Design & Access Statement - 35 Main Road, Stonely, PE19 5EH.

Address:

The Old Post Office,
35 Main Road,
Stonely,
Cambridgeshire
PE19 5EH

Heritage Asset

The Old Post Office is a Grade II listed building dating back over 200 years. The property has 5 bedrooms, 2 bathrooms, 2 receptions rooms, a hallway, a pantry and kitchen which is situated in the recently added extension (circa 2007). The property has a large garden to the rear which faces out on to open fields with the front of the property facing directly on to the busy B645 which runs through the village of Stonely. Stonely is situated in a conservation area.

The properties list description is below:

- Date first listed: 28-Apr-1983
- KIMBOLTON STONELY TL 1067-1167 7/33 NO. 35 GV II Late C18 house. Local red brick. Plain tiled roof, part re- paired, and end stacks. Two storeys. Symmetrical three window range of casements with glazing bars and open boxing in seg-mental headed arches. Windows flush with facade. Two similar windows flank central doorway with original doorcase. Panelled door with two glazed upper lights. Single storey rear range. Brick, tiled.
- Listing NGR: TL1090167024



Front Elevation fronting B645

Proposed Works.

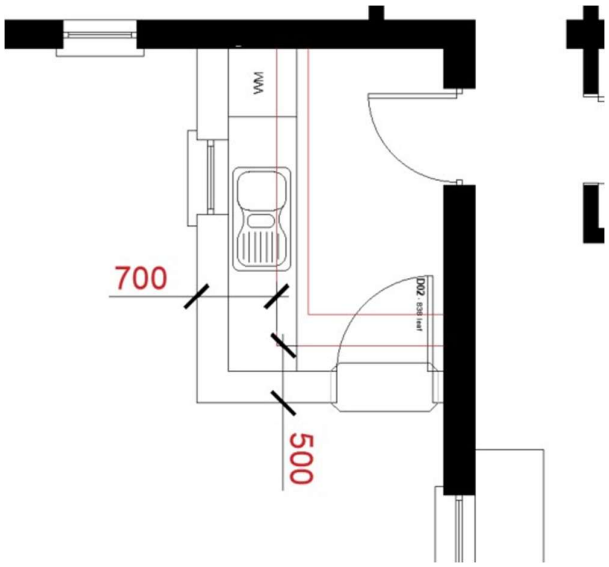
The works proposed are intended to enhance the condition of the building and the occupants comfort whilst making the most of the properties position and the views this affords. The proposed are recorded below:



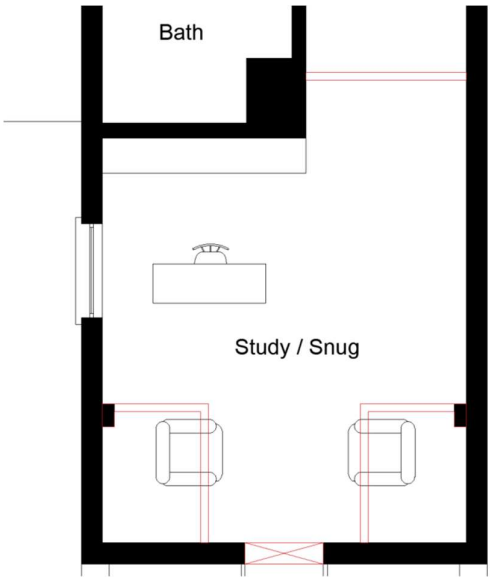
1.1 No works are proposed within the original building highlighted above in red.

1.2 The alterations to the c2007 extension highlighted above in blue are as follows:

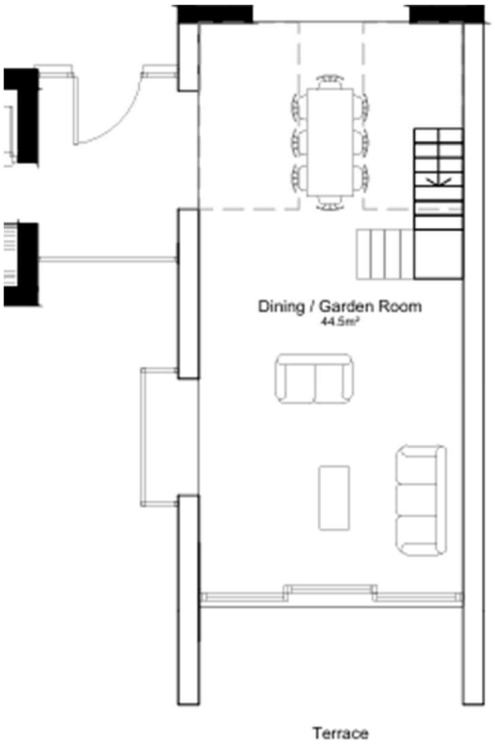
1.2.1 Ground Floor – The current entrance lobby is to be converted into a utility room. The footprint is to be slightly increased as per the below (recorded in red) with the brickwork and roof tiles to match the existing



