Heritage Design and Access Statement

217 High Street, Offord Cluny, St. Neots PE19 5RT

Proposal: Two storey rear extension and garage conversation

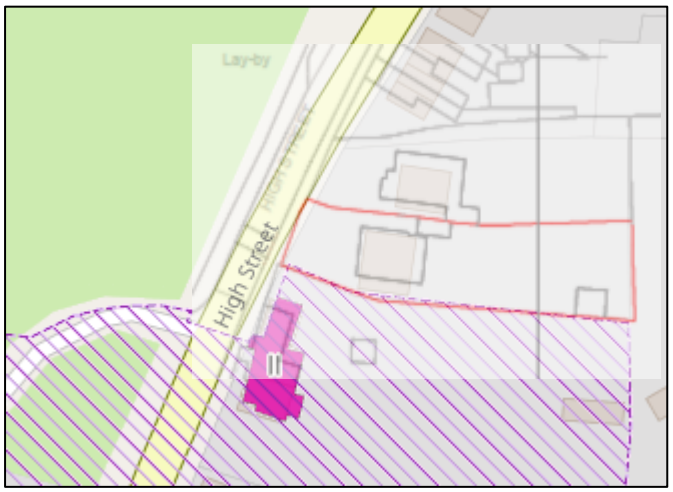

Figure 1: Conservation map and listed building with proposal site outline

Introduction

This statement has been prepared by Binney and Sims Design in support of a householder planning application at the above address, proposing the construction of a two-storey rear extension and the conversion of the existing garage.

Heritage

The proposal site is located adjacent to the Offord Cluny conservation area and to the south of a Grade II listed building, Porch House (213 & 215 High Street). The listing description for Porch House notes its 17th-century origins, with significant historical features, including a timber-framed structure and a

tiled roof. The building is situated close to the street, with a narrow frontage, dominating the immediate street scene.

The listing text for the building is as follows:

“Porch House (213 & 215 High Street)

House dated 1632 on lintel above doorway. Only the wall to the road remains of the original timber-framed house. Two storeys with two C17, two-storey splayed bays with modern fenestration. Entry in gabled porch, much altered but with egg and dart moulding and some framing surviving from C17. Original door of nine sunken, square panels. Plain tiled roof with two later gabled dormers. The single-storey wing to the North is late C17, timber-framed and of two bays. Half-hipped roof. R.C.H.M. (Hunts), mon.11”



Figure 2: Showing the proposal property and the adjacent listed property



Figure 3: Aerial view of the site and neighbouring listed building

Proposal

The proposal involves the construction of a two-storey rear extension and the conversion of the existing garage. The design and materials of the extension will match and complement the existing character of the dwelling, ensuring consistency with the surrounding area.

The extension will have a projection of 7.3m, a width of 7.8m, and will be set in from both the north and south elevations. The roof will feature two gables and a box gutter, designed to harmonize with the existing building's architectural style.

This extension is intended to provide additional living space for a growing family.

Impact on Heritage Assets

Conservation Area: The proposal will have no negative impact on the character or appearance of the Offord Cluny conservation area. The majority of the works will be confined to the rear of the property, out of view from the street. The only visible change to the public realm will be the replacement of the existing garage door with a window at ground floor level. As this work is minimal and confined to the rear, it will not affect the street scene or the broader character of the conservation area.

Listed Building: The listed building is situated close to the highway with a narrow frontage that dominates the immediate street scene. In contrast, the proposal site is set back from the road by approximately 10 meters. Given that the proposed extension is located to the rear of the existing dwelling and set much further back than the listed building, it will not impact any views of the listed property from the public realm. The design of the extension has been carefully considered to ensure that it does not obscure or harm any significant vistas or key views of the listed building. Furthermore, no physical alterations are proposed to the adjoining boundary.

Conclusion

The proposed two-storey rear extension and garage conversion will have no adverse impact on the significance of the listed building or the Offord Cluny conservation area. The design and location of the extension have been carefully considered to ensure that no harm will be caused to the heritage assets. The proposal is sensitive to the surrounding context and complies with NPPF paragraph 207, maintaining the historic character of the area and preserving the significance of the listed building and conservation area.