

Job: 9 Hatter Street, Bury St Edmunds
Job No: 7284
Client: Mothersole Builders
Date: 16/03/2021

Planning and Historic Statement

Planning and Historic Statement

Proposed Alterations

9 Hatter Street

Bury St Edmunds

IP33 1LZ

PROPOSAL

The proposal is the part conversion at ground floor and alterations to 9 Hatter Street to form one dwelling.

EXISTING

9 Hatter Street is a grade II listed building set off the town centre of Bury St Edmunds. Its listing is attached (reference 1246717). It at present forms a shop/retail outlet at ground floor and apartment, predominantly at first and second floor.

The existing building from Hatter Street has two entrance doors. A more central one accesses the retail unit, while the other has an entrance hall to a first and second floor 'apartment'.

The ground floor, except for the residential entrance, is all retail with a hatch in the central area to a small basement. The retail unit is a single unit which is in a secondary retail area. The ground floor includes the retail area, toilet and kitchen and rear storage area with a courtyard.

As indicated, at first floor and second floor is the residential apartment with the living accommodation at first floor including a bathroom and two bedrooms at second floor set in the roof space.

The accommodation in general has a small retail unit with limited uses and an apartment that is also limited with small bedroom accommodation.

The retail element is being marketed as the present incumbent is closing the site, as yet it has received little interest.

PROPOSAL

The proposal is to convert the property into one dwelling. At ground floor there will be the main living accommodation set within the existing open space. This will incorporate the kitchen, dining and living area and will link into the existing drainage run set in the basement. The section to the east will be reconfigured to incorporate a utility/w.c. area linking into existing drainage, replacing similar accommodation in the retail outlet. Beyond this will be a 'living area' set adjacent to a small courtyard garden. The living area will be an extension of the existing with the existing single pitched roof replaced with a flat roof with a lantern roof light to 'inject' natural daylight. The rear section is partly extended to form doors that open to the courtyard garden.

A new access is made from the living area to the stair, which accesses the first floor. The bathroom will remain as the facilities for the second floor bedrooms, while the first floor will become the main bedroom with an ensuite facility formed in the area of the former kitchen and linking into existing drainage, while one wall will be opened up to allow access to a

dressing area and to the ensuite. New studwork walls are formed to create the store off the landing and the ensuite shower room, while openings are formed in the existing screen wall to allow access.

At second floor there are no alterations with the two-bedroom areas remaining.

The proposals do not alter the street elevation and the rear only sees the replacement of a very shallow pitched roof with a flat roof which facilitates a form of natural light into the building.

JUSTIFICATION AND HISTORIC CLARIFICATION

The essence of the listed building outlined in the listing (reference 1246717) and attached will be little altered.

The building was last altered in 2002 when new partitions were incorporated to form the existing retail outlet and apartment. The plans of those proposals are attached with this document with new walls at that time in yellow. These clarify that the new works relate fundamentally to works undertaken at that time. The rear of the property was, in 2002, remodelled to create a w.c., kitchen and storage area with new partitions incorporated. These will be altered to form the new proposals to the rear of the building leaving the historic fabric untouched. Similarly, the division of the retail unit from the access to the apartment was also a new partition and it is through this that the new access is formed.

All staircases are retained and at first floor the existing bathroom is retained while the lounge, kitchen and dining area are remodelled to form the new principle bedroom with ensuite and dressing area. All existing areas are maintained visually. The main alterations are opening out part of the partition between the lounge and dining area and forming new studwork partitions to form a store from the former lounge and a wall to enclose the shower room.

At first floor there are no alterations with the two bedrooms being retained.

Externally the property will see no change from Hatter Street with the enclosed overhang (see listing) retained and visually no change to the street scene.

At the rear the alterations will be to a shallow pitched roof that was also part of the 2002 works and replaced with a parapeted flat roof, which will house a roof lantern that will add light and ventilation to the space. A 'bay extension' will define the property from its neighbour and create an access to a courtyard garden.

The proposals create two accesses from the street, which will allow any resident to define their chosen entry, although such a layout will allow the location of cycles and refuse either inside or outside (courtyard) the building as required.

The proposals seek to retain the historic structure of the building, while turning it to a residential property off the town centre, much like many other properties in the area. The

proposed maintains the integrity both historically and in layout, while creating a good quality dwelling with use of the town centre.

Other clarifications: -

- The property is not in a flood zone. Environmental Agency map attached.
- The property has no car parking at present and is set with the town centre and has the facility of both on-street car parking and car parking nearby if required.
- The site includes space to accommodate bikes and bins (internally and externally) as required.

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1246717

Location

9, HATTER STREET

The building may lie within the boundary of more than one authority.