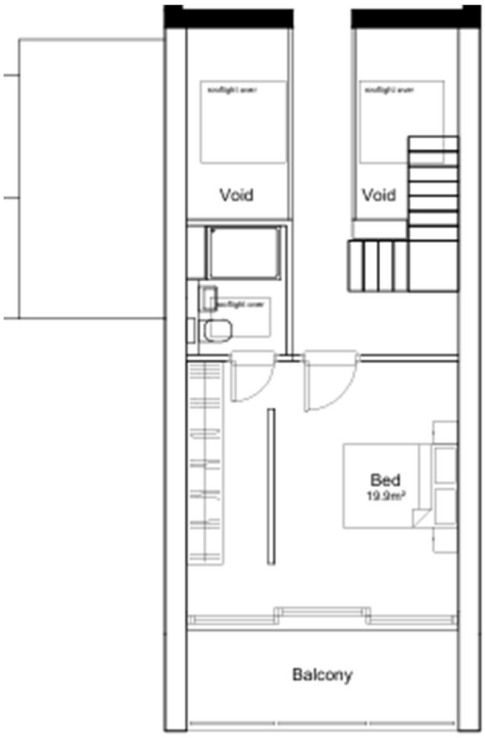
1.2.2 First Floor – The current bedroom is to be converted into a Landing / Study. Partitions and doors are to be removed as highlighted in red below, together with forming a new doorway opening within end gable wall.



1.3 A new 1.5 storey extension is proposed to the rear of the property, adjoining the current garage and providing a new Entrance Foyer, Dining / Garden Room & Bedroom Suite

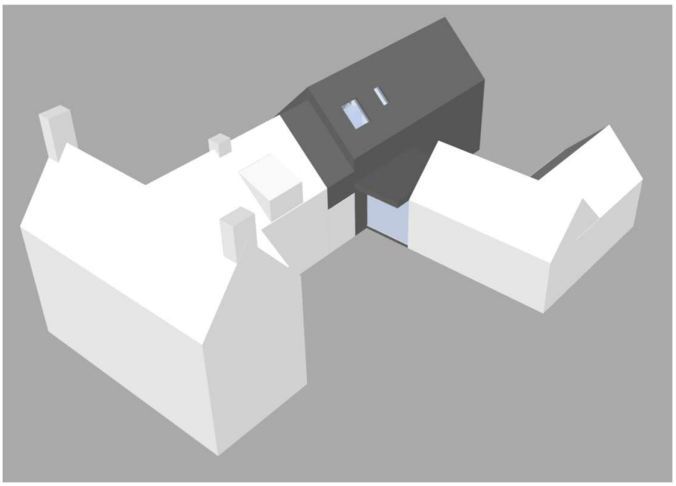


Ground Floor

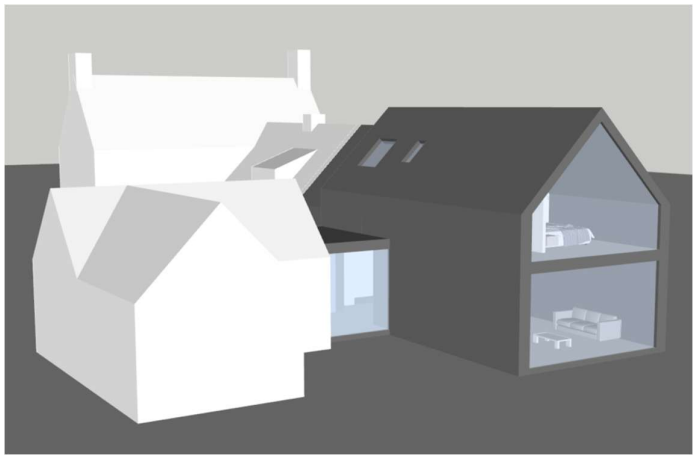


First Floor

The massing models below show the relationship of the proposed (dark grey) to the existing (white)



View from front of the property



View from rear of the property



The proposed works will not be detrimental to the heritage of the property. There will be no material change to the appearance of the original property together with no change to the use or layout of the older part of the building. The materials proposed shall be contemporary in nature, namely vertical timber cladding and a metal roof to help provide a clear definition between the different periods of construction.