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The Old Bakehouse
5 Market Place
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Peterborough
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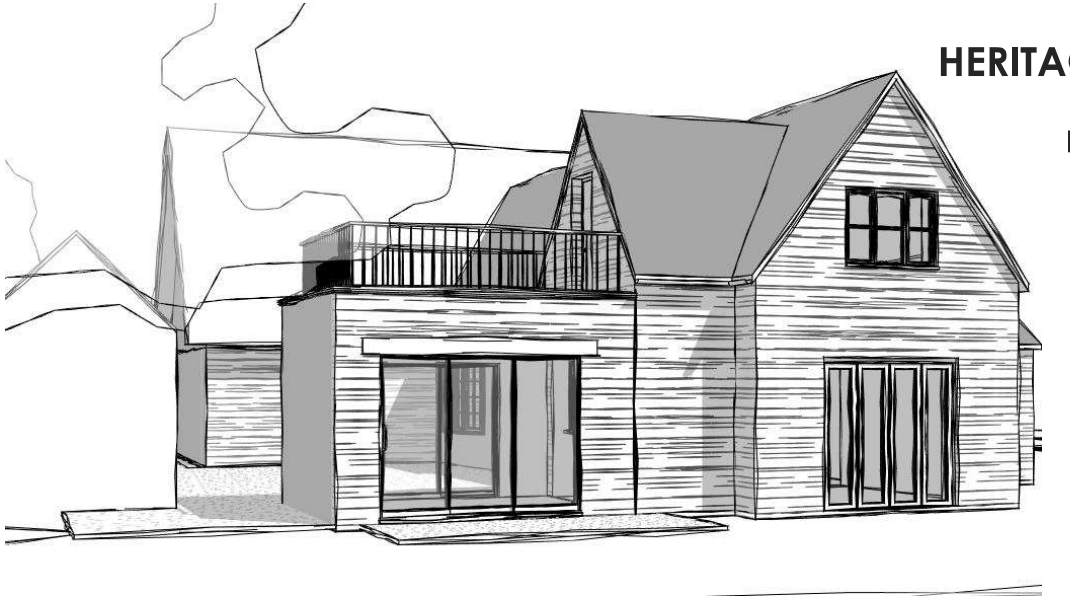
DESIGN & ACCESS STATEMENT



HERITAGE IMPACT & JUSTIFICATION STATEMENT

PROPOSED SINGLE STOREY EXTENSION TO DWELLING.

WADDLE END
33 DUCK STREET
ELTON
PE8 6RQ

Job No. 1372

1.0 INTRODUCTION AND BRIEF

1.1 This Design and Access Statement is prepared in support of a Householder Planning Application and Listed Building Application for the extension to an existing dwelling house. The application and statement is written to meet the provisions of The Town & Country Planning (Development Management Procedure) Order 2010 and follows the National Planning Policy Framework. Waddle End is a Grade II Listed both fall within the established Conservation Area of Elton.

1.2 The foregoing proposals are indicated upon the following drawings forming part of the application documentation.

1372-01A	Existing & Plans, Elevations and Ordnance Survey.
1388-02D	Proposed Plans, Elevations, Site Plan & 3D Artistic impression.

1.3 Paul Bancroft Architects have been engaged by the owners to prepare a householder application ensuring that the current property will obtain the requisite Approvals. Our brief is to prepare a high quality design solution, attractive and sustainable extension to the existing property to enable additional accommodation to ensure the property can cater for home working. The extension which is single storey connecting to the existing 1980's extension will be seen as an attractive, sustainable and positive solution, whilst ensuring the solution remains sympathetic to the listed property and its area and surroundings. This Design & Access Statement and Heritage Statement demonstrates that, rather than being harmful to the setting, the proposals positively enhance the character and appearance of the area. The proposal is entirely appropriate.

1.4 Currently Waddle End is a single residential dwelling to the East (Duck Street) the limestone cottage is thatched and of course the main focus of the properties Grade II listed status. The site falls within the Elton Conservation Area and encompasses the residential characteristics of the wider community. The proposals in this instance are entirely consistent with adjoining land uses and would not cause any harm.

1.5 Paul Bancroft Architects have prepared a detailed solution to extend the current accommodation, much of which has become slightly disconnected as a result of the need for home working. The additional space provides the ability to reallocate spaces within the accommodation. The proposals modestly extend the existing dining room and create a small balcony over accessed from Bedroom 1 whilst ensuring the solution remains a sympathetic approach to its area and surroundings.

1.6 The proposed alterations will provide the ability to create a better flow throughout the property and better use of the existing spaces especially access to the rear garden. Previous owners have carried out alterations and extensions in line with their Approvals.

