PETER HUMPHREY
ASSOCIATES

HERITAGE STATEMENT

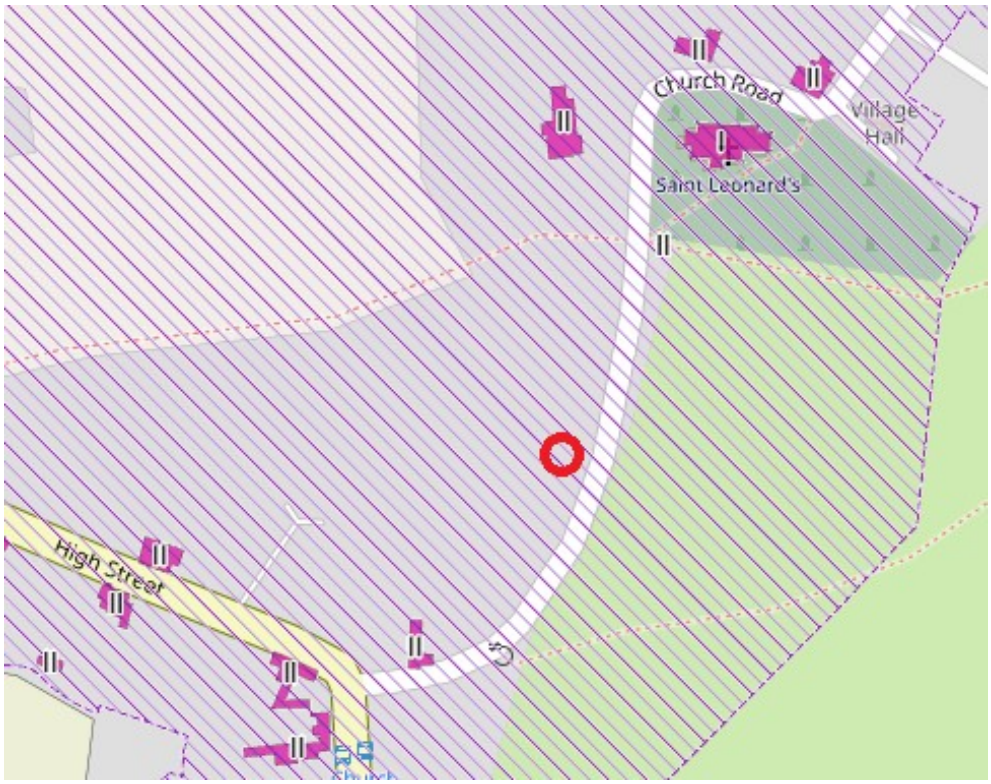
PHA ref: 7064/B

Application Proposal: Proposed garage conversion to annex, with new covered link. And erection of new detached garage.

Site: 21 Church Road, Catworth, Huntingdon, PE28 0PA.

Introduction:

