Design & Access Statement

22 Scotts Crescent Hilton, Huntingdonshire, PE28 9PG

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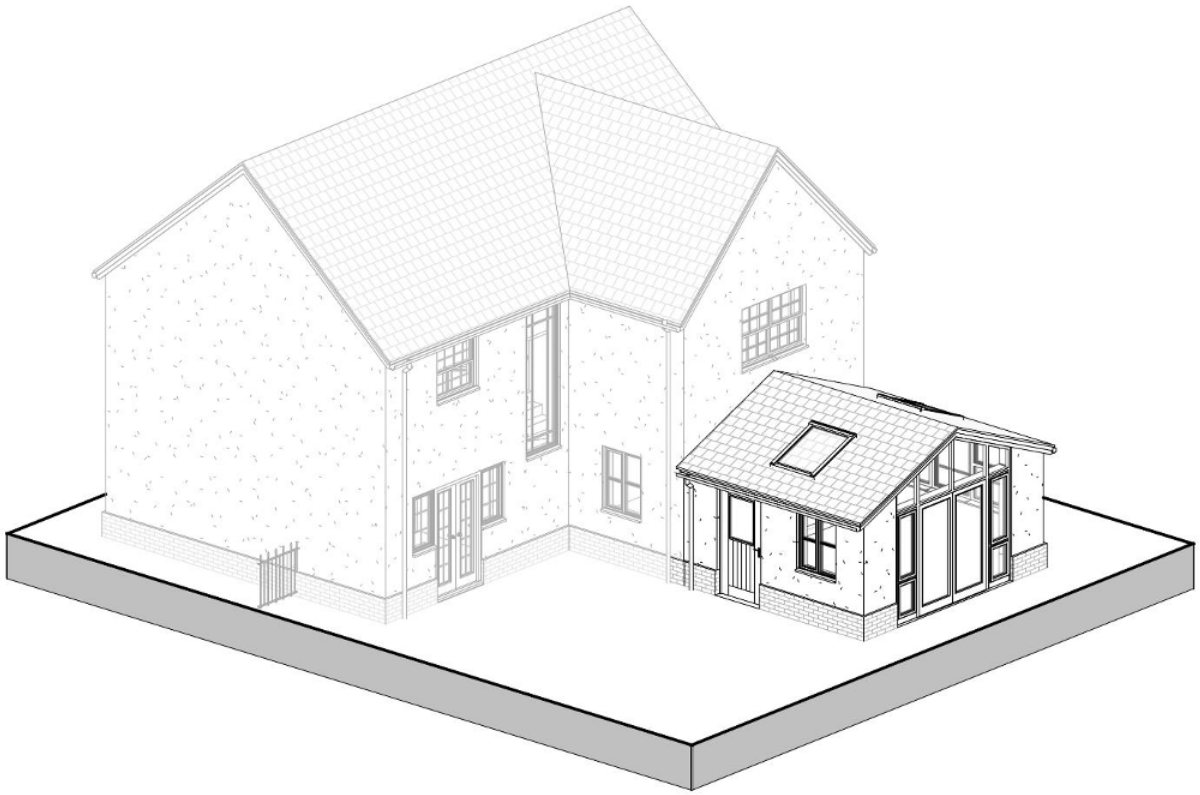

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1.0 INTRODUCTION

This Heritage Statement has been prepared in support of a planning application for a single-story rear extension at No. 22 Scotts Crescent, Hilton, PE28 9PG. Considering its location within the Hilton conservation area, this report provides a comprehensive assessment of the existing building, the proposed modifications, and the historical significance of the proposal, as well as its potential impact on the existing vernacular and local heritage assets. This statement identifies and describes the proposal within its context to justify the decisions made during the design process of the proposed extension, ensuring that it considers, respects and enhances the historical character of the dwelling.

