Heritage Design and Access Statement 4th June 2025

2 Manor gardens Buckden St Neots PE19 5TN

Proposal:

Planning application for a proposed replacement fground floor extension to form utility room and w.c.

1. View of front of house 2025



2. View of front of side of house



3. View of rear of existing house



Details of existing Property

The existing property is a modern two storey end terraced house with a single storey flat roofed side extension, which has subsidence. The main house constructed in buff facing brick external walls with a concrete tiled roof and white Upvc doors, windows and horizontal board cladding to the front elevation and a large white rendered panel to the rear elevation. The single storey side extension is constructed in similar buff facing brickwork with a felt flat roof and white Upvc windows and doors.

The front of the house faces an open grassed area abutting Manor Road. The side curtilage is layed to lawn up to the adjacent footpath adjoining Manor Road.

The rear garden abuts a single garage in the same ownership and communal car court serving 2-14 Manor Gardens. The edge of the Conservation Area abuts the car court.

Site Appraisal and Planning History

Proposal

It is proposed to demolish the single storey flat roofed side extension, which has subsided and replace the same with a single storey lean to extension. Materials will match the existing with a pitched roof. The replacing of the poorly constructed side extension with a properly constructed lean to extension will remove the unsightly and prominent flat roofed extension, which will enhance the views into and out of the Conservation Area. The impact of the proposed extension on the Conservation Area will be minimal as the application site and surroundings form part of a modern housing estate, that when built, presumably was considered to preserve or enhance the Conservation Area.
We respectfully request that based upon the above evidence, our application is approved.