

Design & Access Statement

Proposed extensions & alterations including new
cartlodge/garden store to 23 & 24 Park Cottages

Park Cottages (23-24)

Church Road

Tattingstone

Ipswich

Suffolk

IP9 2NA

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Ref: 488 – D&AS



CHERRY TREE COTTAGE · HITCHAM ROAD · WATTISHAM
IPSWICH · SUFFOLK · IP7 7LD

T. 01449 723186

E. sjb@sjbdesigns.co.uk

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1.0 Process

1.1 Assessment

This design and access statement has been prepared to accompany a householder & listed buildings application for the proposed extension & alterations to 23 & 24 Park Cottages (single property) along with a proposed cartlodge with garden store.

The building(s) form a linear row comprising what would have been 3 no. cottages (1, 2 & 3 Lodge Cottages) however, no's 23 & 24 and within single ownership. The properties are historic in their nature and are all grade II listed buildings. The linear structure is a combination of 3 properties which 23 Park Cottage is a 1.5 storey dwelling with latter additions to the rear, 24 is somewhat smaller and has been derelict for many years and is in a state of partial collapse, it is not believe that this structure was used for habitable means rather a workshop. The other property that is part of the combination of listed buildings is no. 22 (to the East), this property is separately owned dwelling and does not form part of this application.

The dwelling is built from a soft red facing brick with clay pantiles and parapet gables and gable chimneys with dormer windows present on the front elevation. The lean-to's to the rear are also constructed from a red brick under a profiles metal/fibre cement roof covering and are in a state of dereliction. The properties are located to the eastern side of Tattlingstone. The property is visible from the highway albeit only when approached from the South. There is a track to the front of the property which links to a public footpath that wraps around Alton Water to the East. The topography of the land results in the existing structures sitting considerably below the adjacent road level and the ground level is also higher than that of the existing ground floor level with the

With the property being historic it contributes positively to its setting/surroundings; however, the listed combination of buildings has a number of mid 90's residential dwellings located to the North and West which do not offer a positive contribution. These dwellings are primarily constructed from buff/brown bricks and concrete pantiles with white uPVC windows & doors.

As part of the submitted application particular attention has been given to policy CN01 & HS33.

1.2 Involvement

There has been a pre-application consultations with the planning and heritage department (DC21/00344) which was based around an alternative scheme that was prepared by a different design team. The pre-application advice did raise several concerns regarding the proposals by both the planning and heritage team, these concerns were primarily focused around the proposed scale & layout of the proposals. The previous scheme proposed large addition to the West of the existing buildings where the scale dwarfed the adjacent no. 24. The proposals also altered the visual aesthetic of the front elevation with the loss of the existing parapet gable to no. 24. The heritage officer advised that he had concerns with the proposals submitted from consideration (at the time) and that any extension to the West should respect the current hierarchy of the existing structures and that there has been a number of extensions to the rear of

the existing buildings and that this option should be explored as these would not impact the setting of the listed building to the same extent. The comments also raised concern regarding the proposed cartlodge, whilst this has not changed dramatically in its scale, the configuration has been adjusted and this structure has been pushed further into the site in accordance with the comments received.

The scheme as submitted carefully considers the concerns/comments raised and accommodates these within the proposals whilst also meeting with the clients design brief.

1.3 Evaluation

The proposal have been based around the comments raised by both the planning and heritage officers to inform the options available. The concerns raised suggested that the proposals should not significantly change the current hierarchy of the existing configuration of buildings with any proposal remain subservient to the host dwelling. The officers suggest that extending to the rear of the existing structures should be explored. The proposed development site has neighbours to the North 12 & 14, East (adjoined) & West. The site benefits from beautiful reaching views to Alton Water however, these views cross the neighbouring property and overlooking issues MUST be considered. The neighbours to the North and West also have gardens and the rear of these properties face towards the development plot with overlooking issues to be respected.

The above have all closely informed the design with the main aspect of the proposed scheme being located to the rear of the existing structures. The existing structure of no. 24 will need to be fully assessed by a structural engineers to establish the full extent of the rebuild required however, it would appear that the vast majority will need to be reconstructed due to the current state of the building despite this currently being 'propped up with scaffolding'. The proposals include a single storey addition to the West which remains wholly subservient to the existing street scene with larger extension(s) to the rear connection that would not be visible from the highway/footpath/track to the front of the property. It is fully appreciated that the proposals include a large building footprint to respect the existing combination of structures and remain subservient the these the proposed are weighted significantly in favour of the ground floor. Whilst the proposal do include windows to North, East & West, these have been very carefully considered with the North facing windows being located at ground floor and the first floor window being positioned at high level, the window to the East offers far reaching views towards Alton Water but these do cross neighbouring land. As such this window has been designed to ensure that no overlooking is possible whilst retaining the view beyond. The windows proposed the West are weighted strongly in favour of the ground floor with the first floor windows being obscured as these are located within an ensuite and to ensure 'overlooking' is not possible. The proposals utilize a mixture of red facing brick and timber cladding to ensure that the building sits harmoniously within its surroundings.

