HERITAGE ASSET STATEMENT
for the
PROPOSED EXTENSION AND ALTERATIONS
of
10 CHURCH LANE, TILBROOK, HUNTINGDON. PE28 0JS

1.0 HISTORY
2.0 SIGNIFICANCE OF ASSETS
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1.0 HISTORY

The site falls within and near the western edge of the Tilbrook Conservation Area. The building on site is not Listed.

The nearest Listed building is the Church of All Saints, Church Lane, Tilbrook which is Grade 1 listed with Listing ref 1214784. This church was Listed on 14th May 1959.

The Church is mainly of C13 and C14 with part of the north arcade dating from late C12. C14 west tower, nave, chancel, vestry and south porch. C13 north aisle and north chapel.

The church is noteworthy for the C12 north arcade, the woodwork in the roof of the north aisle and the screen between the chancel and nave.

It is constructed from Limestone rubble and dressed stone. Some ironstone is present to the buttresses and parapets.C14 west tower has an embattled parapet and splayed plinth. Main cornice possesses beast, bird and head masks and grotesque gargoyles at angles.

Exterior of five stages with string courses between stages and newel staircase at the south-east angle. Four stage angle buttressing. C14 doorway, west window and openings to bell chamber. Broach spire of limestone ashlar. Two tiers of gabled spire lights. C14 nave. Embattled parapet with moulded main cornice. South wall has 2 C14 restored windows of 3 trefoil lights and the north wall has a clerestorey with 3 C14 windows. C14 south porch, gabled with moulded coping. Outer and inner arches are similar.

No 10 Church Lane is of traditional C20 construction and finished in white painted render with interlocking concrete tiles. It is similar in style and construction to other dwellings on Church Lane.

2.0 SIGNIFICANCE OF HERITAGE ASSETS

The application site is located in a Conservation Area and the proposed single storey extension is located to the rear of the dwelling facing west.

The Church of All Saints is located over 170 metres to the North of the site.

Any new development within a Conservation Area or adjacent to the curtilage of a Listed Building may have an impact upon the setting of this environment and it is important to ensure that such impact is not harmful in any way to the proposed or adjacent sites.

3.0 PROPOSAL

Planning permission is sought for the provision of the rear single storey extension and installation of PV panels to the main roof and roof of the proposed extension. All of the works are to the rear of the property and face westward.

It is proposed that an existing conservatory and detached outbuilding with attached dog kennels be removed to allow the extension to be constructed. The proposal would be built using traditional materials and finished in matching render along with engineering brickwork to the boundary elevation which would remove the need for any future render maintenance.

The extension roof would be a flat roof with fibreglass finish.

Windows and doors would be in materials matching the existing dwelling.

The flat roof of the rear extension would be approximately one metre lower than the existing outbuilding ridge height.

The siting and height of the extension would be screened by the existing dwelling for both the Church Lane Highway and the Church. The works are considered to be low scale.

4.0 IMPACT OF PROPOSAL ON SIGNIFICANCE OF HERITAGE ASSETS

The proposed extension and PV solar panels are located facing west and at the edge of the Conservation Area with the extension being set 21m from the highway and located behind the existing dwelling and the highway.

With the Church of All Saints being the nearest Listed building it is still over 170 metres from the application site. With ten dwellings existing between the Church and the site it is fully screened from the proposal. The proposed works do not have a significant impact upon the Church or the Conservation Area.

The development is not considered to adversely impact on the Listed Building. The proposal will be of benefit to the existing dwelling as well as improve the building appearance.

5.0 CONCLUSIONS

The proposed extension and PV installation, by virtue of design, scale and use of traditional materials will provide an improved appearance to the existing building and the surrounding area.

EXISTING SIDE VIEW



EXISTING REAR VIEW