1.7 Earlier Applications 24/00478/HHFUL & 24/00479/LBC were withdrawn following the Conservation Officers comments to provide time to consider and respond by addressing the officers' comments. This amended application seeks to realign with the Officers comments in a positive manner.

1.8 As part of this re-submission the applicant has engaged a Conservation Consultant whom we have worked with to positively address all comments which formed part of the HDC Conservation Officers consultation response 21/5/24. An historic Appraisal and Heritage statement now supports this application.

1.9 The proposals have sought to acknowledge the following:

- The proposals should be high quality, utilising traditional materials in architectural design.
- The works will be subservient in height to the property.
- The proposals are sensitive in their use of construction materials, utilising timber boarding, a wrought metal spiral staircase and a flat roof hidden behind their stone parapet as its external envelope.
- The materials follow the local vernacular.
- There is no impact on neighbour's amenity, no light impact, and not overbearing, as the distance from neighbours is generous.
- The construction works will provide a high quality solution in line with the current standards required by Building Regulations.

2.0 AMOUNT

2.1 The site area occupied by the existing properties and contained within the red line (curtilage) indicated upon the application drawings is 0.06 hectares.

2.2 Site Areas:

a) The existing house GF footprint is approximately 124 sq.m
b) The existing house FF footprint is approximately 106 sq.m
c) The proposed extension to the house GF footprint is approximately 11.5 sq.m.

2.3 Wherever possible the adaptations will also enable accessible and adaptable spaces to suit older and persons less able or with disability.

2.4 It is considered that the proposed works will be consistent with the form and character of the locality, and would have no wider impacts upon the surrounding area. There will be no adverse amenity impacts in this instance. The site offers the potential for a high-quality design that will complement the existing built form and local landscape and more generally the locality.

2.5 Ground Floor.

Generally Waddle End remains unaltered except for the North wall (1980's) of the dining room where the new opening is proposed.

2.6 Wherever possible existing doors and fenestration are detailed to close match adjacent styles both in proportion and detail. New doors and windows to the extension will be similarly sensitive to the existing historic building and similarly reflected within the drawings.

2.7 All refurbishments/ alterations will be carried out carefully and where new/ altered service runs are necessary these will be carried out with minimal disturbance to the adjoining historic fabric. All repairs will be carried out in like materials.

2.8 The new extension will provide much needed accommodation and a wonderful connection with the garden amenity space to the west

2.9 The small balcony space off Bedroom 1 will provide the family with an amenity connection to the east (morning sun) and extended views to the west.

3.0 HERITAGE, LAYOUT, IMPACT & JUSTIFICATION

3.1 The proposed layout is included with the application and is supported by a separate Heritage Staement prepared by Llyod Mills IHBC.

3.2 The official listing of the property:

ELTON DUCK STREET
TL 0894
(West Side)
14/34 No. 33
GV II
Cottage. Late C17 or early C18 with C19 or later addition. Coursed limestone rubble with freestone dressings. Thatched roof and C19 red pantiled roof to rear. One storey and attic main range with C19 rear extension. Central boarded door; two, three-light casement windows with wooden lintels. Two eyebrow dormer windows with iron casements. Stone stack to right hand gable with two rebuilt red brick shafts; external red brick stack to left hand gable.

Listing NGR: TL0863294121

3.3 The property as it currently resides was altered and extended in the late C20 (REF. 0501408 LBC) .The current owners of the property wish to make a simple alteration to the layout and extend to the North improving the circulation and accommodation to create a 21st Century family home.

3.4 The existing layout of the historic main house interior will remain intact as a result of the proposed works. Works may generally include the careful repair and consolidation of existing fabric. There is no proposal or intension to alter any important historic architecture ensuring that the existing purpose and context of the building is not lost.

3.5 Structural inspection will confirm the general structural soundness of the buildings. Furthermore the part of the building that is due to have the alterations as a result of the connecting extension is all C20.

3.6 This scheme will incorporate appropriate traditional materials, where required and where practicable reuse materials from within the existing buildings.

3.7 The existing notable characteristics of the buildings, in particular the Duck Street façade, Thatched and early pantiled parts are not altered in any way. The works of alteration, including a new openings seek to respect recognised characteristics and adopt comparable detailing, materials and form.

3.8 It is considered that the proposed development will remain consistent with the form and character of the locality, and would have no wider impact upon the surrounding area. The high quality works will complement the existing historic built form and moreover the general locality. Conservation Area and local character will be unharmed as a result of the proposals.

3.9 The proposed works adopt a minimum intervention approach and aims to secure a scheme of extension which optimises the use of the existing `modern' rooms. The works overall are considered to be sympathetic to the existing building grouping and will preserve the important characteristics of Waddle End.

