Design, Access and Heritage Statement

In support of a

Housholder and Listed Building application at

Rose Cottage, School Lane, Bythorn, Cambridgeshire

Prepared by Campbell McCrae Ltd – April 2025

Introduction

This Statement has been prepared in support of an application to Huntingdonshire District Council for the extension and alteration of Rose Cottage, School Lane, Bythorn. The works include the removal of a previously approved storage shed, and its replacement with a single storey lean-to extension to include a Utility Room, Garden store and Plant Room.

Rose Cottage is a detached two-storey dwelling located within the Bythorn Conservation Area. The property is Grade II listed.

Executive Summary

The proposed development is considered to be compliant with the relevant National and Local Policy in that it is of an appropriate scale and design and that it would not be harmful to the designated heritage asset.

Planning History

86/01886/FUL for Demolish rear buildings and construct 2-storey extension, 'Rose Cottage', School Lane, Bythorn. Approved 25.02.1987

86/02000/LBC for Part demolition, 'Rose Cottage'. School Lane, Bythorn, Approved 25.02.1987

17/00914/HHFUL for Replacement of garage roof including rear gable to facilitate first floor, addition of dormer, Conversion of garage into habitable floor space, single storey extension to east elevation. Replacement gates to proposed 'occasional' parking space.' Approved 30.06.2017

17/00915/LBC for Replacement of garage roof including rear gable to facilitate first floor, addition of dormer, Conversion of garage into habitable floor space, single storey extension to east elevation. Replacement gates to proposed 'occasional' parking space.' Approved 30.06.2017

Summary of Issues – inc Heritage

The main issues to consider in the determination of this application are the Design, Visual Amenity and impact on Heritage Assets

The proposal will include a relatively modest single storey Utility Room, Garden Store and Plant Room extension to the northern façade, adjoining a previous small single storey extension.

It is considered that the scale, bulk and design of the development complement the host building.

In considering this application, the design has taken special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic

interest which it possesses. The design has also given special attention to the desirability of preserving or enhancing the character of the listed building. It is considered that harm will not be caused to this designated heritage asset due to the fact that the proposed development are set well back from the street, adjoin the previously approved 1987 and 2017 extensions and will be in matching materials. As such, the proposed extension will have minimal impact on the character and fabric of the listed building; the "historic" element of the building lies to the front and is covered by a thatched roof; this remains unaffected by the proposals.

Design and Access

Use

The existing property is a Grade II listed residential dwelling with associated parking and residential curtilage

The proposed extensions/alterations do not create a change of use to the site or the property

Layout

The layout of the site and property are illustrated within the supporting detailed drawing package.

The layout of the site remains as existing, save for the removal of the existing storage shed and the addition of the proposed extension.

Internally, the extension provides a Utility space which is accessed off the previous single storey extension on the northern elevation. The current Utility space will be revised to form a shower room for guests.

The garden storage and plant room areas are accessed externally.

Scale/Form

The scale of the site and property are illustrated within the supporting detailed drawing package.

The scale of the site remains unchanged and all works proposed are contained within the existing boundaries.

The scale of the proposed extension are modest and considered sympathetic to the scale and form of the existing property. The extensions appear subservient in scale, form and appearance and can be easily distinguished form the historic 'core' of the dwelling

Materials

The materials proposed to be used in the construction of the extension are detailed within the supporting detailed drawing package.

The materials will be reclaimed and will match as best as practical to those on the existing property. The addition of dark stained treated timber horizontal feather-edge cladding will further enhance the subordinate appearance of the extension, and assists in reducing the overall massing of the proposed extension.

Landscaping

There are only minimal landscaping changes proposed as part of the application.

No trees or hedges will be removed

Hard-landscaping is restricted to a modest extension of paving to service the extension.

LP31

The application site contains some trees. These are illustrated on the detailed drawing package, and are proposed to all be retained. Protection to the trees is to be provided via the provision of tree protection to BS58372012, including fencing and signage

As such, there is considered to be no adverse impact on the trees.

Ecology

The Local Authority Biodiversity Checklist has been completed and submitted in support of this application.

As far as the applicant is aware, there are no known protected species within the site, or within proximity of the site, that would be adversely impacted upon by the proposed works

Flood Risk

The application site is located within Flood Zone 1 according to EA mapping, and thus flooding is not a consideration of this application

Access

There are no proposed access changes within this application.