

RESIDENTIAL DEVELOPMENT – NEW HOUSE	JOB NO. 0642
31 MILL CORNER, SOHAM	
Design, Access & Heritage Statement	13 April 2012

ASSESSMENT

1. Name & Address of the Site

Building Plot Adj. 33 Mill Corner, Soham CB7 5HT

2. List Description

The building is in a conservation area. There are no buildings to be demolished.

3. Proposed development

New House

4. Assessment of Setting/Surroundings

The site is in a residential area. There is a new development across the road with 3 storey residential buildings. They are constructed with brick and colour coated fibre cement cladding panels. The adjacent building at no. 33 once faced the railway line and the river so that the street elevation was not its original principle elevation. Its single storey bathroom and kitchen face the road. Other houses in the area are generally 2 storey 18C-19C semi-detached workers cottages.

INVOLVEMENT

5. Consultation

A previous application for two dwellings ref. 11/00825/FUL was refused. Comments included:-

1. The site should be limited to one dwelling.
2. The proposal needs to be simplified.
3. Create an interesting finish to the street scene.

DESIGN

6. Proposed Use

The site is currently a vacant wasteland and is used for parking on an informal basis by local residents and visitors.

7. Amount of Development

The floor area on two floors is 125 sq m.

8. Layout & Appearance

Working with the corner: the two facades both have visual interest with a gable and symmetrically arranged fenestration on each side of the street corner.

Scale: single dwelling with two storeys. Eaves and ridge heights line through with adjacent building.

Appearance: simple “T” shaped rectangular plan with pitched roof, clipped eaves and verge to match existing traditional features.

Materials: brick to tie in with the original fabric of the area, render to reflect No. 33 next door and No. 27 opposite, coloured weatherboard on the side facing the new development of flats which have similarly clad gable projections (but with a different but sympathetic pastel shade). Slate for the roof to comply with the Conservation Area norm.

9. Landscaping

The periphery of the site will be private garden with highway rights of access. These spaces will become grass lawn areas with a low picket fence. There is a small private patio area proposed at the rear, which will have the only high fence.



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ACCESS

10. Technical Advice

The highway authority has been consulted with regard to their boundary' which is not visible on the site.
There are existing crossovers to the site. No access consultation has taken place.

11. Relevant Policies

There are no changes to the existing access. There is footpath and a road around the site with access points and crossovers.

12. Accessibility

The front door is directly accessible from the street. The entrance will have a wheelchair ramp and threshold. Internal circulation will comply with building regulations standards.

13. Emergency Access

Emergency vehicles will be able to access the site.

HERITAGE STATEMENT

14. Setting

The Conservation Area is the historical asset.
The listed buildings in the immediate area are the School House in Clay Street and nos. 29 and 31 Clay Street. These are not in the immediate vicinity of the building.
According to senior archaeologist Andy Thomas at Cambs. CC, archaeological works were undertaken in connection with the Lion Mills development to the immediate south-east (Historic Environment record Number ECB2451). This identified some evidence for medieval settlement, but this was located on the Clay Street frontage.

15. Significance

The site does not have any historical significance. There are no records of archaeological remains. (see item 14 above)
The site was originally an access to the river where dray horses serving the old mill were watered before they crossed Horse Bridge.

16. Development

The mill has now closed and has been developed for houses and flats. There was once a rail connection to the mill and the adjacent house at no. 33 backs onto the road known as Mill Corner so that its front appears to have once been facing the railway line and the river. This back to front arrangement means that the Mill Corner elevation is populated with ground floor bathroom extensions instead of front doors.

17. Features

See photos for existing environment.

18. Impact

This is small-scale infill development, which addresses the mini roundabouts location in an understated manner with a house that will fit in with its surroundings.
There will be sufficient open space remaining on the corner after the construction to preserve views of Horse Bridge; visual gateway to the countryside from this part of Soham.

