Planning, Design, Access & Heritage Statement

Includes Impact & Justification

Proposed Alterations to Northeast elevation at

15 High Street, Kimbolton Cambs PE28 0HB



Proposed front elevation

Prepared by: Sidey Design Architecture
10 Market Square
Higham Ferrers
NN10 8BT

Sidey Design ARCHITECTURE

PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT
Document Reference 24-095-PDAHS

Proposed alterations to the northeast elevation at 15 High Street, Kimbolton, Cambs PE28 0HB

Introduction
Sidey Design Architecture have been commissioned to identify the potential planning implications for the above property. This planning, design, access & heritage statement forms part of the planning application for the proposed alterations. The property lies towards the centre of the Kimbolton Conservation Area as shown on the map below. The Conservation area is edged in black dots and the site in red.

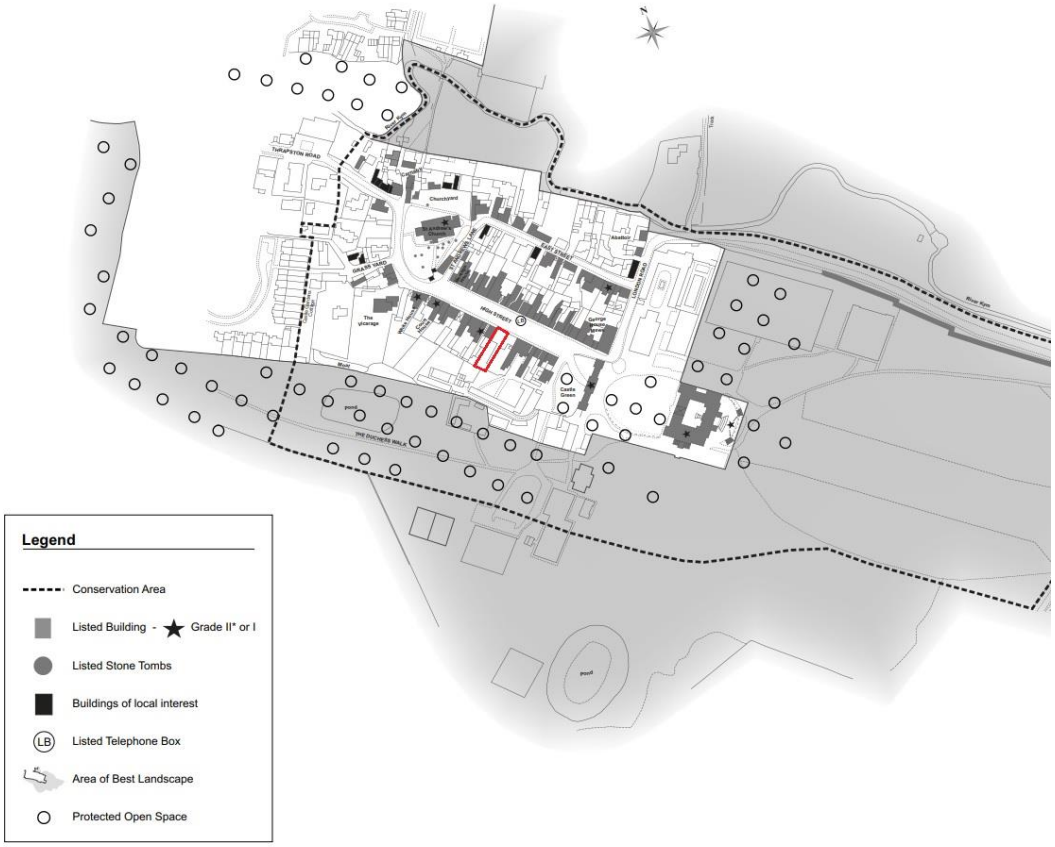


Figure 1 – extract of conservation area outlined in black dots and the site is outlined in red.

Location
The site is located to the south side of High Street and is adjacent to a Listed Building being 17 High Street. It is located within the conservation area and part of an historic street scene.

Property Listing Details (of adjacent property)
Listing details of adjacent property

Grade: **II**
List Entry Number: **1210487**
Date first listed: **24-Oct-1951**
Statutory Address: **17, HIGH STREET**
National Grid Reference: **TL 09941 67752**

Details
KIMBOLTON HIGH STREET TL 095675 (SOUTH-WEST SIDE) 6/36 NO. 17 24.10.51 GV II House with early C19 street facade of two building periods. Range to south-east incorporates four bays of an early timber- framed mediaeval hall house c.1300 at right angles and jettied to the street with a side passage entry. C15 stone, end stack to hall, partly demolished with hollow chamfered moulded arch. Original floor joints raised to higher level, crown post in truss above stack, a remnant of original roof. Additional bays to south-east range, timber-framed and possibly C16. Late C16 timber-framed street range to north-west of two storeys with some original roof trusses in situ under late C19 roof. Street facade has rendered timber-frame, plain tile roof with C19 ridge stack. Five first floor hung sash windows with glazing bars, including one blind window. Early C19 barrel shop window with glazing bars and five panelled door with rectangular fanlight and common architrave with slender pilasters and dentil enrichment to cornice. Side passage door to right hand, and hung sash window with glazing bars to left hand. Interior has complete bolection moulded panelled room. RCHM (Hunts) p175.

