

22/11/2021 – DESIGN AND ACCESS / HERITAGE STATEMENT FOR PROPOSALS AT:

SADDLERS COTTAGE, BURY ROAD, WICKHAM STREET, WICKHAMBROOK, CB8 8PB

INTRODUCTION

This document is to support the planning application for a two-storey rear extension (following demolition of rear extension) and associated refurbishment works at Saddlers Cottage, Bury Road, Wickham Street, CB8 8PB (the application site).

The site lies within the Wickhambrook Conservation Area and adjacent to grade II listed property 'Old Timbers' (Heritage England listing ref: 1376704) and 'Hollyhocks' (Heritage England listing ref: 1181313)

The proposals have been developed with due regard to the National Planning Policy Framework and the following data and documents (where relevant):

- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 1 Oct 2019
- Historic England Good Practice Advice Note 1- The Historic Environment in Local Plans. March 2015
- Historic England Good Practice Advice Note 2- Managing Significance in Decision-Taking in the Historic Environment. March 2015
- Historic England Good Practice Advice Note 3 - The Setting of Heritage Assets. March 2015
- English Heritage, Conservation Principles Policies and Guidance, 2008
- ICOMOS principles for assessing impact on heritage assets.

This document should only be read in conjunction with the drawings and documents submitted for planning by JSA to West Suffolk Council.



DESIGN AND ACCESS STATEMENT

To be read in conjunction with JSA existing / proposed drawings

THE NATIONAL DESIGN GUIDE – THE 10 CHARACTERISTICS OF WELL-DESIGNED SPACES

In forming the proposals for a two-storey rear extension JSA have taken in to account the *10 characteristics of Well-designed places* (where relevant). This is further expanded upon in the design and access statement below.



THE 10 CHARACTERISTICS OF WELL-DESIGNED SPACES

USE

State what the proposed new buildings and spaces will be used for and explain why.

- The application site contains 1no. 4 bedroom detached property.
- It is proposed to extend the building with a two-storey rear extension providing additional living spaces and bedrooms/guest accommodation.

AMOUNT

State how many buildings you are proposing and amount of floor space. Explain and justify the amount of development proposed and how this will be distributed across the site.

- 26sqm of footprint is added to the property.
- This provides increased living spaces and a further bedroom/ensuite at first floor.

LAYOUT

State how the new buildings and spaces will be arranged, what the relationships between new buildings and spaces and existing buildings and spaces will be, both private and public and both within the site and surrounding area. Justify the layout proposed.

- The layout is adequately described on the accompanying drawings
- The layout of the dwelling is improved by moving the existing staircase in to the new extension and effectively moving the main entrance and entrance hall to the side of the property (accessed from the driveway).

SCALE

State how big the new buildings and spaces will be (height, width, and length in metres), if outline this can be the upper limits. Justify the proposed scale(s).

- The scale of the proposed is adequately described on the accompanying drawings
- The rear extension matches the depth and height of the existing outrigger extension.
- A new valley roof connects the existing and proposed extensions.
- The proposals are of an appropriate scale which is subservient to the existing building.
- The proposals will not adversely impact on the amenity of any neighbouring property.
- The closest dwelling is 'Old Timbers', situated over 30m to the south behind large boundary planting.

APPEARANCE

State what the new buildings and spaces will look like. Explain and justify the appearance of the proposed development and how it will relate to its surroundings. Information on materials, sense of place, lighting and design should be included.

- The materials will match those used on the current dwelling.

LANDSCAPING

Describe how the development will be landscaped (hard and soft) for all open spaces, both private and public in your proposal and how the landscaping will be managed.

- There are no largescale changes to the landscaping
- A new patio area replaces those areas lost in constructing the new extension.

ACCESS a)

State how the site relates to the surrounding road layout and public transport as well as any footpaths, cycle ways or other transport connections in the area.

- There are no changes to the existing vehicular or pedestrian accesses.

ACCESS b)

State how your proposal has considered all potential users regardless of age, disability, ethnicity or social grouping

- The proposals will not discriminate against any potential users regardless of age, disability, ethnicity or social grouping.

HERITAGE STATEMENT

- The application site lies within the Wickhambrook Conservation Area.
- The application site is highly visible when approaching the Conservation Area from the north along Bury Road. This is considered a key view.
- The proposals for a rear extension will not be seen from the north due to the presence of the existing outrigger extension. The proposals will be hidden in this view.
- The application site is situated next to grade II designated heritage assets 'Old Timbers' and 'Hollyhocks' – both residential dwellings set in a spacious plot.
- The application site lies outside the curtilage of the neighbouring listed properties and is set 30m + away.
- The proposals will not be readily seen from Bury Road from the south due to the high established planting on the south boundary.
- The proposals as shown on the accompanying drawings are subservient to the host property with materials matching those of the existing property.
- The proposals do not impact on the character and special interest of the conservation area nor that of the neighbouring heritage assets.
- The proposals are considered to be inconsequential to the significance of the neighbouring heritage assets and the wider conservation area.

SITE PHOTOGRAPHS



North (side) elevation as seen from driveway



Rear (east) elevation as seen from the garden



Front (west) elevation



View from Bury Road looking south towards the Conservation Area. The proposed extension will not be visible in this view.