# DAS & Heritage Statement

# 6a New Road, Ramsey

RIBA Chartered Practice

Architects Registration Board

**Contents**


1. Introduction ..... 1
2. Site Context ..... 1
3. Design ..... 1
4. Use ..... 1
5. Layout ..... 1
6. Scale ..... 1
7. Amount ..... 2
8. Access ..... 2
9. Flooding ..... 2
10. Appearance ..... 2
11. Heritage Statement ..... 2


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Figure 1Photo showing the front of the existing garage

## 1. Introduction

1.1. Cameron Bosque Brookes Architects have been appointed by Mr Brand to submit a householder application to replace his existing garage with a slightly larger one, more in keeping with the local vernacular and better sized for a modern car.

## 2. Site Context

2.1. The property is located on New Road, Ramsey which is a mixture of old and new properties.

2.2. Although the property resides within a conversation area, New Road is not specifically mentioned within the appraisal. The adjacent property to which the garage serves has some age, however the properties immediately opposite are very modern circa early 2000's

2.3. The existing dwelling is constructed in facing brickwork with a slate roof. The existing windows and doors are white/black UPVC, along with the fascia and rainwater goods.

## 3. Design

3.1. The proposed garage been designed to resemble the existing garage, however a more in keeping roof material is proposed.

## 4. Use

4.1. The new garage will be used as parking for one car, with space at the end for cycle parking and storage.

4.2. The garage will also have a secure EV charging point.

## 5. Layout

The new garage is in the same location as the existing, however it has been enlarged to make the space more usable. The existing garage is currently too small to function effectively as a garage and does not meet current design standards.

## 6. Scale

6.1. The existing garage does not meet HDC guidance for Garage sizing and therefore does note effectively allow for a single car to be parked.

6.2. The space in front of the garage is also insufficient to park a modern car and also does not meet current parking standards.

6.3. The proposed garage will allow the garage to meeting current HDC design standards and will therefore allow for a car to be parked effectively. As a result, the new garage is slightly wider, longer and taller.

## 7. Amount

7.1. The existing garage has an internal area of 14m2. the proposed garage will increase this to about 26m2 allowing it to meet HDC's design standards, and provide secure cycle parking.

## 8. Access

8.1. No change

## 9. Flooding

9.1. The Property is not located within a flood zone.

## 10. Appearance

10.1. The materials proposed are generally traditional and in keeping (refer to proposed elevation drawings for more details).

10.2. The existing garage has a corrugated asbestos roof, however. Slate/ slate effect tiles are proposed for the new roof to be more in keeping with the existing house and local vernacular.

## 11. Heritage Statement

11.1. This Heritage Statement has been written to support the application. The National Planning Policy Framework 2021 (NPPF) requires an Applicant to describe the significance of any heritage assets affected by the proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194).

11.2. This Statement provides an appraisal of the heritage assets affected and assesses significance in accordance with the policies contained in the NPPF and the guidance contained in Historic England's Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets. The impact of the proposed works on the significance of the heritage asset is then described and considered.

11.3. Ramsey is a town in Huntingdonshire located approximately 22km northeast of Huntingdon The Conservation Area was designated in 1975.

11.4. New road is very much on the edge of the Medieval settlement area as identified within the conservation area character analysis. The immediate vernacular is quite varied and modern in places, and there are no heritage assets visible from the site

11.5. The Jolly Sailor Public House (1301361) is the closet listed building; however, the building is not visible from the site (see fig 10. on the next page).




Figure 2 Listed buildings adjacent to the application site shown in blue (above)

11.6. The new enlarged garage will be more visible, however it will have very little to no impact n the conservation area or any of the adjacent listed buildings.

11.7. The National Planning Policy Framework defines 'significance' as, *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"( NPPF 2021 Glossary)*. The significance of the proposals within this application relate to only the setting as no alterations to a listed building are proposed. The proposals are for a replacement and enlargement of an outbuilding for one which is in keeping with the traditional village setting in regards to form, scale and materiality. Amenity issues and heritage impact have been considered and the proposals will have no adverse effect to the setting, enjoyment of the listed dwellings, the conservation area or the High Street.