Design, Access and Heritage Statement

114 Huntingdon Road
Upwood
Ramsey
PE26 2QQ

Proposal:

Single storey porch and side extensions. Changes to the render and fenestration.

Introduction

This document has been created by Binney & Sims Design in support of a householder planning application.

Site and Surrounding Area

The proposal site is situated on the outskirts of the village of Upwood in Ramsey, in a grouping of houses in a linear formation fronting onto the highway, which is currently a 40mph zone. The houses differ in styles and finishes.

The proposal site is a detached mid-century single storey property finished in brick under a tiled roof.

It is typical of its age. The main house is finished with brick and timber cladding to the front elevation, and clay tile roof. The single storey element is also finished in brick with a felt roof.

The site sits on a generous plot with access all around the property and a large, long back garden.

Design

The applicant wishes to create defined bedroom and living areas and allowing views from the living space over the garden and listed building. This has been achieved in the design by proposing 2 'infill' extensions to both of the side elevations of the property.

It is proposed to finish these extensions with a flat roof, to maintain the current roof structure and reduce impact on the existing dwelling. Alongside this, a feature window is proposed to the rear elevation to enhance the views into the rear garden.

A porch is also proposed to the front to improve the internal layout of the property. this will be finished with a pitched roof.

Heritage

The proposed development is situated within the curtilage of a listed property, but it is important to note that the site itself is not located within a conservation area, nor is it a heritage asset in its own right. The listed building in question, a Grade II tower windmill dating from 1852, is set back from the road and positioned approximately 15 meters away from the host building. See listing below:

TL 2582 UPWOOD AND THE RAVELEYS HUNTINGDON ROAD (West Side) UPWOOD 13/76 Windmill, rear of No.114 (Wood View)

Grade II

Tower windmill. 1852. Local brown and red brick. Four stages with one window in segmental arch to each stage. T Setchell and 1852 inscribed in brick over doorway. Capping removed. Interior: Three overdriven stones and some gear remains.

The proposed extensions are confined to the front, and infill side elevations of the existing modern structure, with no projections extending closer to the listed building. This ensures that the historic windmill will not be physically impacted by the development. Moreover, the existing building is not of significant historical or architectural value itself, and the planned infill extensions, along with

proposed changes to the fenestration and finishing materials, are designed to enhance the visual appeal of the property without compromising the setting of the listed building.

In conclusion, the proposed works are considered to be sympathetic to the character of the surrounding area, and the changes will not harm the listed windmill. Instead, they will contribute positively to the aesthetics of the host property while respecting the separation and setting of the heritage asset.

Access

There will be no change to the pedestrian or vehicular access to the property. No changes in parking amount will be necessary.

Trees and Hedges

Trees and hedges are marked on the Site and Location Plan. All of the trees and hedging will remain and will be protected during the build process.