

Design & Heritage Statement

Proposed installation of freestanding Electric Vehicle (EV) charger

19 VICARAGE ROAD, WARESLEY, SANDY SG19 3DA

October 2026

studiofortysix

1.0 Introduction

1.0 This Design & Access Statement including Heritage Statement has been prepared by Studiofortysix on behalf of the applicant Mr Andrew Sinclair, and has been written to support a Planning and Listed Building Consent Application for the proposed installation of freestanding Electric Vehicle (EV) charger at No.19 Vicarage Road, Waresley, Sandy.

2.0 Site Location and Context

2.1 The application site is situated with the small village of Waresley, approximately 17 miles West of Cambridge and 15 miles South of Huntingdon. The property lies to the eastern side of the village along Vicarage Road and backs onto open countryside the north.

2.2 Vicarage Road is characterised by a range of semi-detached and detached dwellings of varying size and design. It is apparent that a number of additions and alterations have been made to the dwellings along Vicarage Road at different periods of time yet the road retains a unique identity and character.



Figure 1. Photo showing view along Vicarage Road looking west with No. 17 and No. 19 Vicarage Road on the right hand side. Image courtesy Google Streetview August 2024

3.0 Historical Significance

3.1 No.19 Vicarage Road is the right hand unit of a handed pair of cottages built in 1846. It is understood that the pair of cottages, along with many of the cottages sited along Vicarage Road and Gamlingay Road were built by Octavius Duncombe the youngest son of Charles Duncombe, Lord Feversham who brought the estate in 1834.

3.2 The property falls within the designated Waresley Conservation Area and together along with No. 19 is a designated Heritage Asset. The cottages were given Grade II Listed status on 18th November 1983 (List Entry: 1211703). A copy of the official List Entry has been included within Appendix A for reference.

The description within the List Entry states:

Handed pair of cottages, dated 1846 on stone panel. Gault brick with red brick to side walls. Plain tiled and modern tiles with end stacks with diagonally set linked shafts. Two storeys. Three, two-storey shaped gables. Recessed casements with splayed reveals and cement lintels. Two doorways, one to No. 17 is boarded with cover-strips, in porches with lean-to roofs. Included for group value.

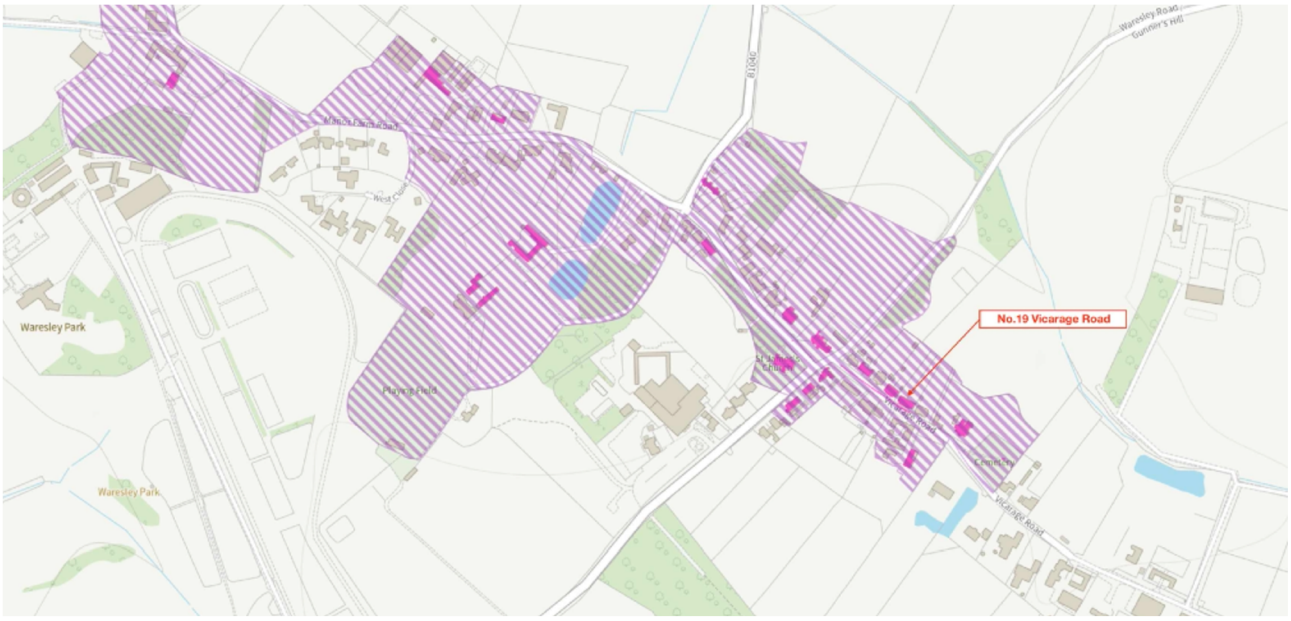


Figure 2. Map showing Waresley Conservation Area highlighted in hatched area and Listed Buildings noted in Pink.
Map courtesy of HDC Interactive Mapping Services