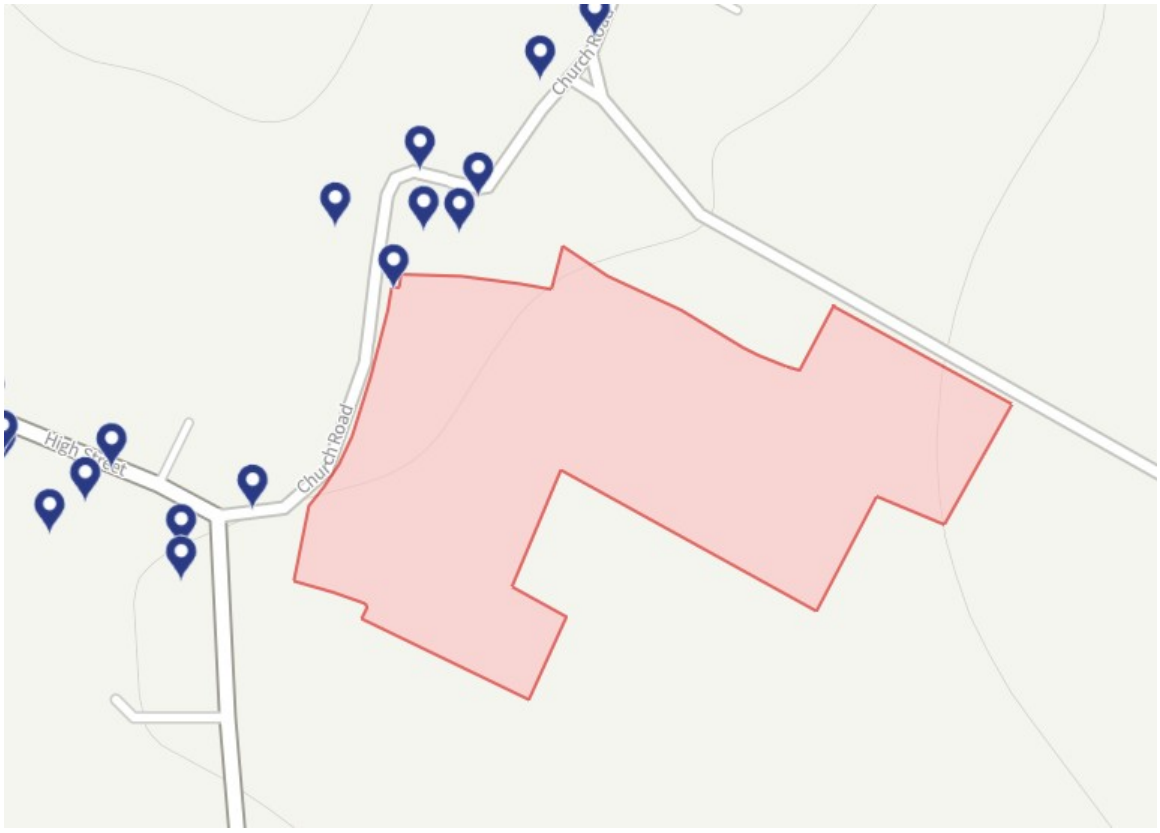
A heritage statement is required to accompany this application under paragraph 128 of the NPPF, as the application site is located with the conservation area for Catworth, see map extract below:



Extract from HDC website, showing conservation area and nearby listed buildings.

The site also sits directly opposite a scheduled monument (Catworth moated manorial complex with associated ridge and furrow), on this scheduled site there are **archaeological remains** of a medieval moated manor complex.

The scheduled site is separated from the application site by Church Road, and is screened by an existing boundary hedge on the opposite side of the road, shown in red on the map extract below



Map extract from Historic England website showing scheduled monument

Impact:

The proposed garage conversion to annex is very low impact and requires very little external works, as such impact upon the street scene or conservation area is considered minimal. The existing garage building was established by the original planning permission.

The proposed detached garage is a new detached building within the conservation area. The building has been carefully redesigned following pre-app discussions with HDC. The revised design has been scaled back and re-sited to reduce impact upon the street scene and conservation area. The garage now sits in line with the existing dwelling, screened by the neighbouring dwelling No.17. The garage also re-uses the existing garage door

from the original garage, so that it remains in character with the existing and what has previously been approved.

The replacement garage will also reduce the number of parked vehicles visible on the drive.

The external materials of the garage will match the existing dwelling, as such impact will no more than the existing dwelling itself.

The proposed garage will be cut into the existing grass bank, alongside the existing dwelling, replacing the existing retaining wall to reduce height and overall impact of the proposed garage. The roof will be of a similar height to the large conifer height that runs along the rear boundary in this area.

As a result of the above, the proposed detached garage is now considered to have low impact upon the street scene or conservation area, and no visual impact on the scheduled monument area - Certainly no more than the existing dwelling itself.

The extended driveway proposed will be a low impact grassmesh finish, to maintain the grass appearance to the front drive and will hopefully address pre-app concerns regarding impact.

The proposed works are deemed to have minimal impact upon the scheduled monument opposite, due to it being divided by Church Road and screened by the existing boundary hedge.