Design & Access Statement/Heritage Statement

THE OLD SUN

161 GREAT NORTH ROAD
EASTON SOCON
ST NEOTS
PE19 8EQ

Introduction:
This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset identified. The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assesses by the local planning authority.

Existing elevation



Description of proposal

Installation of replacement signs to include 1x new pictorial panel to existing gibbet, 1x set of sign written house name, 2x door plaque, 3x floodlights, 1x amenity board, 1x lantern, 1x single sided post mounted directional sign, 1x welcome panel and repainting of the building

The proposal includes removing all existing signs and repainting of the exterior of the building by the main contractor. The colours are shown on drawing THE OLD SUN 197051 (Rev A). The replacement signs have been designed to complement the style of the building on a mainly like for like basis incorporating the new colour scheme.
There will be no structural issues with the proposal

Proposed elevations



The Listing

Details
1. 1590 TL 1658 5/27 9.6.71
EATON SOCON GREAT NORTH ROAD (West Side) The Old Sun Inn
II
2. C17 altered. Colour-washed plaster, old tile roof, 2 gabled back wings. 2 storeys three 1st floor casement windows, 2 ground floor C19 splayed bay windows with slate roofs. Architraved doorways with carved bracketted hoods. Roof of collared-rafter construction.
Listing NGR: TL1694758977A little history

A little History

The archway to the rear of the building was once the entrance for the tradespeople wishing to go into the vicarage, which is now Glebe House. Tradespeople would knock on the gates at the Old Sun, to be allowed through the yard.





Impact on the area
These signs have been specifically designed with careful consideration given to the historic fabric, character and setting of the building and area. The impact on the building, and wider street scene will be a positive one.

Conclusion:
The proposal is considered to cause no adverse harm to the surrounding Area which would be preserved. The proposals are therefore considered to meet the objectives of the NPPF concerning development in an historic context and meet the requirements of relevant local planning policy.