County: Suffolk

District: West Suffolk

District Type: District Authority

Parish: Bury St. Edmunds

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-Jul-1972

Date of most recent amendment: 30-Oct-1997

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 466894

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BURY ST EDMUNDS

TL8564SW HATTER STREET 639-1/14/420 (East side) 12/07/72 No.9 (Formerly Listed as: HATTER STREET (East side) Nos.9, 9A, 10 AND 10A)

GV II

House; now a shop and store. C16 and C17. Timber-framed and rendered; plaintiled roof. EXTERIOR: 2 storeys and cellar: this is a 2-bay range, formerly jettied, now underbuilt. 2 window range: small-pane sashes in flush cased frames. A C20 shop front to the ground storey. INTERIOR: the ground-storey front has main cross-beams with a wide chamfer and cut-off stops. Both end walls have tie-beams with heavy arched braces, but no studding, as if the frame was fitted between 2 pre-existent buildings. Extensions at the rear. The cellar has stone rubble along the rear wall and an original fireplace, with a timber lintel and the remains of a bake-oven, on the north side wall.

Listing NGR: TL8542464077

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TL 85424 64077

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1246717.pdf](#) - Please be aware that it may take a few minutes for the download to complete.

Heritage Category:

Listir
12467

List Entry No.:

Grade:

County: Suffolk

District: West Suffolk

Parish: Bury St. Edmunds

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before July, 1948 is by law to be treated as part of the building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortion

List Entry NGR: TL 85424 640;

