DESIGN AND HERITAGE STATEMENT

Retrospective Application for Planning and Listed Building Consent for high level screening to South face of East boundary wall.

19 & 21 HIGH STREET, FENSTANTON, HUNTINGDON, PE28 9JZ



Trellis Screening as installed to neighbours boundary wall, as agreed with Little Piggies Restaurant..

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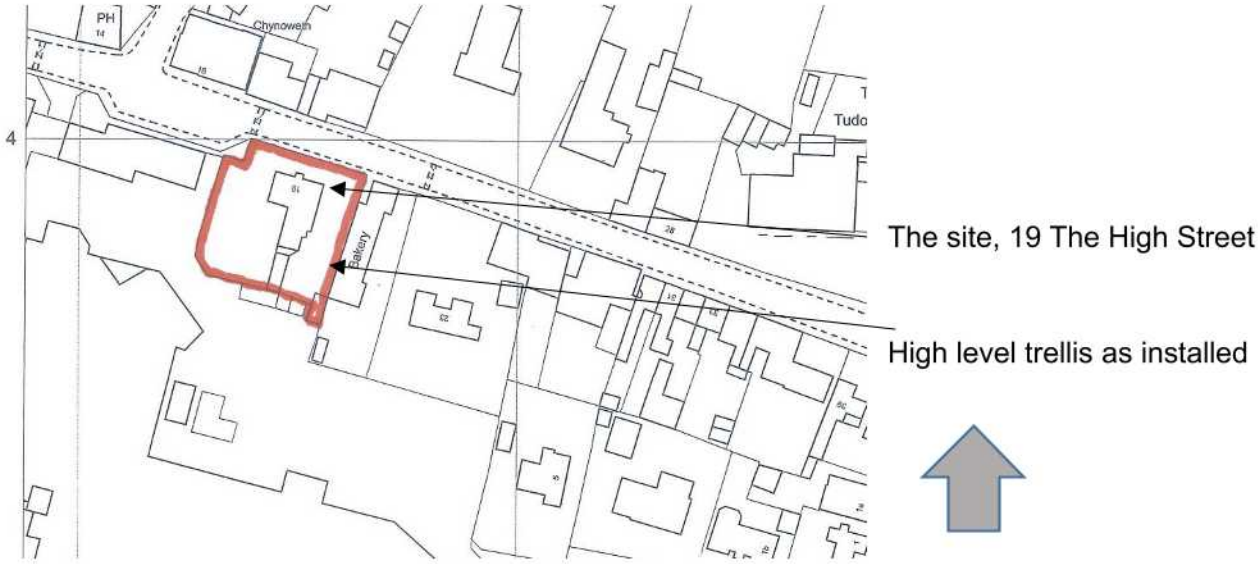
INTRODUCTION: Our design statement has been prepared on behalf of our client, Jon Wilks in support of a Retrospective application for Planning and Listed Building Consent for a high level trellis screening to the South side of the neighbours boundary wall, Little Piggies Restaurant, as installed as per cover photo.

SITE ANALYSIS, STATUTORY DESIGNATION & HISTORICAL CONTEXT :
The site is located within the confines of the village of Fenstanton within the Conservation Area, and the house is listed Grade II, OS extract below.



The site is rectangular with an access from the High Street on the north boundary, east corner, with the Bakery adjacent on the east boundary, and behind and beside what was the vacant factory units for Dairy Crest Ltd. The house frontage is set back from the highway and the rear outbuildings abut the boundary on the south side.

The Listing Description describes this as an early C19 century house but this description is clearly inaccurate because the rear of the property is a traditional mansard roof cottage with soft red brickwork which would date from approximately early 1600s so the original cottage could be C16 or C17 century.

The house belonged to the Unigate Dairy now closed, now a housing estate and various works have been carried to the house externally and internally, some

probably without consent although the listing was not until 4 November 1982.

An extract from the Listed Building description follows:

19, High Street, Fenstanton
DESCRIPTION: 19, High Street
GRADE: II
DATE LISTED: 4 November 1982
LATITUDE/LONGITUDE: 52.2978, -0.0708
LOCATION: 31 High Street, Fenstanton, Cambridgeshire PE28 9JZ

FENSTANTON HIGH STREET
1.5140 (south side)
No 19TL 31 68 19/45
II 2.
Early C19 house. Two-storeys. Gault brick, shallow pitched, hipped slate roof, end stacks. Symmetrical range of three recessed hung sash windows with glazing bars in cambered gauged brick arches. Similar window arches to two, full length casement windows. Central doorway, flat-roofed portico, Tuscan columns and pilasters, with plain entablature. Half-glazed door. Rear wing of one-storey with attics, mansard plain tile roof and end stack.

Listing NGR: TL3164668378

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.
Source: English Heritage
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Design & Justification Statement: High level screening to prevent overlooking from Proposed First Floor dining Room window at No 21 overlooking No 19

Appraising the Context: The historic features of this property are to be retained,

Use: residential

Access: existing access from the High Street remains unaltered,

Flood Risk: The site is not considered to be a flood risk as the EA Flood Risk Map, the finished floor levels will remain unaltered, and an extract from the EA Flood Risk map is as below:



19 High Street