The cartlodge has also been carefully considered with the proposed building being single storey at its closest point to the highway where the site is at its highest with the being continuing into the site and the floor level dropping down to suite the ground levels surrounding this. Following comments from the heritage team the position of this structure has been moved away from the highway to offer views of the listed building(s).

2.0 Use

The proposed use of the building will remain as a residential dwelling with the existing structure of no. 24 being re-built to meet with the structural engineers requirements. The proposed extension to the rear will offer additional accommodation to the existing with the reconfiguration of the internal layout. The works will facilitate the structure(s) to act as a whole becoming a function family dwelling. The cartlodge will provide suitable parking for 2 no. vehicles and allow the safe storage of garden machinery and bikes etc. The proposed extensions will accommodate an external patio area to the rear (away from public view) offering the dwelling with sufficient amenity.

3.0 Amount

The proposed development would create a new extension to the rear and side of the existing built structures with the existing structure of no. 24 rebuilt to the structural engineers approval. There is a proposed single storey garden room to the West of the existing linear arrangement of buildings with this remaining significantly subservient to the existing linear form. The additions to the rear comprise of a 1.5 storey addition providing a kitchen diner at ground floor with a master bedroom with ensuite the ground floor. The proposals also include the addition of a 'lean-to' linking the relevant structures to be used as a family room. The dwelling if approved will be a 4 bedroom dwelling.

4.0 Layout

The layout of the proposed development has been informed by existing constraints on the site and the sensitivity of the existing heritage assets. This when combined with the comments raised by both planning and heritage officers within the pre-application consultation have strongly informed what and where could be developed. As already noted, no. 24 will be mostly reconstructed and will offer a new generous entrance hall with a new WC addition added, this will provide access through to the existing sitting room and the rear linking hall which will provide further access to the garden room the West and Family room to the East. This family room will offer links through to both the kitchen/diner and the study/stairs, the existing narrow & steep staircase is to be removed with the existing stair trimming to be adjusted to accommodate a new building regulations compliant staircase. The existing access's through to the sitting room will be blocked up and an original opening will be reinstated (currently timber stud & plasterboard). The existing ground floor airing cupboard and bathroom will become a utility room. This is an existing flat roof.

At first floor the staircase will lead to a landing area with a new timber stud partition(s) added within the latter addition to the rear of no. 23 and this will form a new first floor family bathroom with new rooflights added within existing (latter) roof construction) and access (also with new rooflight additions) to the proposed new extension beyond providing a master bedroom and ensuite. The landing will also have some minor adjustment with (non-historic) stud partitioning removed, and new stud partition added to facilitate direct access to the rebuilt first floor of no. 24 which will offer a new bedroom with ensuite.

Externally a new cartlodge and garden store is proposed providing undercover parking area for 2 no. vehicles and an internal garden store area for garden machinery, cycles and garden furniture etc. The proposals will also create a requirement for retaining structures due to the significant change in ground levels between the highway and the dwelling floor level.

5.0 Scale

The proposed new additions have been carefully considered in terms of their scale and positioning. The proposed new garden room has been sensitively located towards the rear of the existing range with the ridge height of this being circa. 4.0m high, significantly (1.9m) below that of the adjoining no. 24. The extensions to the rear have been carefully considered with the ridge height of the 1.5 storey extension to the rear of 23 being 0.85m below that of the existing ridge to the front range and the ensuite addition dropping further to match the ridge height of no. 24.

The proposed cartlodge has been designed to minimize impact from the highway with its position set back and the height on the road front elevation (set back) minimized. The proposed ridge height at the front will be 5.7m.

6.0 Landscaping

In general terms the existing landscaping to the perimeter of the site will remain. There will be a necessity to cut back some existing foliage to the Western boundary adjacent to the proposed cartlodge. The proposals do include various areas of new hard landscaping to provide access and amenity areas which have been carefully considered. The existing concrete footpaths on site are to be removed with new pea gravel paths added in accordance with the site layout plan. The proposed parking/hardstanding will require a facing brick retaining structure constructed from a facing brick to match that of the existing facing brick.

7.0 Appearance

The appearance of the proposed buildings are strongly influenced by the existing buildings on site and the surrounding buildings. The proposed finished generally match those on the existing building with the exception of dark stained horizontal timber cladding which would be in accordance with other historic buildings in the immediate surroundings.

The proposed palette of materials would comprise the following....

- Soft red facing bricks to match existing
- Dark stained horizontal timber featheredged cladding
- Clay plain tiles to match existing
- Natural slate
- Timber casement windows
- Corbeled Eaves
- Fascias, soffits & bargeboard etc to be painted timber (where applicable)

8.0 Access

Access to the site will remain as existing with the existing vehicular access remaining with the hard standing area adjusted, a footpath link via external stairs will link the hardstanding to the footpath link, the existing pedestrian access will also remain via the existing gate at the front of the site with a new footpath link to the front door of no. 24. The property will also benefit from rear pedestrian access.