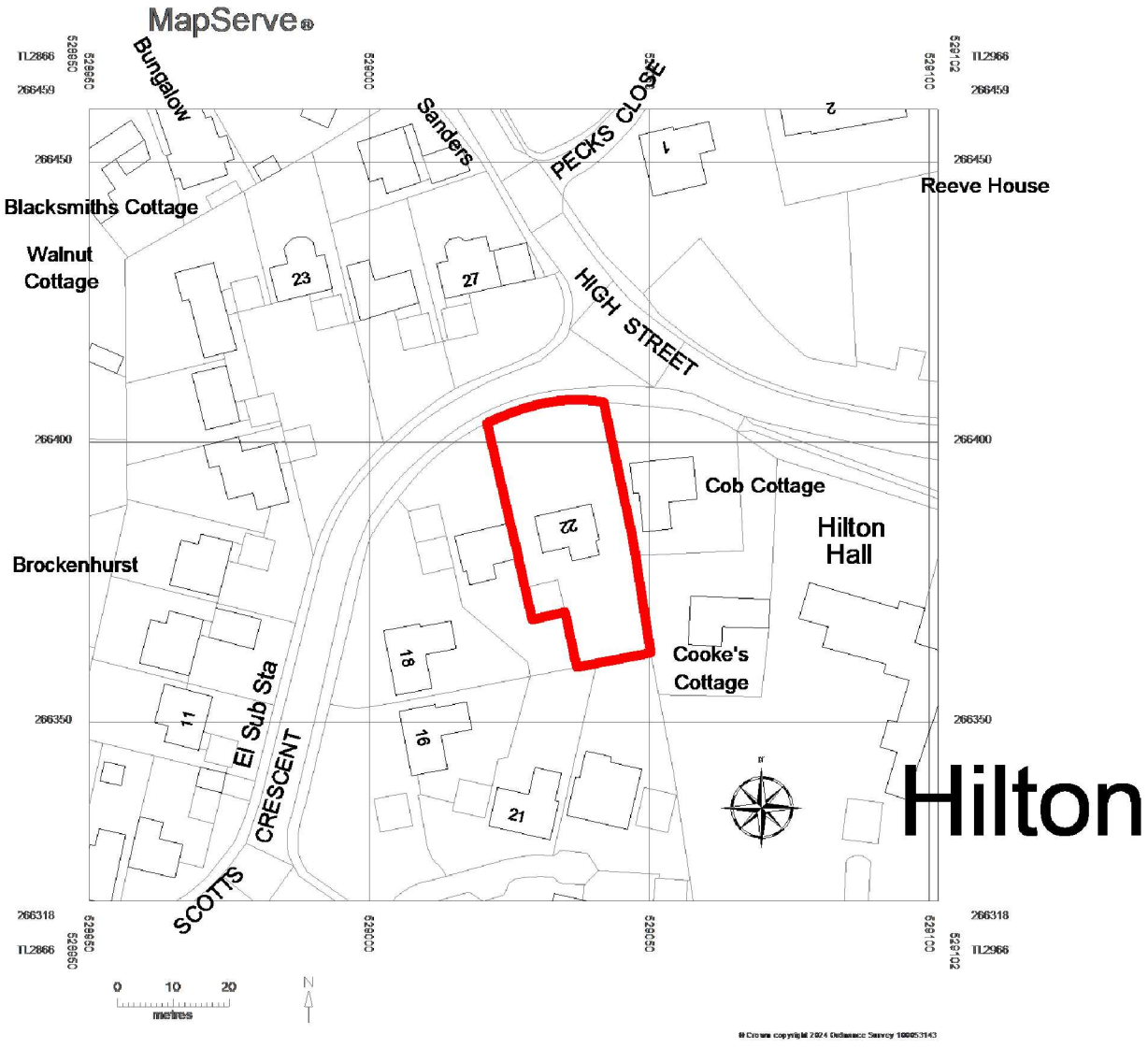
2.0 BRIEF DESCRIPTION OF THE SITE

No. 22 Scotts Crescent is a detached house located within the development of houses approved in 2003. The property is a 4-bedroom dwelling with a footprint of approximately 67m^2 and an overall floor area of 135m^2 over two floors. It is situated next to No. 20 Scotts Crescent, both properties are within the Hilton conservation area, and have a shared access onto Scotts Crescent.



3.0 LOCATION

The property is situated in the village of Hilton In Cambridgeshire, between Papworth and St Ives, located just at the entrance to Scotts Crescent to the South of the Hilton High Street.



4.0 USE

The property is a private detached dwelling with a detached double garage. At the rear, it features a private garden wrapping around the property and garage.

5.0 HISTORICAL SIGNIFICANCE

The property is located within the Hilton Conservation area, which contains several listed buildings of historical significance.

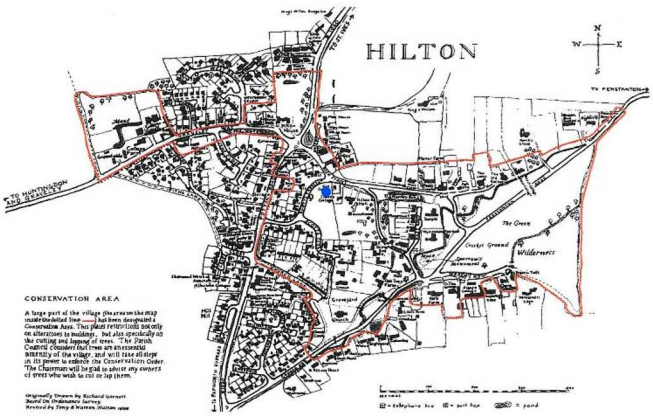


Figure 1 (Hilton Village Design statement 2000) - Hilton Conservation area boundary With Property Highlighted in Blue

Nearby heritage assets include:

- The Cottage (Grade II) - Recently refurbished and located behind No. 22 Scotts Crescent.
- Cooks Cottage (Grade II) - Concealed behind the fences and garage of No. 22 Scotts Crescent.
- Hilton Hall (Grade II*) - Hidden behind Cooks Cottage.
- Dovecote to the rear of Hilton Hall (Grade II) - Concealed behind the domestic fences of Scotts Close and the garage of No. 22 Scotts Crescent.

