

## **DESIGN , ACCESS & HERITAGE STATEMENT**

**New House, part garden of Tawney's,  
Lower Street, Stutton, Ipswich IP9 2SQ**

**Applicant :** Mr C Gunson

**Date :** 04/03/2022

### **1 Description :**

- 1.1 Application to vary condition 2 of approved plans DC/17/06310,  
New residential dwelling with vehicular access of Stutton Close.

### **2 The Site**

- 2.1 Land designation : The site is within the built up village boundary of Stutton and lies within an Area of Outstanding Beauty. The site is not within a conservation area. The site is residential use land.
- 2.2 The site is to the rear of an existing residential house, Tawney's on a part of the L shaped garden adjoining Stutton Close. Part of the land was once part of the rear garden to Rose Cottage. Tawneys is a modern style two storey brick built dwelling presumably developed at the same time as its neighbour The Gables.
- 2.3 The site adjoins an open area of grass and trees surrounded by large ex council houses built in a vernacular style. These houses have been adapted, extended and painted different colours and are a pleasing set of variations from the standard house type.



- 2.4 To the west of the site on the other side of Stutton Close are a group of council single storey dwellings built round a central open space and car parking area. Mature trees adjoin the road. The houses are in a U shape with their principle elevations facing each other not onto Stutton Close.



- 2.5 To the south of the site lies Rose Cottage a period thatched cottage with a single storey rear extension, garden and sheds on the corner plot of Stutton Close and Lower St.

Rose Cottage is a listed grade II property. List entry number 131655. It is not part of an Asset Grouping.

Listing as below

TM 13 SE STUTTON LOWER STREET (north side)

5/74 Rose Cottage (formerly The Rosery)

- II

Cottage. C16 with later alterations and additions. Timber framed and plastered. Thatched roof. Left external and off-centre right chimneystacks. One storey and attics. Gabled dormer. Three C20 windows including 2 bays. C20 lean-to porch and plank and muntin door. Interior: Part of the heavy timber frame is visible with tension braces to wall angles, arch braced tie-beams by chimney. Flat section ceiling beams. Back to back inglenook fireplace. Vertically boarded rear door with drop over strap hinges.

Listing NGR: TM1530134634

Rose Cottage fronts on to Lower Street and lies at a slightly lower level than the proposed new house. The proposed new dwelling approximately 30m to the north and behind Rose cottage is not thought to effect the setting of Rose Cottage which has its main frontage facing the south and onto Lower St.



- 2.6 To the east of the site lies the rear garden of The Gables with a tall mature conifer boundary hedge. The hedge is approximately 3.5m tall providing privacy to both sides.



- 2.7 Flood Risk Assessment : The site is not in a flood risk zone, see Envirosearch Residential report. However the report identifies that on Lower St adjacent to Rose Cottage and Tawneys there is some potential for surface water flooding as the report took in the whole of the clients site including the existing property. This part of the site is not in the flood area as can be seen on the map in the report.

### 3 **Layout / Design**

- 3.1 This application relates to variations in relation to windows and roof lights on the approved drawing 217132 revision B.

3.2 The 1<sup>st</sup> floor window head heights were shown originally on the planning drawing 150mm too high (an architectural mistake) at 2275mm which did not leave appropriate room for the window lintols. The industry standard height is 2100mm and the window heights were installed at 2125mm.

3.3 The rear 1<sup>st</sup> floor windows to the Bathroom and the En-suite were originally clear glass. This application is to change this to obscure glass. These windows are proposed to be top hung. The cill's of these are proposed to be at 1550mm above floor level and with the top hung opening should be an improvement in terms of any overlooking to the original ones approved.

3.4 The client wish's to install rooflights to the loft and a sun tunnel to light the stair well. It was incorrectly thought not to require an amendment or variation of the approved documents as these items would normally be acceptable as permitted development once the house was 1<sup>st</sup> occupied.

The roof lights have been installed at a high level with the cill's at 1700mm above floor level.

#### 4 **Size**

4.1 Measured internally per square metre

	Ground Floor	1 <sup>st</sup> Floor	Total
House	90 m <sup>2</sup>	88 m <sup>2</sup>	178 m <sup>2</sup>
Garage	18 m <sup>2</sup>		
Plot size	15.8m max width x 30.5m depth		
	440 m <sup>2</sup>	0.044 Hectares	

#### 5 **Appearance**

5.1 Roofs : Pan tiles dark charcoal

Walls : Red brickwork plinth, render painted light pastel shade, timber boarding stained black.

#### 8 **Access**

8.1 A new dropped kerb access off Stutton Close to comply with highway standards and the off street car parking will allow cars to turn around on site and leave in forward gear.

8.2 The dwelling is on relatively level ground and will provide hard-standing to the principle door and from an off street car parking area which will fully comply with latest requirements for disabled access.

8.3 The main Ipswich road is a 5 minute walk away which has the main bus routes to Ipswich and the neighbouring villages. Stutton has two public houses, one of which is within a 10 minute walk and also a village shop. The village primary school (In need of additional pupils) is a short 10minute walk away

**9. Landscaping**

10.1 No change to the landscaping as per agreed in planning permission DC/17/06310