxic and does not utilise chemicals.

Any loose mortar will be raked out and replaced with lime mortar. The brickwork would then receive a lime-mased render directly applied to the face of the brickwork, providing critical protection from the elements, stabilising the material, re-instating the breathability of the brickwork and providing a much-improved aesthetic. The render will then receive an application of breathable lime wash or silicate mineral paint.

<u>The proposal includes the replacement and alteration of windows to the East elevation</u>

9) East elevation – W1 is a small irregular shaped window serving the Kitchen. The window has limited function and with its modern proportions, has the appearance of a much later insertion. W1 is formed within existing modern (fletton) brickwork which extends from ground level up to the first-floor level.

   Works – The existing modern timber joinery will be removed from the opening. The existing opening will be enlarged to the scale illustrated on the joinery details. The existing lintel will be checked for adequacy and replaced as required. New joinery will be constructed using decorated hardwood frames and cills and incorporating slimline 16mm glazing and a single horizontal glazing bar. Joinery details have been provided in support of the proposal.

10) East elevation – W2 is an existing modern casement window serving a first-floor bedroom. The window has been severely damaged due to the poor condition of the east elevation and lack of maintenance in the past. As the window opening is formed within the original timber framing, the proportions of the window are to remain as existing.

    Works – The existing timber joinery will be removed from the opening. The timber frame around the opening will be checked for adequacy and repaired like-for-like as required. New joinery will be constructed using decorated hardwood frames and cills and incorporating slimline 16mm glazing and a single horizontal glazing bar. Joinery details have been provided in support of the proposal.

<u>The proposal includes uncovering an existing previously covered over window to the front (south) elevation.</u>

11) South elevation – W3 is a small window currently serving an existing dressing area. The hardwood window frame is visible from within the room but is not visible from the exterior (See inset image). The window is located roughly central between the two western most first floor windows, slightly offset from the chimney stack. The existing frame (visible) consists of a profiled outer frame with two mullions of the same profile, creating three panes in total. The exterior appearance, profile and condition are unable to be established without removal of the render.

    Works – Sand-cement render to be locally removed to expose the external face of the existing frame. The condition of the frame is to be assessed and any localised repairs to be undertake.

    Structural opening to be made good and to match other opening details, including decorated timber pieces to form the cheeks of the opening. Hardwood cill with drip detail is to be installed as required to ensure that water is discharged away from the building.

    New bronze casement windows are to be the "Thermabronze System" by "Architectural Bronze Casements", to be installed within the three openings, with the two outer panes being openable and the inner opening to be fixed (to be agreed

following exposure of the external face and assessment of ability to achieve opening casements).

Ironmongery will include bronze scroll handles, plain backplates, manor stays and Part Q casement locks.

See product details:
https://www.bronzecasements.com/bronze-windows.html



Image above: Internal image of existing hardwood timber frame in place behind external render. Perspex in place between mullions and frames. Internal plaster has been formed around the frame already. Cill is visible below the frame. At the head of the window, the original timber frame eaves beam is visible.

The proposal includes for the removal of the single storey porch to the east elevation and the infilling of the existing pedestrian access door into the current Kitchen.

12) West elevation - This elevation is otherwise modest in appearance and contains a single window at ground and first floors. The porch is of poor quality and design and, as such, detracts from the simplicity of the eastern gable elevation and blurs the hierarchy between the principal street fronting elevation and this elevation, particularly as the gable elevation is highly visible through the vehicular access opening in the front boundary wall. The proposal would include both the removal of the porch and the infilling of the pedestrian door which accesses the current Kitchen. The position of this door is very close to the south-east corner of the property and its retention (now exposed), is considered to produce an incongruous feature within the elevation.

    Works – Careful demolition of the structure and removal form site. Removal of existing door and door frame. Infilling of the existing opening with materials to match the existing construction surrounding the opening. Application of lime-based plaster internally. Application of lime-based render to the exterior to align with remaining gable.

Heritage Assessment

The NPPF (2019) sets out in paragraph 189 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be 'proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Heritage assets and significance are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that 'heritage interest' may be archaeological, architectural, artistic or historic, and that significance derives not only from a heritage asset's physical presence, but also from its setting.
Heritage interests are defined as follows:

Archaeological interest in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. (NPPF 2 nd ed., Annex 2)

Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (NPPG para 006)

Historic interest an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)

Setting is defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England's 'Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets' (2nd ed. 2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.

The heritage interest of the buildings on the site are now assessed following the definitions set out above.

Archaeological interest – Moderate

The core of the building dates from the early C17 with later alterations and additions, including modern extensions directly affixed to the building, and a modern garage structure located in close proximity. Given its location near the centre of the village there is potential for below ground finds.