The proposed development site is directly adjacent to two historically significant assets: Cooks Cottage and The Cottage, both of which are listed as Grade II buildings. These cottages, dating from the late 18th century, contribute to the historical character of Hilton High Street and offer insight into the architectural traditions of the period.



Figure 2 Propsoed Site In relation to Heritage assets

Cooks Cottage, a pair of cottages constructed in late 18th century, is characterized by its colour-washed brick and thatched roof with gault brick parapet gables, while The Cottage is a timber-framed, thatched building from the same era, notable for its rough-cast rendered exterior. Both buildings feature distinctive architectural elements such

as horizontal sliding sash windows and thatched roofs, which reflect their period and function. However, it is important to note that the listings focus primarily on the buildings themselves rather than their views or outlooks, indicating that the visual setting or the immediate surroundings were not considered central to their historical value.

Given that the proposed site is part of a larger development approved in 2003, which already includes several dwellings, it is our belief that a proposal that continues to respect the character and scale of these listed assets would be acceptable. The development can be designed to ensure that the historical significance of these buildings is maintained, while accommodating appropriate modern use. Additionally, it should be noted that there is a high-level, non-openable window from Cooks Cottage looking towards the development site. Approximately 20m from the existing property. Being a High level window, we don't expect the proposal to affect the cottages outlook.



Figure 3 View From proposed site towards Crooks Cottage

6.0 PROPOSED EXTENSION

The proposal involves a single-story rear extension to extend the kitchen into a more usable and well-lit kitchen dining room. The extension will have a net additional floor area of approximately 16m^2.

7.0 ARCHITECTURAL DETAILS AND APPEARANCE

The new extension has been designed to blend seamlessly with the existing structure. The use of off-white render and matching window styles to the existing kitchen window will provide a cohesive aesthetic that respects the historical character of the dwelling. The lower brick plinth will be maintained, ensuring continuity with the existing building materials. The aim is to create a well-lit and harmonious living space for the client while respecting local heritage.

From a conservation perspective, the front of the house will remain unchanged. The proposed brickwork at the rear will match the existing brick plinth, allowing the extension to be read as a new addition while continuing the established palette of materials within the Scotts Crescent development. The roof is pitched with a gable end and gable window, similar to the neighboring Heritage asset Cook's Cottage.

The current garden features modest landscaping, including a small patio area and level planted beds near the rear of the house. These planted beds will be retained but modified to accommodate the extension. Minor adjustments to the external landscaping and paving may be necessary to ensure safe and clean indoor and outdoor access. Changes to the landscape adjacent to the Heritage assets will be minimal or nonexistent.



8.0 CONCLUSION

In conclusion, the proposed single-story rear extension at No. 22 Scotts Crescent has been carefully considered and sensitively designed to protect and enhance the property's historical character. The extension respects the heritage context of the Hilton conservation area and maintains a harmonious relationship with the existing dwelling and neighboring properties. The impact on any listed building is anticipated to be minimal to zero due to the lack of visual connection between the new structure and the listed buildings,

In conclusion, the proposed single-story rear extension at No. 22 Scotts Crescent has been designed to ensure it aligns with the historical and architectural significance of the surrounding conservation area. The extension will blend seamlessly with the existing structure through the use of off-white render and matching window styles, maintaining the visual integrity and coherence of the neighborhood.

This proposal respects the heritage context of Hilton by preserving key architectural elements such as the lower brick plinth and the pitched roof with gable end. By minimizing changes to the front of the house and ensuring that landscaping adjustments are minimal or nonexistent, the extension will not negatively affect the visual setting of nearby heritage assets.

Furthermore, the high-level, non-openable window from Cook's Cottage looking towards the development site is approximately 20 meters away. Given its positioning, the outlook from Cook's Cottage will remain unaffected, ensuring that the historical significance and aesthetic value of the neighboring properties are preserved.

Overall, the extension aims to create a well-lit and harmonious living space for the client while respecting and enhancing the local heritage. The thoughtful design and material choices demonstrate a commitment to preserving the character and scale of the listed assets and the broader conservation area, ensuring that the proposal will not adversely impact the historical context of the locale.

References:

(2000) *Hilton Village Design statement*. Available at: https://www.huntingdonshire.gov.uk/media/2327/hilton-village-design-statement-colour.pdf (Accessed: 18 January 2025).