Planning Heritage Statement March 2025

Address:

2 Station Road, Abbots Ripton Huntingdon, PE28 2LF

Application Type:

Householder Planning Application for an extension to the semi-detached property located in the Abbots Ripton Conservation Area.

Significance of Heritage Assets

The property is a semi-detached two storey house constructed circ 1940. Design typical of that period. The property is a semi-detached two storey house with single storey outbuilding to rear now incorporated into the house, constructed of face brickwork and plain tiled roof original doors and windows have been replaced with Upvc or powder coated aluminium. A pre-fabricated garage is situated to the west side.

Constructed circ 1940. Its historic significance lies in its contribution to the collective value of the Abbots Ripton Conservation Area, and a of design typical of that period, the property is a typical representation of the area's architectural and social history reflecting the growth of Villages surrounding the Huntingdon area during that and the post war period. The property is not listed, but it contributes positively to the streetscape and the wider character of the Conservation Area. It is situated at the end of a row of similar semi detached dwellings, although set back from the liner form . The brickwork on many of the houses have been painted and altered to give individual character.

Setting:

The property is situated to the south of Station Road, it is set back from the road and access driveway frontage with a long well maintained front garden and associated driveway, the adjoining properties to the west are of similar design although set further forward, many have now had extensions added and original brickwork painted The property's is set towards the end of the established residential area, opposite is undeveloped rural landscape.. with open views across fields, the adjacent area is an open green space with mature trees and shrubs.

Impact of Proposed Development on Heritage Assets and Their Setting:

The proposed work involves a new single-story extension with flat roof to the rear of the property and storm porch to the front door. The rear extension is design to provide a Kitchen and informal living space opening onto the garden. The front storm porch provides an enclosed vestibule entrance similar to the adjacent attached property. Materials to match existing where appropriate and painting of new and existing brickwork to match adjoining properties. The Rear extension will not detract from the street scene in the conservation area by means of its position in the site and size.

Consideration of Historic Environment Record:

The Cambridgeshire Historic Environment Record (CHER) was checked during the preparation of this statement. The CHER did not reveal any archaeological sites or features of historical interest that would be directly impacted by the proposed development the nearest being Rectory Farm Cottage some 90m to the south east.

Conclusions:

The proposed development seeks to modify the existing ground floor to provide a modern family room/kitchen area but does not detract from the conservation area By nature of the design and position being a rear extension has little or no impact on the conservation area, the front porch is in keeping with similar adjoining properties and does not detract from the overall appearance of the street scene.

A suitable design for this property and its setting.