

DESIGN, ACCESS, AND HERITAGE STATEMENT

Proposed Alterations and Garage to 1 Foysters Hall, Monks
Eleigh, Lavenham, Suffolk, IP7 7AX

DESIGN, ACCESS, AND HERITAGE STATEMENT

Project Number: 1 Document Version: P01

Date of Issue: January 2021

CONTENTS

Introduction	2
1.1 Description of the Development	2
1.2 Accompanying Documentation	2
1.3 Purpose of the Design and Access Statement	2
Physical Context and Site Appraisal	2
2.1 Site.....	2
2.2 Listing	3
2.3 Planning History	3
2.4 Property	3
Design	3
3.1 Design	3
3.2 Amount.....	6
3.3 Access	6
3.4 Flood Risk	6
3.5 Landscape	6
3.6 Biodiversity	6
3.7 Land Contamination.....	6
3.8 Arboricultural	6
Conclusion	7
4.1 Conclusion	7

Introduction

1.1 Description of the Development

This statement accompanies an application for the grant of Proposed Conversion of existing double garage to an Annex no house elderly parents and build new double garage. Instal a set of french doors to side of 1 Foysters Hall, Monks Eleigh, Lavenham, Suffolk, IP7 7AX

1.2 Accompanying Documentation

This statement should be read in conjunction with the following drawings and documents:

- ☐ 1 - Site Location Plan and Existing Block plan
- ☐ 2- Proposed Block Plan
- ☐ 3-Existing Floor Plans & Elevations
- ☐ 4-Proposed Floor Plans & Elevations

1

1.3 Purpose of the Design and Access Statement

This Design and Access statement explains the design principles and concepts that have informed proposals for the site.

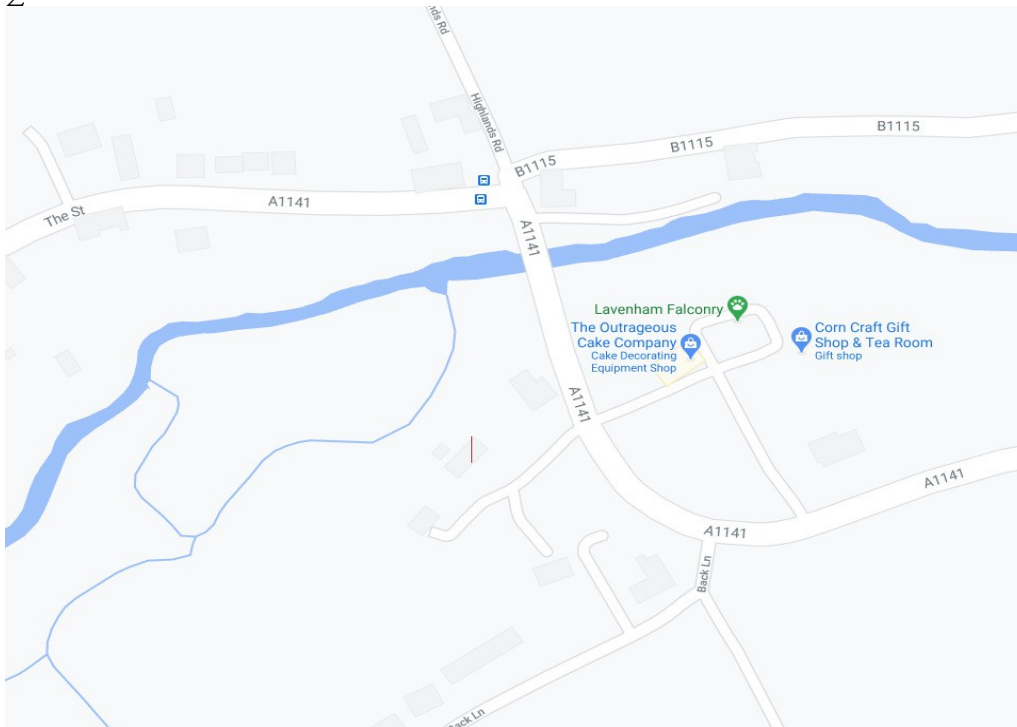
The objective of this statement is to demonstrate that:

- i. The application represents a well-considered proposal, incorporating high quality design principles.
- ii. The proposal makes good use of the site without resulting in harm to the character of the area and amenities of occupiers of neighbouring properties.
- iii. The proposals make appropriate provisions for inclusive design and access.
- iv. The proposals accord with relevant national, regional and local planning policies.

Physical Context and Site Appraisal

2.1 Site

2



The application site is situated at Foysters Hall in Monks Eleigh, Suffolk, within the Monks Eleigh Conservation Area.

The property is a two storey / part single storey semi detached property with a large garden to the front and rear of the property.

2.2 Listing

MONKS ELEIGH HADLEIGH ROAD 1 5377 Foysters Hall TL 9747 54/785 23.1.58.

II

2.

Probably C16. A timber-framed and plastered building with a cross wing at the east end. Roof tiled. Renovated. One storey and attics main block and 2 storeys and attics cross wing. Mainly casement windows.

A C19 brick gabled porch and a modern gabled porch project on the front and there is a date on the older porch 1865. The front is built out between the main block and cross wing. Three gabled dormers on the front. One large ridge chimney stack and one end stack with attached shafts

Listing NGR: TL9712847606

<https://historicengland.org.uk/images-books/photos/item/IOE01/06783/02>

2.3 Planning History

There is no history of any planning applications relating to this property.

2.4 Property

The listing refers to Foysters Hall which has subsequently been split into two separate dwellings at an unknown point in time.

This property has been subject to alterations over the years which is not recorded on Babergh's Planning system and is of a detrimental impact.

These works included:

1. Replacement of all windows from timber to white UPVC casements.

Design

3.1 Design

Window Replacement

This application seeks to convert existing double garage to an Annex.

This application seeks to build a new double garage.

3



Early C20 Photo of Foysters Hall showing a mix of timber casements and timber sash windows



1930's Photo of Foysters Hall showing a mix of timber casements and timber sash windows



2003 Photo of Foysters Hall showing a single timber sash window and white Upvc windows with bars.



2020 Photo of 1 Foysters Hall showing no Upvc windows

Annex

The existing double garage will be converted into a single story living accommodation with a lounge, kitchen-diner, 1 bedroom and a bathroom.

The existing garage is partially hidden behind hedges at the end of a long shingle driveway.

The Annex will only be used to house our elderly parents.

Garage

The new garage has been designed to have minimal impact on the surrounding buildings and landscape. Blockwork with render over which is in keeping with surrounding garages. The roof will be finished with Old English Dark Red tiles which is in keeping with the surroundings.

3.2 Amount

The garage will provide an additional floor space of 31m². The eaves height will be: 2275mm

The ridge height will be: 3575mm

3.3 Access

The main access will not be altered however the driveway will be modified to allow for the siting of a new garage and turning area.

3.4 Flood Risk

This development is located in flood zone 3. It is deemed that the proposals will have no effect on the flooding in this area.



3.5 Landscape

There are no landscape works as part of this proposal.

3.6 Biodiversity

There are no records or any evidence of protected species or habitats at the site.

3.7 Land Contamination

There is no evidence of contamination at the site.

3.8 Arboricultural

No trees will be affected by this development.

Conclusion

4.1 Conclusion

The information provided in this Design and Access Statement, associated documents, and site proposals, provide a carefully thought out, unified and sustainable approach to the development.

It is hoped that the proposals are met with satisfaction and that the development is viewed as an appropriate solution to local need and sensitive to local planning objectives.