Listing NGR: TL0994167752

Applicable Planning Forms
78/01219/FUL Alterations Change of use from Shop to house and demolition of outbuilding. Status: **Permission.**
82/01455/FUL Change of Use from Residential to Hair Salon & Shop with Flat above. Status: **Permission.**
84/01253/FUL Change of Use to Shop. Status: **Permission.**
90/01294/OUT Two storey extension for office (B1) use. Status: **Refused.**
95/01429FUL Change of use of part of shop to café. Status: **Permission.**
96/00800FUL Alterations to shopfront. Status: **Permission.**
00/00742FUL Change of use from hairdressers to form part of adjoining dwelling. Status: **Refused.**
00/01222FUL Change of use from hairdressers (A1) to form part of adjoining dwelling. Status: **Refused. Approved at Appeal.**
02/00625FUL Extension and alterations to dwelling. Status: **Permission.**
03/00323FUL Extension and alterations to dwelling. Status: **Permission.**

Use
The existing building is a composite property with commercial use to the front ground floor and residential use to the rear and upper floors.

The purpose of this application is to seek permission for replacement windows to the ground and first floor to the front (northeast) elevation and replace the existing rough cast render with fine finish monocouche render. Minor alterations to the ground floor plan are also proposed as indicated on drawing 24-095-01.

Layout
Minor alterations are proposed to the ground floor about the proposed windows as shown on drawing 24-095-01.

Scale
The scale of the building will be unchanged. No extensions are indicated, and installation of the replacement windows is wholly within the existing building footprint/volume.

Design
Careful consideration has been given to the design of the proposed alterations with great emphasis made on retaining the character of the existing building. The front façade of this building is its most prominent feature.

Currently the windows on the upper floors are poorly designed upvc units. The ground floor are timber windows installed in 1996 and are in a poor state of repair. The existing open vent windows to the ground floor are poorly fitting creating issues with heating and also a security issue. The large mullion sections prevent views of the interior. None of windows are original to the building and do not add to the architectural heritage of the building or conservation area.

The proposed windows would be purpose made of timber of traditional design matching other properties in close proximity be more suitable to the conservation area setting. Currently the render is a rough cast and in need of repair. This is proposed to be removed and replaced with a fine textured rendered finish.

It is believed the proposals would have a positive impact on this property and on the conservation area setting.

Environmental
The proposed windows will be more thermally efficient than the existing units. The timber would be ethically sourced.

Distinctive Features
It is unusual that there are only two properties that are not Listed in immediate High Street location being No. and the adjacent property (believed to be 9-11 High St). See also map at Figure 1. All the properties on the High Street contribute to the historic street scene. No.15 is not impacted by any important views or landmark buildings. There are no features noted in the conservation area appraisal affected by this proposal.

Sustainability
The proposed works will be designed to accord with current building regulations Part L1A. It will be a well-managed project encouraging minimum waste.

Designing Out Crime
The windows would improve the security by removing the louvered glass units to the ground floor windows which could be easily removed. There was a break in circa 10 years ago before secondary measures were put in place.

Waste
Waste and recycling provisions does not form part of this application.

Highway Metters
There are no known Highway matters associated with this application. As scaffolding would be required a licence will be required before erection.

Landscaping
No landscaping is proposed.

Ecology and Biodiversity
The work proposed does not impact on any potential habitats. There is no increase in floor area so the application is considered de minimis in terms of requirement for biodiversity net gain.

Planning Policies
It is believed that the proposals meet all the national and local planning policies. As per the planning history the shopfront was altered in 1996 to its current form. This included an additional door. This was before the existence of the NPPF. This proposal is to amend the shopfront with larger windows of traditional style and requires full planning permission. Hence this application.

Access
Access is via High Street. There is a bus stop situated immediately outside the premises. High Steet forms part of the B645 which runs east/west, linking with the A6 at Higham Ferrers to the west for routes north/south and likewise with the A1 at St.Neots to the east. The nearest railway stations are St. Neots 8.8 miles or Huntingdon 11.8. miles, both to the east of the site for national and international links.

Inclusive Access
Owing to the design of the property and proximity to the highway level access is not possible, therefore it is only suitable for ambulant disabled persons. Assistance to wheelchair users is given on request.

Flood Risk
The site does not fall within the flood plain for seas and rivers as shown on the map below.



Figure 2. Flood map – Seas & Rivers – site in red.