Map Scale: 1:25000

Print Date: 15 March 2018



Historic England

HistoricEngland.org.uk

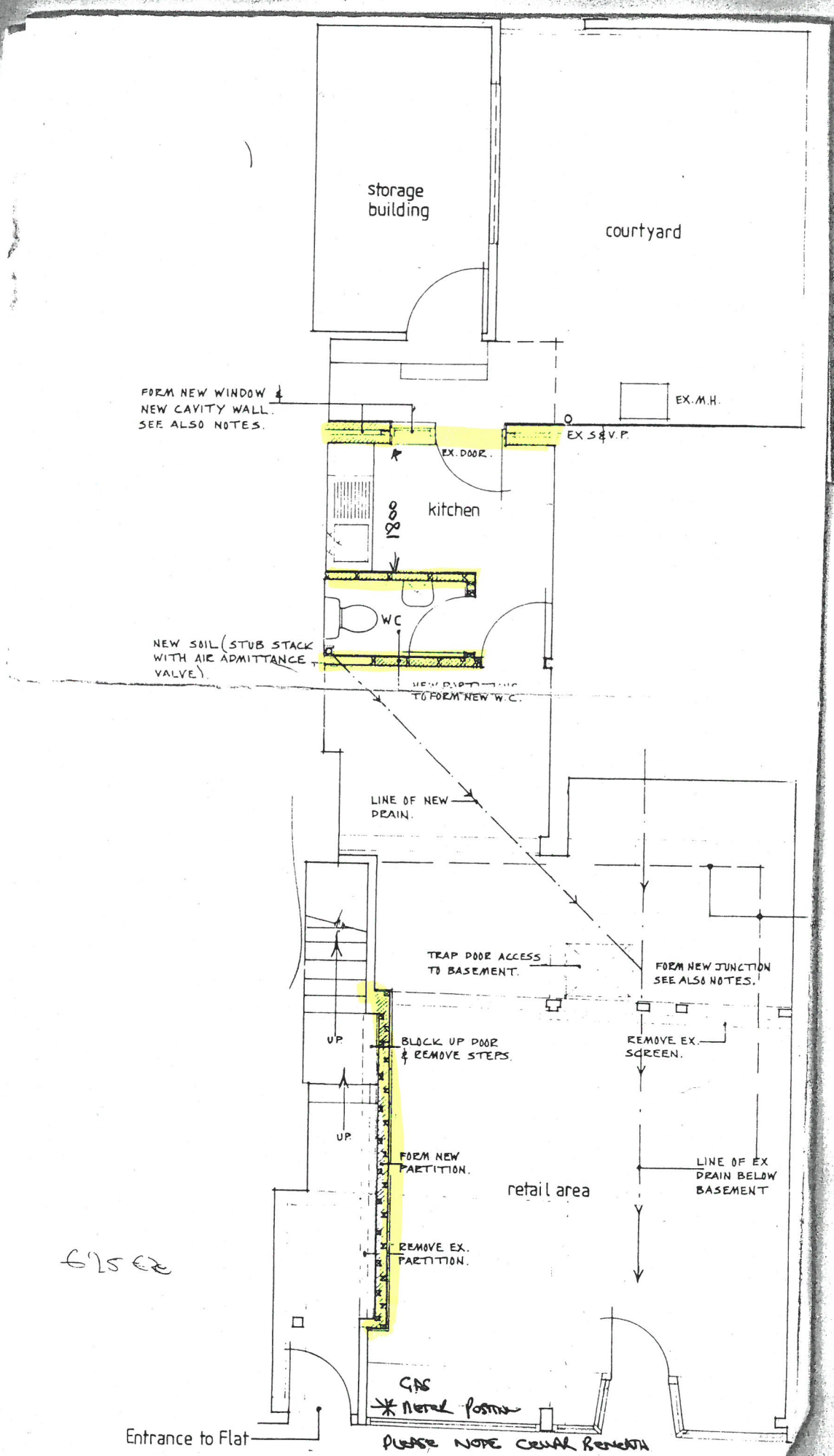


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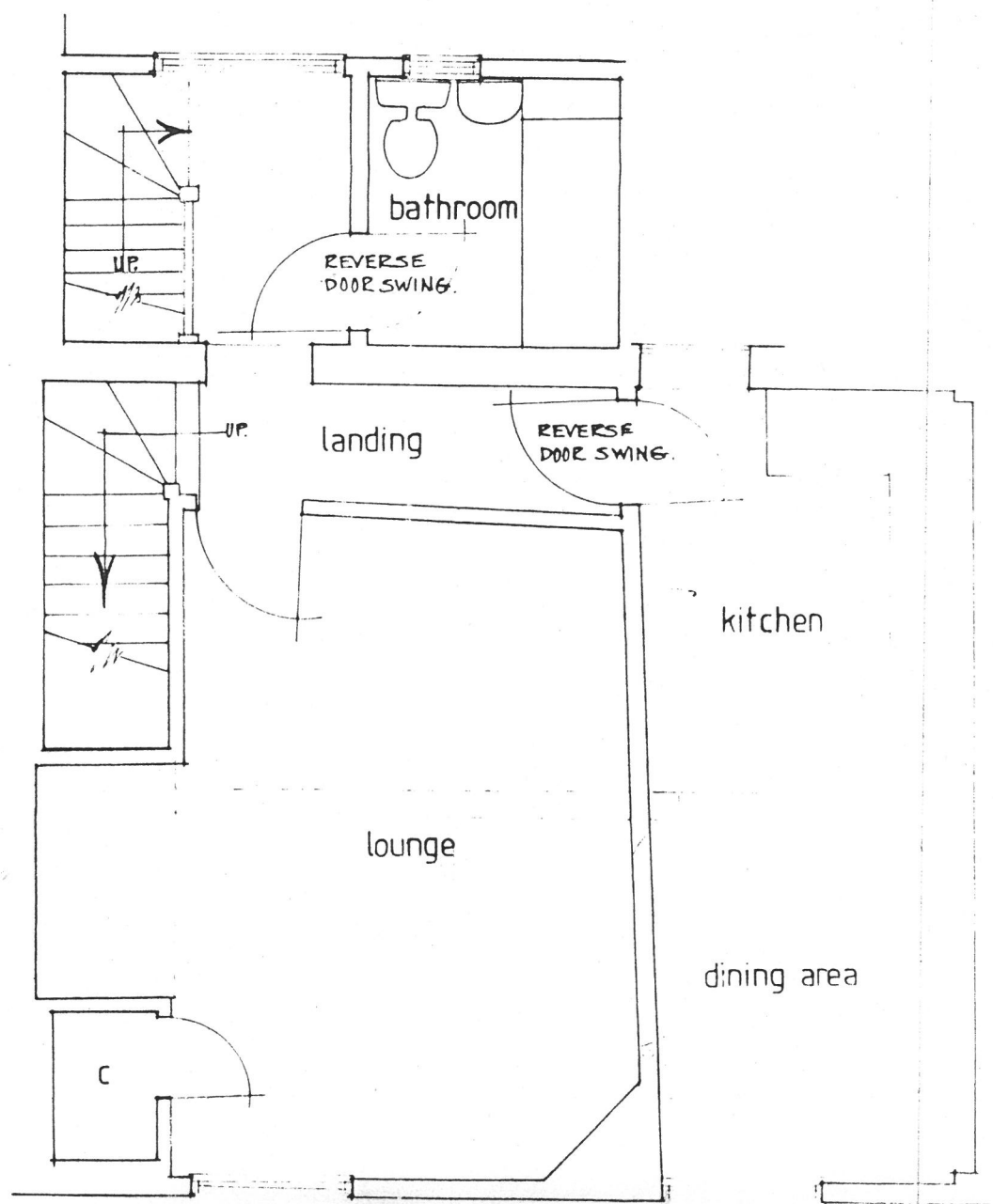
This is an A4 sized map and should be printed full size at A4 with no page scaling set.

