
Nick Peasland

*ARCHITECTURAL
SERVICES LIMITED*

2 Hall Cottages, Assington Park, Assington, Sudbury, Suffolk, CO10 5LQ
Tel: 01787 211567 Fax: 01787 211898 Email: nickpeasland@madasafish.com

**PROPOSED CONVERSION OF EXISTING INTEGRAL GARAGE TO
PROVIDE A HOME OFFICE INCLUDING ASSOCIATED INTERNAL AND
EXTERNAL ALTERATIONS, TOGETHER WITH A 2-BAY DETACHED
CARTLODGE/GARAGE**

**THATCHED COTTAGE, CHURCH LANE, ALPHETON, SUFFOLK,
CO10 9BL.**

FOR MR & MRS A MAYNE



DESIGN AND ACCESS STATEMENT

The Site

Thatched Cottage is designated as a Grade II listed heritage asset. The cottage is located on the north side of Church Lane in the Hamlet village of Alpheton approximately 9km north of Sudbury. The village is a scattered settlement that has not been designated as a Conservation Area. The Thatched Cottage is one of two designated heritage assets on Church Lane, the other is Tye Farmhouse located to the southeast of the cottage on the south side of Church Lane. Tye Farmhouse is designated as a Grade II listed heritage asset.

The List description reads as follows:-

Description: CHURCH LANE 1. 5377 Tye Green Alpheton Thatched Cottage TL 85 SE 4/27 II 2. A C17-C18 timber-framed and plastered house with a C20 porch and addition at the east end. 1 storey and attics. Casement windows. Roof thatched, with 3 dormer windows, and a central chimney stack.

The cottage was Listed on 9th February 1978.

The overall site amounts to approximately 0.09ha.

National Policies relevant to the development

National Planning Policy Framework

Adopted Local Plan Policy relevant to the development

Babergh Local Plan Alteration No 2

Policy CN06 Proposals for the alteration (including part demolition), extension or change of use of buildings of Special Architectural or Historic Interest (including curtilage structures), or for the sub-division of, or new work within the curtilage or setting of a listed building should:

- preserve the historic fabric of the building, and ensure that all proposals to remove by demolition, or alter any part of the building are justified in terms of preserving the special character of the building and will cause the minimum possible impact;*
- retain all elements, components, and features*

which form part of the building's special interest and respect the original scale, form, design and purpose of the architectural unit;

- not conceal features of importance or special interest;*
- be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting;*
- retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings;*
- include fenestration which respects the character of the building;*
- retain traditional thatch roof coverings;*

CN08 Proposals for the alteration, extension or change of use of an existing building, or for the erection of new buildings in a conservation area or which have an impact on views into or out of a conservation area should:

- preserve or enhance the character of the conservation area or its setting;*
- retain all elements and components, including spaces, which contribute to the special character of the area;*
- be of an appropriate scale, form, and detailed design to harmonise with its setting;*
- include fenestration which respects its setting;*
- use materials and components that complement or harmonise with the character and appearance of the area; and*
- ensure that natural features such as trees and hedges are retained and integrated into any development proposals.*

Use and amount

The drawings submitted with the application are as follows;

2728/01 – Existing Plans and Elevations

2728/02 – Proposed Plans and Elevations

IS.3A – Inset Sash Window – Large Scale Joinery Details

VD/001 – Vehicular Door to Garage – Large Scale Joinery Sections

OD/001 – Garage Door – Large Scale Joinery Sections.
Gutter Material Sample
Photograph of Leylandi Hedge to be removed.

There is a garden area to front and to the rear of the cottage, with parking at the southwest side, with vehicular and pedestrian access from Church Lane.
The proposed works all as shown on the submitted drawing No 2728/02 comprise of the following;

1. Conversion of the existing small garage space to provide a Home Office and an internal link to the existing bedroom together with associated alterations, including forming a door opening between the modern garage and the northeast end of the cottage.
2. Construction of a detached 2 bay cartlodge/garage to the southwest of the cottage. Removal of section of Leylandi Hedge.

The existing garage is small and not fit for purpose. It will not accommodate the applicant's cars.

The proposed conversion including forming a door opening between the modern garage and the northeast end of the cottage, will also allow the ground floor bedroom and shower room to be accessed through the house. Currently the applicant's daughter has to walk outside to access this bedroom.

Layout

The existing small garage to be converted will have the existing garage doors removed and a window inserted. There will be an additional high level window inserted within the side elevation facing the boundary. The garage construction is modern.

The proposed cartlodge/garage will have an eaves height of approximately 2.40m above ground level with a maximum proposed ridge height of 5.35m. The eaves and ridge height of the proposed cartlodge/garage are considerably lower than the eaves and ridge of the existing thatched cottage.

The proposed works are intended to complement the existing Listed building and will not affect the character of the principal building or the setting of adjoining properties. The proposals will preserve and protect the character of the Listed Building and will not cause any significant harm to the setting of the cottage, ensuring that the applicant remains a good custodian of the building.

Scale

The submitted proposals by virtue of their scale form and design blend well with the existing listed building respecting its setting.
The proposed works will not reduce the amenities enjoyed by the occupants of neighbouring properties.

Landscaping

No landscaping will be affected by the proposal.

Appearance

The materials for the small garage conversion to a Home Office, will be black timber boarding and reclaimed soft red facing brickwork to match exactly existing.

The choice of vernacular materials specified for cartlodge/garage will blend with the existing cottage and respect the general style of the host building and other similar buildings locally.

The materials proposed for the cartlodge/garage include TBS Klinkers Classic Mix 65mm red facing bricks, laid in Flemish Bond, with Black Painted Timber Boarding above, under a William Blyth 'Barco' Red Old English Pantiled roof.

The doors will be Oak.

The new windows to the Home Office will be a purpose made painted timber inset sash slimlite double glazed (4:4:4), face puttied, all as shown on the submitted joinery detail drawing No IS.3A.

Colour to match existing.

All new joinery details/sections will be simple in their design and will complement the existing house by virtue of their scale and design.

Access

The site has an established vehicular and pedestrian access from Church Lane which will be retained in a similar position/form, together with the off road parking. Then cartlodge/garage footprint sits on an area of drive currently used for parking. The proposal will have no effect in terms of highway safety and convenience. The proposals will not be subject to the requirements of the Disability Discrimination Act,

Conclusion

In summary the proposal would preserve the character and appearance of the existing property and surrounding area, would be compatible with the host dwelling and would not represent an over development of the plot. In addition it would preserve the character and appearance of the conservation area and the listed building.

The works will not cause any significant harm to the setting of the Cottage, ensuring that the applicant remains a good custodian of the building.

Consultations

There have been no pre-application enquiries as the proposed works are perceived to be straight forward and sympathetic to the existing structure/building.

The Listed Building application is supported by a detailed Heritage Impact Assessment provided by Nicolaas Joubert (MSc. Buildings Conservation), Historic Buildings Consultant.

Nick Peasland Architectural Services Limited

Ref: 2728/DAS01

12th July 2021