4.0 Description of Property

4.1 No.17 and No. 19 form an attractive pair of two-storey semi-detached cottages sited to the northern side of Vicarage Road. The front elevations are constructed from gaunt bricks with three two-storey projections with decorative curved dutch gables. The main roof is finished in clay tiles and runs the full width of both properties with sloped parapet walls to the gables and chimney stacks with diagonally set linked shafts.

4.2 The windows to the front elevation are dark brown stained softwood casements with horizontal glazing bars. The windows are recessed within splayed brick reveals with stone cills and heads. No. 17 retains its original open fronted porch with a clay tiled roof above. This porch has been infilled to No. 19 with a cement based roughcast render and replacement door installed to the front.



Figure 3. Photo showing Front Elevation of No. 17 Vicarage Road (Left) and No. 19 Vicarage Road (Right)

4.3 No.17 and No.19 have both undergone significant extensions and alterations, especially to the rear elevations. Most recently was erection of part two storey/part single storey extension to rear and side which was approved in 2011 under application 1100644FUL and 1100645LBC.

4.4 Planning and listed building consent has recently been granted for the partial restoration and partial replacement of external windows and doors including alterations to front porch under application 26/01346/HHFUL and 26/01347/LBC.

4.5 No.19 benefits from an off-street car parking space located to the front of the property along the boundary with No.21 Vicarage Road. The parking space is offset from the front elevation of the original building and is in-front of the later single-storey side extension. The parking space is hard-surfaced with block paving.

5.0 Description of Proposed Works

5.1 The application seeks consent to install a freestanding Electric Vehicle (EV charger) on a ground mounted post adjacent to the off-street car parking space as the front of the property. The installation would include installing an underground armoured cable across the front of the property and connecting this into the internal electrical consumer unit. Details of the proposed works are shown on the plans submitted with the application.

5.2 The applicant is seeking to purchase an Electric Vehicle (EV) to reduce their lifetime carbon footprint and improve air quality. The installation of a home EV charger would provide a cost-effective and convenient way to run the vehicle compared to using public networks which are easily accessible in a rural location.

5.3 The installation of EV chargers would normally fall under permitted development rights but as No.19 Vicarage Road is a listed building and is located within a conservation area planning and listed building consent are required.

5.4 Given the heritage protection of the building the applicant has given the proposed installation significant consideration to ensure that it would not cause harm to setting or character of building or wider conservation area.

5.5 Rather than seek consent to install a wall mounted EV charger to the face of the building, which is the typical installation method a freestanding EV charger is proposed on a ground mounted post. This avoids the need to physically attach the charging unit to the building and would not therefore detract from the character of the property.

5.6 The proposed siting of the freestanding charger is adjacent to the driveway in an area of soft landscaping alongside the front bay window projection. This location has been chosen as it would not project forward on the main building line and would be partly concealed by the existing planting. This location also minimises the length of cable run required from the electrical consumer unit and is easily accessible for charging a vehicle without being an obstruction when parking.



Figure 4. Photo showing proposed location of Freestanding EV Charger adjacent to driveway

5.7 The proposed charging unit is a UK-made compact unit compatible with all type 2 electric and plug-in hybrid cars. The charger unit would be finished in dark green which would be sympathetic to the setting, blending in with planting behind the charger.

5.8 The EV charger would be mounted on a discreet black square stainless steel post. The proposed black finish would replicate the colour of the external rainwater goods used on the property so would not appear out of character.

5.9 The EV charger would be connected back to the electrical consumer unit and meter which is located within a cupboard at the front of the property. This connection would be made via and underground trench which would avoid the need to run a cable internally through the property, potentially damaging the fabric of the building or externally on the face the property which would detract from the character of the building.

5.10 A tench (approximately 500mm deep) would be excavated within the area of loose pebbles/gravel along the front elevation. As indicated on the plans this would be at least 1 metre away from the low level boundary wall. An armoured cable would then be installed from the EV charger to the electrical consumer unit and the ground reinstated.