Architectural and artistic interest – Moderate

The exterior of the building is of moderate interest – the building when built was of relatively modest status but has been extended and altered in the local vernacular tradition both in the style and materials used. The façade appears to be a later C19 adaption, with the application of render over the timber (likely) previously exposed timber framing. The interior is of modest interest with the retention of the existing double-sided inglenooks and the stonework surrounding the Kitchen fireplace.

Historic interest – Moderate

The building is not known to be of any particular historical significance or being linked to any significant local figure. However, the property is understood to have been the farmhouse for Wyton Home Farm, which was a significant holding of its period, and thus provides a tangible link to the previous more rural layout of the village.

Heritage significance

For the purposes of this application the house been assessed in terms of the significance of the exterior and external features of the building affected by the proposed works. It is accepted given that this is a Grade II Listed Building that the overall significance of the building is of 'Some' significance (as defined below). Some parts of the building may be of lower significance due to them being later alterations or that the features of interest have been lost.

Evaluation of significance:

Exceptional Grade I (and II*)
Possesses features of very high significance which survive in a relatively unaltered state. These define why the building has a high listing. The loss or serious alteration of such features is likely to result in 'substantial harm' to the heritage significance.

Considerable - Grade I (and II*)
Possesses features which make an important contribution to the special architectural or historic interest of the asset. The loss or major alteration of such features may constitute 'substantial harm'.

Considerable - Grade II
A feature which is important to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'substantial harm' to its heritage significance

Some - Grade I (and II*)
A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'less than substantial harm'.

Some – Grade II
A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is likely to constitute 'less than substantial harm'

Local - Grade I (and II*)
A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute minimal harm to heritage significance

Local - Grade II
A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is likely to constitute minimal harm to heritage significance.

None - Grade I (and II*)
Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance.

None - Grade II
Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance.

Negative or intrusive – Grade I (and II*)
Those elements which detract from the value of a site and where its removal may be a clear benefit.

Negative or intrusive – Grade II
Those elements which detract from the heritage significance and their removal may be a clear benefit.

Exterior

Principal Southern elevation – **Considerable significance**



The southern elevation is the principal elevation facing out to Huntingdon Road. The mostly symmetrical form of this part of the house means that two principal reception rooms are located on either side of the western most chimney stack, with the principal entrance door located off centre to the east, with the Kitchen bay at the far east. The elevation has a pleasant appearance to the road and contributes significantly to the character and special quality of the site.

Eastern elevation – **Some significance**



This elevation is the service side of the house. The relationship to the road and the vehicular driveway has meant that, over time, this elevation has become the main entrance into the house. The different phases of the house are discernible from the eastern end of the building. The elevation is clearly visible from within the public realm and appears somewhat 'messy' and 'confused'.

Western elevation – **Some significance**



The elevation has very little presence within the Huntingdon Road street view, due to the proximity of mature beech and horse chestnut trees which screen this gable end. There are no openings within this elevation.

Northern (rear) elevation – **Some significance**



This elevation is where the 'core' of the house appears more distinct from the later eastern and rear extensions. The eastern end of the elevation is dominated by the single storey 'addition' to the rear (and projecting beyond the east gable elevation), and the modern extension approved in 2001. The remainder of the elevation is of low interest and is dominated by the large tree in close proximity.

Interior

The interior of the property has minimal alterations proposed to it, and none which are considered to impact upon the special character and significance of the heritage asset.

Outbuildings

The Garage – No significance

The garage is a modern building with double garage doors facing the street and a partially hipped roof which allows room in the roof space.

Setting

The large garden area to the west of the property is an important part of the setting of the house. The principal elevation fronts Huntingdon Road and has minimal land between it and the edge of the highway. A boundary brick wall provides positive enclosure to the site, with access to the vehicular driveway area being via a gap in this wall at the eastern end.

Land to the northern side of the property is modest, but dominated by a large Horse Chestnut tree, which both overshadows the area and has an overbearing impact.

Contribution to the Conservation Area

The house sits within a prominent position within Huntingdon Road and contributes to the character and quality of the Conservation Area. Unfortunately, the land previously surrounding the property has been subdivided and sold off for modern development, namely that at Old Farm Court and Victoria Crescent. This has adversely impacted upon both the setting of the Grade II listed property and its contribution within the Conservation Area.

National guidance

National planning guidance is set out in the National Planning Policy Framework (NPPF) 2019. Paragraph 193 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an asset's conservation. Paragraph 196 sets out the position where less than substantial harm to the significance of a designated heritage asset is held to occur. Any such harm should be weighed against the public benefits of the proposals.