3.10 This works will not give rise to any adverse amenity impacts with other nearby dwellings as the site is well screened with existing perimeter planting and set away from neighbours, therefore there will be no issues of privacy loss. The existing boundary remains unaltered and is fully screened near concealing the entire property (existing and proposed) from view except for points of access when gates are open.

3.11 Private garden space for the replacement is generous and within the immediate proximity of the whole property, moreover the existing landscape remains fundamentally untouched.

3.12 The house is set within its established residential settlement enjoying a measure of passive surveillance. The extension will incorporate appropriate crime prevention measures, including robust boundary reinforcement, low level security lighting, window locks etc.

3.13 Overall, we consider that neither the historic fabric, form, setting, nor the Conservation Area character will be harmed by the proposals. Its high quality architectural design and its sustainability will ensure that relevant statutory tests can be satisfied.

4.0 SCALE

4.1 The building group will alter minimally in terms of scale, this single storey parapet flat roofed extension with its wrought metal balustrading will add a small extension that can reflect the existing spacious site and remain within the existing built form. The rear of the property is set well back and to the side of the access. Most of the cottage and garage are screened by the existing built form surrounding it. The height of the existing buildings remains unaltered. The scale is restrained and well-proportioned within the sites landscape, sitting harmoniously within its established boundary planting and walls.

4.2 There will be no adverse impacts upon neighbouring dwellings in terms of loss of sunlight / daylight. By design the development will relate well to neighbouring buildings and will not cause privacy loss or result in overlooking.

4.3 There will be splendid amenity space and no loss in the quantum and quality of open space as a result of the proposals.

5.0 LANDSCAPING

5.1 No trees or hedgerow are to be removed as a result of the proposals, however existing trees and planting will be protected as necessary during the construction phase following good practice guidelines.

5.2 The existing boundary walls to the property will essentially remain unaltered as a result of the works.

5.3 Localised gravelled areas have been designed to reduce the impact of unbroken hard landscaping; all are illustrated upon the drawings.

5.4 The existing garden landscaping layout will remain unaltered except for local ground remodelling as reflected within the application drawings.

5.5 The site is not in a flood risk area and surface water run-off from the dwelling can be managed in a sustainable way by means of drainage to a soakaway or if required, a purpose designed SUDS.

5.6 Environment Agency Flood map extract:



6.0 APPEARANCE

6.1 The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. **Good design -** the guidance states this is a key aspect of a sustainable development, is indivisible from good planning and should contribute to making places better for people. **Inclusive design -** the guidance emphasises going beyond the mere architectural and visual appearance of buildings where it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds. This has been achieved within our proposals.

6.2 The external appearance of the Historic building remains unaltered.

6.3 External alterations/repairs will be carried out seamlessly in close matching materials & construction techniques. Existing patterns and styles will be recreated to ensure that the external appearance remains traditional and sympathetic as well as in keeping with its current architectural aesthetics.

6.4 The proposals will extend the C20s alterations and additions which have been introduced and re-invigorate the property with an elegance and proportion appropriate to its standing to provide a high quality property.

6.5 High quality flush timber windows and doors are proposed to be installed with a very clean and high-quality visual aesthetic whilst enabling excellent thermal, solar and ventilation control.

7.0 ACCESS

7.1 The building lies within an existing established settlement area within close walking and/or cycling distance of good local services and with links to public transport services to more distant destinations.

7.2 The properties existing vehicular access is off Duck Street via electronic access gates, the access remains unaltered. This modest extension should not warrant any concerns as the properties vehicular traffic will not intensify as a result of these proposals.

7.3 The building is established within its historic conservation location therefore the opportunity for adaptation of the fabric for disabled use is necessarily limited. However the following works provides the opportunity to provide a suitable level access and appropriate inclusive facilities throughout the ground floor.

8.0 UTILITY ASSESSMENT

8.1 As an existing property electricity and water are already provided to the property.

8.2 Surface water drainage from the buildings is planned to be disposed of via existing sustainable means (unaltered).

8.3 Foul water drainage is proposed to be via the existing system.

9.0 CONCLUSION

9.1 The proposed work will modestly extend the existing fabric of this property. This traditionally styled extension is within the built form furthest away from the Historic elements of the site. The new extension and reorganisation of the existing accommodation will ensure the dwelling can meet modern expectations, specifically the new pressures of home working.

The important historic and architecturally significant elements of the interior will also remain unaltered. The context of the whole will be enhanced by the considered alterations to the remaining 1980's non-critical fabric. The extension sits unassumingly against the existing fabric ensuring the character of the building is prepared for the 21st Century.

The historical qualities and proportions of the whole will be respected and preserved whilst otherwise underused, dated and out of place spaces will be improved thereby preserving them for the future.

Overall, it is considered that the submitted application is in compliance with National and Local Plans and we believe that full planning permission should be granted.

PAUL BANCROFT ARCHITECTS
November 2024