Figure 5. Photo showing proposed location of underground cable along front of the property

5.11 The underground cable would enter the building at low level below the front window. A small section of cable would remain visible externally but this would be minimised and avoided if at all possible. Internally the cable would be connected directly into the existing electrical consumer unit within the cupboard without impacting the fabric of the building.



Figure 6. Photo showing proposed cable entry point at low level below front window

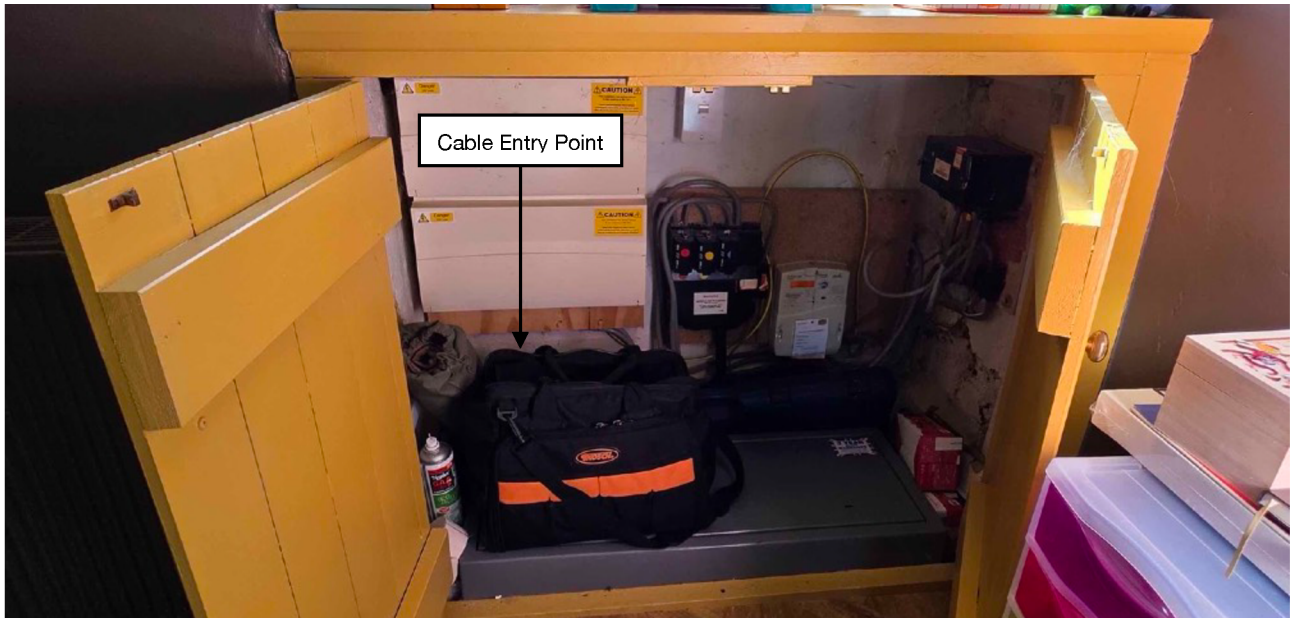


Figure 7. Photo showing internal cable entry point and connection to electrical consumer unit in cupboard below front window

6.0 Conclusion

6.1 The proposed EV charger installation would enable the applicant to effectively run a zero emission vehicle, reducing their carbon footprint and improving air quality in accordance with government legislation.

6.2 The proposals have been sensitively prepared and take into account the identified heritage value of the listed building and the contribution it makes to the wider Waresley Conservation Area. The proposed alterations would retain and protect the appearance of the building and would comply with the relevant national and local planning policies.

6.3 The proposed planning and listed building consent applications are therefore put forward to Huntingdonshire District Council for approval.

7.0 Appendix A - (Listed Building Entry: 1211703)

Historic England

17 AND 19, VICARAGE STREET

Listed on the National Heritage List for England. **Search over 400,000 listed places**

(https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1211703**

Date first listed:**18-Nov-1983**

List Entry Name:**17 AND 19, VICARAGE STREET**

Statutory Address 1:**17 AND 19, VICARAGE STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries *(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)*

Corrections and minor amendments

(https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address:**17 AND 19, VICARAGE STREET**

The building or site itself may lie within the boundary of more than one authority.