The National Planning Practice Guidance (PPG), which is regularly updated online, provides additional government advice on enhancing and conserving the historic environment. This includes in paragraph 006 (18a-006-20190723) a definition of what significance is.

Heritage is also a material consideration in the National Design Guide OGL (2019). The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. This includes context. Paragraph 38 states 'An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences, the location, siting and design of new developments. It advises that well-designed places are responsive to local history, culture and heritage.

Local Plan Policy

The adopted Development Framework for the locality consists of:

The Huntingdonshire Local Plan (2036)

Within this document the following heritage policy is considered material:

- Policy LP 34 Heritage Assets and their setting

<u>Supplementary Planning Documents (SPD's)</u>

The following guidance is considered material:

- Houghton and Wyton Conservation Area Character Assessment 2012

Historic England Guidance

The main guidance produced by Historic England of relevance to this application are:

- The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017).

DESIGN AND ACCESS

The Town & Country Planning (Development Management Procedure) (England) Order 2010 sets out the requirements for Design & Access Statements which includes works affecting a listed building.

The design principles which have been applied must be considered under the following headings:

Amount
The proposal seeks repair and replace existing render, including repair of existing substrate and installation of insulation. The proposal also includes for the removal of existing paint to brickwork and the application of render. The proposal also seeks alterations and replacement of existing window openings.

Layout
The layout of the property is unchanged because of the works being proposed. The existing layout of the site and property is illustrated within the supporting drawing package.

Scale
The scale of the property is unchanged because of the works being proposed. The existing scale of the site and property is illustrated within the supporting drawing package.

Landscaping
Landscaping within the site is unchanged because of the works being proposed. The existing landscaping of the site is illustrated within the supporting drawing package.

Appearance
The proposal seeks to preserve and enhance the appearance of the existing property through a sympathetic scheme of repair and restoration. The resulting appearance will significantly improve the appearance of the property, along with consolidating existing materials and ensuring that the property is weathertight.

Access
There are no proposed alterations to the site access, parking arrangements or access into or around the site.

ARBORICULTURE

A Tree survey and assessment has been completed on the site; however, the results are not considered applicable to the scale and nature of the application being submitted.

ECOLOGY

A Preliminary Ecological Survey and Bat Roost Assessment has been carried out and, whilst there is no evidence of bats roosting, a 'seasonal' assessment has conducted.

The results of the bat emergence and re-entry surveys are provided; however, it is not considered that the works being proposed will impact any ecology or habitat on site.

Notwithstanding this, if at any point during the works any protected species are found, works will stop immediately, and a specialist consultant will be contacted for further advice and to action any works as required.

FLOODING

The site lies within Flood Zone 3; however, the works do not propose any alteration to the permeability of the site or property. As such, flooding is not considered a constraint of this application.

HERITAGE IMPACT ASSESSMENT

The potential impact of the proposed development is now considered:

Principle of the development

The proposal seeks repair and replace existing render, including repair of existing substrate and installation of insulation. The proposal also includes for the removal of existing paint to brickwork and the application of render. The proposal also seeks alterations and replacement of existing window openings. All works are considered to preserve and enhance the existing condition and appearance of the structure.

Potential impact on historic fabric

As demonstrated within the 'Scheme of investigations results' document submitted in support of this application, the proposal impact very little historic fabric.

It is evident that a large proportion of the historic fabric has been removed in the past and replaced with a modern substrate and external finishes.

The removal of the sand-cement render (as previously listed) will not impact on the historic fabric. Only those areas of sand-cement render which have been investigated and found to be easily removed from the substrate are proposed to be removed. Areas of sand-cement render that were found to be adhered to the substrate and likely to cause damage if removed are proposed to be retained in situ.

Where existing lime-based render is proposed to be removed (north first floor), this is because of the render having already delaminated from the substrate and being at risk of failure/falling off. Although this will result in 'loss' of historic fabric, it is considered that these works are required for the betterment of the property as a whole and to ensure that all elevations are stable and weather tight.

Where insulation and/or new wall constructions are proposed, these have been carefully considered to ensure ventilation and breathability is retained. This will allow the passage of moisture to the exterior elevation of the property and avoid condensation forming within the area of the timber frame.

The existing windows proposed to be removed and replaced are all C20 construction/detailing and are of no historic significance. More appropriate joinery detailing and better construction/installation will ensure the stability and weathertightness of the external envelope. The enlargement of W1 will result only in the loss of modern masonry infill material.

The re-opening of the first-floor window on the south elevation will only result in the loss of modern sand-cement render material.

