DESIGN, ACCESS & HERITAGE STATEMENT

Project : Change of Use, New glazing.
Client : Mr & Mrs V Sharma
Site : 2 Hilton Rd, Fenstanton, Cambridgeshire. PE28 9LH
Date : October 2024

Introduction

This statement has been prepared for Mr & Mrs Sharma, in support of a change of use and external glazing planning application for 2 Hilton Rd, Fenstanton, Cambridgeshire.

To summarize, my clients intentions are to :

- Change of use for 3No existing rooms within / connected to the existing dwelling
- Change of use from the redundant Post office (Class E) to residential use (Class C3) as part of the existing single family dwelling.
- Modification / Upgrade of roadside post office window fenestration

Site Analysis

The detached property is located on Hilton Rd. The property is estimated to have been originally built early 1970s. Site It is opposite the Clock tower and the pond on Hilton Rd. It is adjacent to No 4 Hilton road, that is a listed building. The property is not listed, but is located within the Fenstanton conservation area.

To confirm the Post Office business stopped functioning on 15th February 2023. Business conversion / use to other related activates was not viable, due to the nature for the direct interconnection and reliance of the business space to the family dwelling.

The property contained the old post office shop front, secure counter and related back office store & stock rooms. It functioned integrally to the existing dwelling, with Internal access and post office rooms within the existing dwelling overall floor plan. Current internal floor area of the post office, class E business, is 43m2, the remaining dwelling ground floor area, class C3, = 53m2. Final proposed dwelling ground floor area shall be 96m2. Total plot area is 566m2.

The front roadside garden is bordered with small brickwork wall, with an area of paved terrace, in from the of existing post office entrance. On site private parking and front driveway is open and accessible from the road. The rear garden has a large central lawn, with boundary hedging.

The original property is built as a typical architectural vernacular form, with large pitched plain tiled roof, buff/ pale brown stock brickwork, with decorative infill stone wall panels in part, it has large scale casement windows on both floors. The existing post office fenestration is formed with a simple glazed timber shop front with a glazed timber door, containing large areas of glazing, a stone clad stall riser, the post box and redundant overhead shopfront signage.

Design proposals

The intention is to obtain change of use from Post office (Class E) to residential use (Class C3) so as to convert the existing rooms into rooms related to the existing dwelling. Namely front post office shop and counter and the 2No rear post office store and stock rooms. Works involve strip out of internal fittings, new external replacement casement windows and a new casement side window opening. Internal volume of the existing rooms will not be changed or extended.

The design of the new external roadside replacement fenestration shall be sympathetic, modest and in keeping with the existing dwelling. Proposals are visually and materially sympathetic for both my clients existing home and the adjacent neighbours.

Materially the new north elevation replacement glazing shall contain new matching facing brickwork wall, containing the new glazed casement window.

Externally the client intends to remove existing post office paved front area, form a new garden planter and erect a simple 600mm high brickwork boundary wall so as to contain the private garden, materially to match existing boundary wall.

Arboriculture / Bio Diversity

No existing local landscape features or site Bio diversity are effected by the works.

Access

Dwelling site access and internal level movement shall not be affected, clear accessible level access permitted throughout the dwelling.

Flood Risk

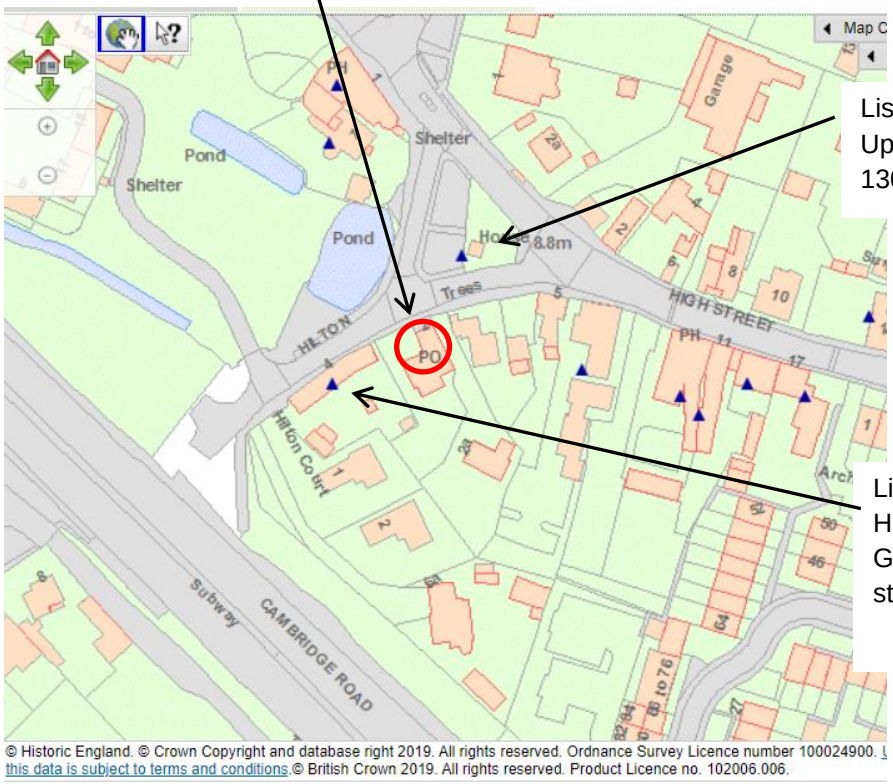
Site / Dwelling is located within a Flood Risk Zone 1. Further measures not considered.

Historic Environment Record

Heritage Assets

I can confirm the Historic Environment Record for the local area has been consulted so as to assess the impact of the proposals on the conservation area in which the property sits and related nearby listed buildings, any nearby archaeological remains and any historic buildings that are listed.

SITE ; 2 Hilton Rd



Listed Structure Clock Tower Lock Up. High St/Hilton Rd. List entry ref 1309432 Grade II listed. Late C17.

Listed Structure, Dwelling 4 & 6 Hilton Rd. List entry ref 1309441 Grade II listed. Late C17 cottage, street fronted.

Enclose a screen print copy of the local environment, as taken from `HeritageGateway.org.uk` online search resource, for all adjacent historical items of record, within 150m of the site, that may or may not be effected by the proposed development. Neighbouring items of record have been labelled.

Historical Analysis

Significance of the local assets / setting and

The property is located within Fenstanton Conservation Area. A small number of local heritage assets have been identified. The Listed buildings are significant to the local and wider urban village fabric.

The new replacement fenestration at the front of my clients property will not detract or vary the importance of the heritage listed items locally, as proposals are insignificant in scale and will match the dwellings existing glazing / material's.

Consideration and Impact of proposals on heritage assets and setting

The proposals I feel will not have any effect on the existing local historical assets recorded in the area. The scheme has taken into account effects on local heritage assets and the town conservation area as a whole.

Consideration and Impact of proposals within the conservation area.

Proposed views of the new glazing from Hilton Road, are insignificant and minor. Existing street roof form is not effected. Materially new glazing and brickwork will match existing.

Public views elsewhere from within the conservation area will not be effected. I feel the proposed works will not detract from the traditional character of conservation area.

In summary the proposals will preserve and enhance the character and appearance of the Conservation area and will not have any detrimental impact on the conservation area, local Listed buildings or any Historical monuments within the local vicinity.

End - 0294/241005