County:**Cambridgeshire**

District:**Huntingdonshire (District Authority)**

Parish:**Waresley-cum-Tetworth**

National Grid Reference:**TL 25097 54503**

Details

TL 2454 WARESLEY VICARAGE ROAD (North Side) 6/130 Nos. 17 & 19 -

GV II

Handed pair of cottages, dated 1846 on stone panel. Gault brick with red brick to side walls. Plain tiled and modern tiles with end stacks with diagonally set linked shafts. Two storeys. Three, two-storey shaped gables. Recessed casements with splayed reveals and cement lintels. Two doorways, one to No. 17 is boarded with cover-strips, in porches with lean-to roofs. Included for group value.

Listing NGR: TL2509754503

Legacy

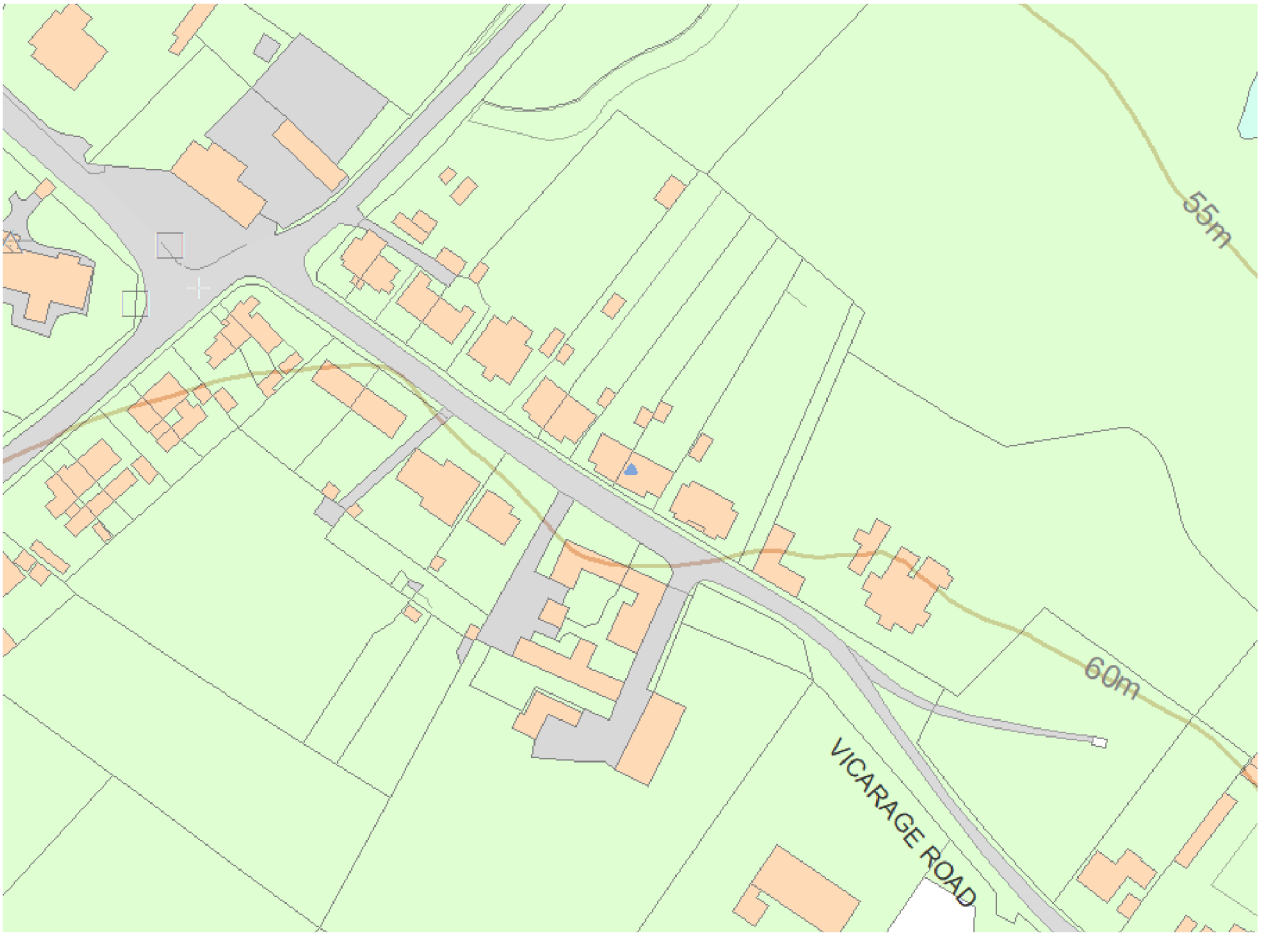
The contents of this record have been generated from a legacy data system.

Legacy System number:**396223**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 12-Dec-2025 at 14:49:03.

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End of official list entry



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