Russell Payne MCIAT

Chartered Architectural Technologist

Read House, 87 High Street, Warboys, Huntingdon Cambs PE28 2TB

Tel: 01487 825266

DESIGN/ACCESS AND HERITAGE STATEMENT

RE: PROPOSED SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS TO NO 3 SAYERS COURT, BLUNTISHAM, CAMBS FOR MR AND MRS A COWLEY

Date – December 2024

Drawings

24:1308/1 rev A – Plans/elevations as existing and proposed

24:1308/2 – Site plan

1. Introduction

a. The original house was constructed in the late 19560's early 1979's consisting of concrete profiled tile roof covering, facing bricks, upvc windows/doors, see Fig 1 and 2.

b. The site is situated in the conservation area of Bluntisham.

2. The Brief

a. The brief is to demolish the existing flat roof single storey structure and erect a lean-too extension in contrast with the original house. This would provide kitchen, family, dining with covered area for family alfresco dining. Lift external paving and extend as required around the proposed extension.

3. The Site

a. The site is located within the settlement of Broughton within the administrative boundaries of Huntingdonshire District Council.

b. The property is accessed off Sayers Court along a shared access road to a secluded spot at the end of the road.

4. Proposal

a. The proposal is to improve the layout of the existing property and provide a suitable extension to cater for the family's needs.

5. Appearance and Materials

a. The materials shall match those of the existing building with concrete tile roof covering, face brickwork to match existing with contrasting Cedral Platinum Grey cladding above to soffit.
b. Windows/screens/frames to be white in colour to match existing where replaced.

6. Access and Parking

a. There will be no change to the existing parking arrangements.
b. As the proposal is an extension there is no need for the access into the building to be Part M compliant.

7. Conclusion

a. We hope that the information contained within the application and the supportive documentation is sufficient for your purposes and that the application will be supported with an officer recommendation for approval.



FIG 1 – REAR ELEVATION (EASTERN)



FIG 2 – REAR ELEVATION (EASTERN)