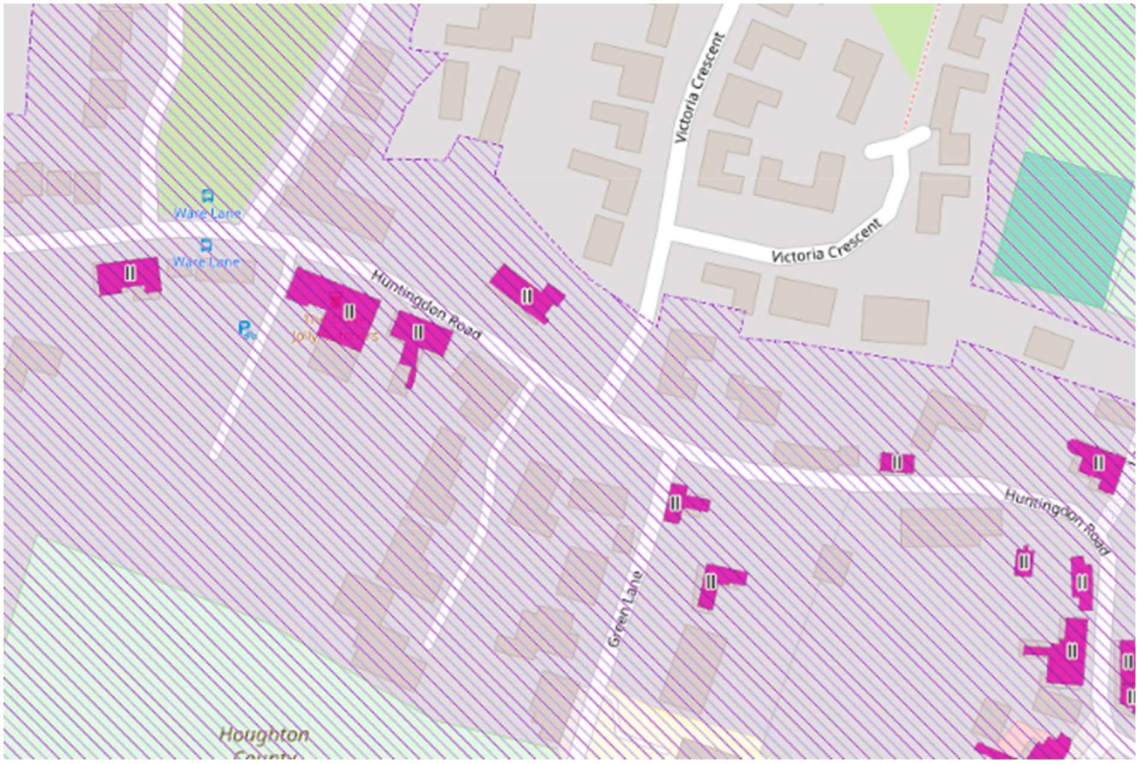
Overall level of impact on the setting of the building

The overall understanding and appreciation of the building will be preserved and enhanced by the proposed works. The proposals are therefore held to comply with the relevant part of Policy LP34 of the Local Plan to 2036 regarding alterations and other works to Heritage Assets.

Potential impact on the setting on other listed buildings

The works proposed will have no detrimental impact on the setting of the listed property (Holme Cottage), other than to improve upon the existing appearance through the re-instatement and improvements to the eastern elevation.

The limited scope of works proposed ensures that this will not harm the setting of any adjacent listed buildings (identified below). Indeed, it is considered that the improved appearance of the property will provide benefit to the setting of any nearby listed buildings and the Conservation Area as a whole.



Inset map from Huntingdonshire District Council planning website (https://www.huntingdonshire.gov.uk/planning/listed-buildings/)

Potential Impact on the character and appearance of the conservation area (purple hatch)

The proposals are considered to preserve and enhance the character of the Conservation Area by utilising tradition vernacular design and materials. The proposals are assessed as not affecting views into or out of the Conservation Area or the character of the street (Huntingdon Road) and therefore are compliant with the relevant section of Policy LP34 of the Local Plan.

Identified level of resulting harm

The proposals do not represent a change to the built form on the site. The proposed works re-instate the envelope of the property ensuring that the property is structurally consolidated and weathertight for the foreseeable future.

On this basis the works are considered to produce no "harm" to the heritage asset and thus require not heritage benefit justification to offset any harm.

CONCLUSION

The proposed works and alterations have been assessed regarding the potential impact on the setting of the listed building, on the site and its wider context in the Conservation Area. The works can be fully justified based on preserving and enhancing the existing building envelope. The resulting cumulative proposals have no harmful impact on the significance of the listed building and result in a high quality of development.

The proposals have therefore been shown to accord with the relevant provisions of the NPPF and the aims and objectives of the relevant policies in the adopted Local Plan. It is therefore held that there is no heritage or planning reason to resist these proposals.