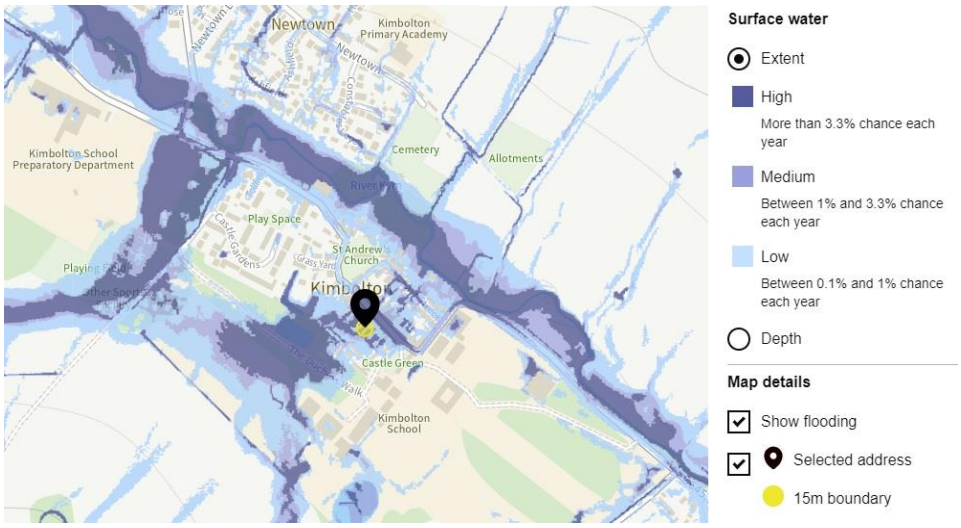


Figure 3. Flood map – Surface water – site is black marker.

The site is in the flood area of medium to high risk for surface water flooding. However, the proposed alterations will have no effect upon this.



Figure 4. Front view of property.



Figure 5. – Example of render and window style proposed.

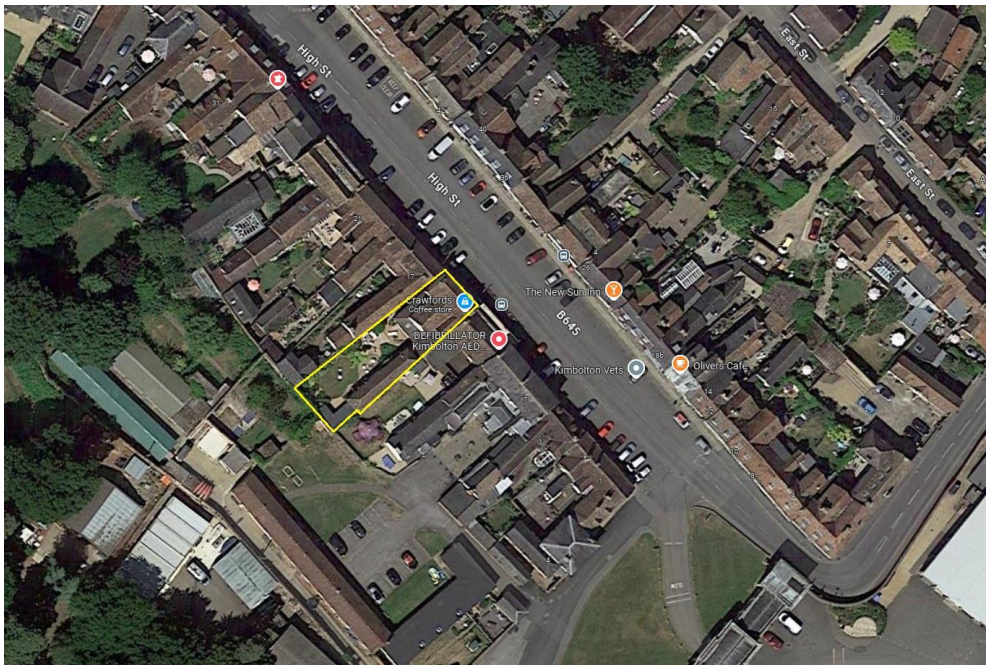


Figure 6 - Aerial photo of the property – outlined in yellow.

Impact & Justification

The proposed alterations are required for a number of reasons. The current ground floor windows are in a poor state of repair. The upper louvred glazed panels are poorly fitting and create a potential security issue. The windows to the upper floors are poorly designed upvc units which detract from the historic nature of the conservation area setting. The render has a poor finish.

The proposed new purpose made timber windows and new render finish will have a positive impact on the building and conservation area setting.

No.15 is adjacent to a Grade II Listed building being No.17 High Street (see LB description previously). The proposals would not impact on the status or standing of this building. Obviously, this property is in close proximity to numerous Listed Buildings and again it is believed that these proposals would have a positive impact.