name: 9, HATTER STREET

[2002 DRAWING]

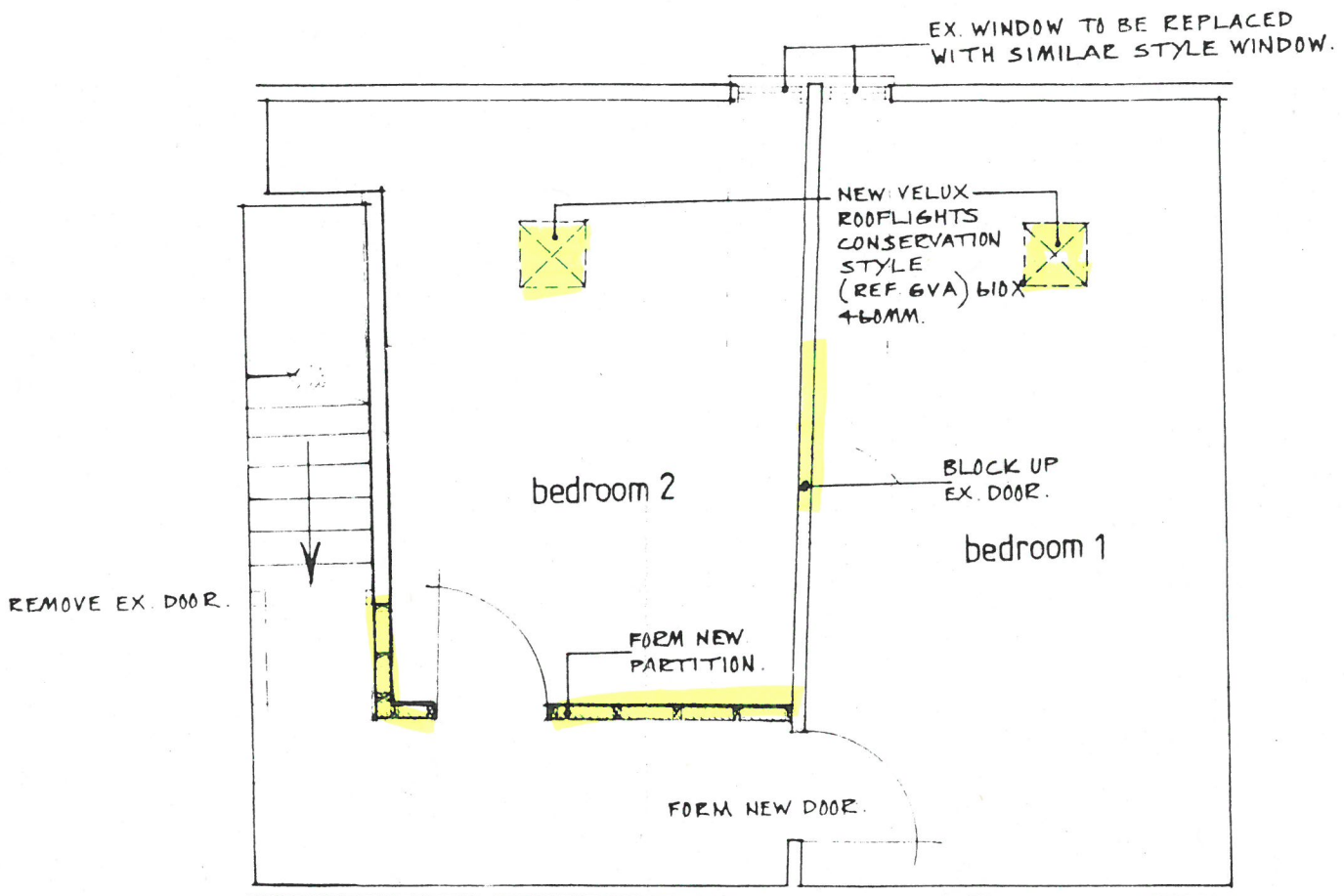


OF BASEMENT
S BELOW.



FIRST FLOOR PLAN

[2002 DRAWINGS]



SECOND FLOOR PLAN

[2002 DRAWINGS]

Flood map for planning

Your reference
7284

Location (easting/northing)
585424/264082

Created
16 Mar 2021 9:24

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>











Flood map for planning

Your reference
7284

Location (easting/northing)
585424/264082

Scale
1:2500

Created
16 Mar 2021 9:24

-  Selected point
 -  Flood zone 3
 -  Flood zone 3: areas benefiting from flood defences
 -  Flood zone 2
 -  Flood zone 1
 -  Flood defence
 -  Main river
 -  Flood storage area
- 