DESIGN & ACCESS STATEMENT INCLUDING HERITAGE STATEMENT

Application for replacement boundary fence.
The Crown and Pipes, High Street, Fenstanton (Grade II listed)

1.INTRODUCTION

This design and access statement, incorporating a heritage statement, supports a planning application for the replacement of a boundary fence along the southern curtilage boundary of the Crown and Pipes Public House, a grade II listed building situated on Fenstanton High Street and located within the Fenstanton conservation area.

The works comprise the installation of a 1.2m high close-boarded timber fence and gate with concrete posts, replacing an earlier fence that had become unstable and beyond repair.

The proposal does not affect the listed fabric of the building itself, it relates solely to the curtilage boundary.

A previous application for a 2m high fence was refused (25/02244/FUL) and a pre-application advice report has been received (26/70045/PREAPP)

2.THE SITE AND HERITAGE CONTEXT

2.1 The Listed Building

The Crown and Pipes is an 18th-Century timber-framed public house with later additions. The full description is as follows:

Early C18 inn with earlier three-bayed timber-framed cross-wing to right hand. Rendered brick walls and a timber frame. Modern plain tile roof with gable to right hand at junction with wing. Tall ridge stack of local brick. Two-storeys and one-storey and attic. Band between floors. One gabled dormer window, three first-floor hung sash windows with glazing bars, two in segmental arches. Three modern ground floor windows and modern door.

The building has a prominent and traditional High Street frontage, contributing to the historic linear village character.

The boundary fence forms the southern boundary of the listed building separating the beer garden from the High Street. A single timber fence post is fixed to the external wall of the listed building.

2.2 Fenstanton Conservation Area

The site lies entirely within the Fenstanton Conservation Area. The High Street where the fence sits is a key public street frontage contributing to the character of the conservation area. The Fenstanton Conservation Area Character Statement makes reference to this part of the conservation area and how the public houses are a focus for activity.

3.EXISTING AND PREVIOUS BOUNDARY TREATMENT

Before replacement, the boundary was enclosed by an older timber fence with concrete posts that had:

- Significant structural deterioration
- Patch repairs and varying panel conditions
- Areas of instability and leaning encroaching on the adjacent footpath
- Limited ability to be repaired to a safe of satisfactory condition

The principle of a timber boundary fence on this frontage was already established and formed part of the traditional appearance of this section of the high street.

4.DESCRIPTION OF THE WORKS (PROPOSED/RETROSPECTIVE)

- Removal of 2m high fence
- Installation of 1.2m high fence and gate
- Use of vertical timber boards, stained darker as per pre-application advice (26/70045/PREAPP)
- Supported by concrete posts within the fence line
- No alteration, attachment or fixing to the listed building
- The replacement fence follows the same line and alignment as the former fence.

The height (1.2m) ensures adequate security and privacy for the property, consistent with its previous role enclosing the rear garden/curtilage of the public house and complying with the premises licence in force for the property (Control of the licensable area).

5.DESIGN JUSTIFICATION

5.1 Scale and Height

A 1.2m fence reflects the height of the previous boundary treatment and is typical for rear or side curtilage boundaries. It does not exceed standard domestic privacy fencing height and remains visually recessive.

5.2 Materials

Timber is a traditional and appropriate material within the Conservation Area, particularly for curtilage boundaries that are not part of the formal streetscape walls.

The use of closed board timber creates a neutral appearance, stained to match the surrounding properties.

Concrete posts are discreet from most angles and are provide structural stability needed for a long (C 16m) High Street boundary in an exposed location.

5.3 Appearance

The fence sits behind the pavement edge. Timber fencing of this style is common in the village context, particularly for side and rear boundaries.

6. HERITAGE IMPACT ASSESSMENT

6.1 Impact on the listed building (Curtilage)

The fence does not physically affect the listed building.
It maintains the established boundary and curtilage arrangement.
It introduces no harm to the architectural interest or fabric of the listed building.
The fence is reversible and can be removed without impact on historic fabric.

6.2 Impact on the character and appearance of the Conservation Area

The conservation area derives significance from its traditional high street, mature trees, landscaped frontages and varied but generally soft boundary edges.

The fence:

- Replaces a pre-existing fence in the same position
- Uses traditional natural timber materials
- Retains the landscaped and treed backdrop
- Does not introduce visually dominant or incongruous features
- Sits comfortably within the mixed boundary treatment on this stretch of the High Street

Given the presence of street trees directly behind the fence, the visual impact is further softened.

Overall, the proposal causes no harm to the character or appearance of the Conservation Area.

It preserves the special interest of the area in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act of 1990.

7. ACCESS CONSIDERATIONS

The works relate solely to the boundary treatment. They:

- Do not alter pedestrian or vehicular access
- Do not affect access to the public house or neighbouring properties
- Maintain existing visibility splays and do not impede the footway

There are no access implications arising from the proposal.

8. POLICY COMPLIANCE

The proposal is consistent with:

- NPPF paragraphs relating to conserving and enhancing the historic environment
- Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- Local Plan Heritage policies requiring preservation of heritage significance
- Conservation Area guidance encouraging the use of traditional materials and boundary treatments

The replacement fence preserves the significance of both the Grade II listed building and the Conservation Area.

9. CONCLUSION

The fence replaces an existing deteriorated boundary structure in the same position using appropriate, traditional and visually recessive materials. It has no effect on the listed building and preserves the character and appearance of the Fenstanton Conservation Area.

Accordingly:

- The works result in no harm to heritage significance
- The design is appropriate and proportional