Heritage Design and Access Statement 31st March 2025

Millstone High Street Bury PE26 2NQ for Mr & Mrs Coulston

Proposal:

Planning application for a proposed first floor extension over existing garage and erection of replacement detached double garage with room over.

1. View of front of house 2025



2. View of front of existing garage



3. View of rear of existing house and garage



The application site is situated within the Ramsey and Bury Conservation Area and the rear garden abuts the very rear of the listed dwelling "The Home Close". Entry listing as follows: -

Location

Statutory Address: **HOME CLOSE, HIGH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Cambridgeshire**

District: **Huntingdonshire (District Authority)**

Parish: **Bury**

National Grid Reference: **TL 28437 84000**

Details

BURY HIGH STREET 1. 5140 (east side) Home Close TL 28 SE 1/2 II 2. C18 or early C19 L-plan cottage or C17 origin. Late C19 addition at rear. Local brick. Modern tile roof with tumbled gable ends. Ridge stack. One-storey and attic. Two dormers. Two modern casements at ground floor. Interior has C17 moulding to main beam at ground floor room.

Listing NGR: TL2843784000

Details of existing Property

The existing property is a modern two storey detached house with an integral double detached garage to the side constructed in buff facing brick external walls with a concrete tiled roof and grey Upvc doors and windows.

The house is set back from the front boundary facing High street. The frontal curtilage is all gravelled and is currently used for parking and manoeuvring of cars. the rear garden is mostly layed to lawn

Site Appraisal and Planning History

Millstone is situated on the main arterial road running through the village of Bury. High Street is characterized by linear, ribbon like development consisting of mainly residential properties both historic and modern. Adjacent Greenwood Close directly to the North of the application site is a modern cul de sac development of detached houses. Little Hodgkins (AKA The Limes) abuting the Southern boundary is a similar modern house to the application property. The Home Close sits further back beyond Little Hodgkins, but the garden extends behind both Little Hodgkins and Millstone

Site Appraisal and Planning History Cont...

Little Hodgkins (AKA The Limes) was granted permission for a similar extension over the existing garage and a replacement double garage to the front of the property in a similar position to the proposal. Ref 1400371FUL.
A precedent has clearly been set and our proposal has taken direct reference from this approved application.

Proposal

It is proposed to convert the existing double garage to a Utility room, Kitchen and Dining Area with a first floor extension over the existing double garage to form two additional bedrooms. Materials will match the existing with a pitched roof subservient to the existing pitched roof.
This is in character with the existing building and and is at the opposite side of the dwelling to both Little Hodgkins and The Home Close. There will be little impact on either of these dwellings.
The replacement double garage, constructed in similar materials to match the existing will be to the front North Western corner of the application site, shielded from High Street by an existing tall hedge.
Both the extension and the replacement double garage are well designed and both are tucked away within the application site.
The similar extension and double garage approved at Little Hodgkins (The Limes) in 2014 was obviously considered to enhance the Conservation Area and not harm the setting of the listed building, The Home Close. Our similar application will reinforce the previous approval and by definition will be in keeping with the immediate area and similarly enhance the Conservation Area. Due to Millstone being further away from The Home Close, by definition the impact will be less than the application next door previously approved.
We respectfully request that based upon the above evidence, our application is approved.