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11-14 THE STREET, AMPTON
PLANNING STATEMENT

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Issue 3

1.0 Introduction

This statement is to support a partial retrospective application for new windows and a partial listed building application.

This statement has been prepared in accordance with NPPF paragraph 190 and HE guidance on statements of heritage and significance.

A review of historical records has been made including the National Archives, Heritage gateway, Francis Firth and online mapping and photograph records and local Parish documents.

2.0 Setting & Context

Ampton is a civil parish circa 5 miles from Bury St Edmunds in West Suffolk.

The properties are set in the centre of Ampton. Ampton is made up of a series of houses as well as Ampton Farm and Ampton Hall, the village is part of the Ampton Estate.

Within the centre of Ampton there are 15 listed structures. Within 100m of the properties there are a 3 listed structures

8 and 9 The Street	Grade II	List UID 1031234
10, The Street	Grade II	List UID 1376952
K6 Telephone Kiosk	Grade II	List UID 1031212

The property is within the village conservation area.



3.0 Existing Building & Site

11-14 are a row of 4 estate cottages, forming a terrace. They are grade II listed under a combined listing.

The listing description reads as follows

“A row of 4 estate cottages. Circa 1905, in traditional style. 1 1/2 storeys. Red brick to ground storey, colour-washed render above. Double Roman tiled roof. 4 internal chimney-stacks with tall plain

square shafts. 2 central gables with an entrance archway between them and windows above. 7 3-light casement windows with diamond leaded panes and original cast-iron fittings, and 2 bay windows supported on solid brackets, one at the west end, the other in the east gable. 5 dormer windows with sloping single-pitch roofs. Entrance doors with single-pitch porch roofs above."

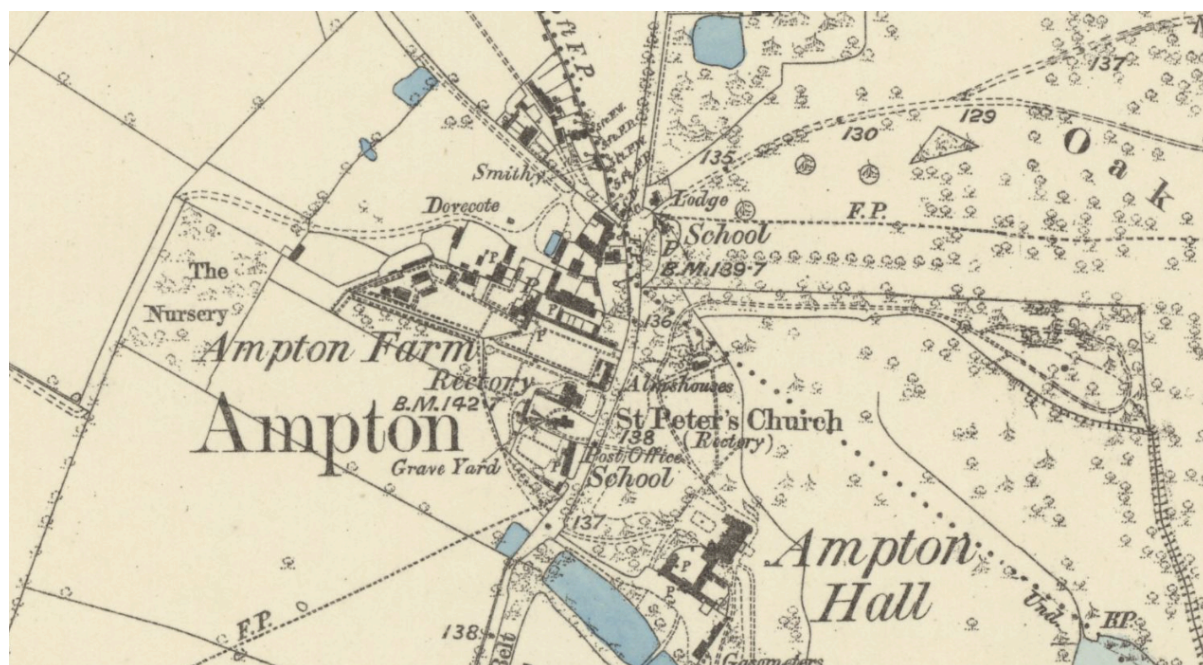
<https://historicengland.org.uk/listing/the-list/list-entry/1031235?section=official-list-entry>

The houses are constructed of red brick, exposed at ground floor and rendered at 1st floor level. The joinery is painted softwood with casement windows. The roof is covered in concrete pantiles punctuated with sloped tiled dormers and with 2 gables forming a valley to the centre of the front elevation and with 4 red brick chimneys.

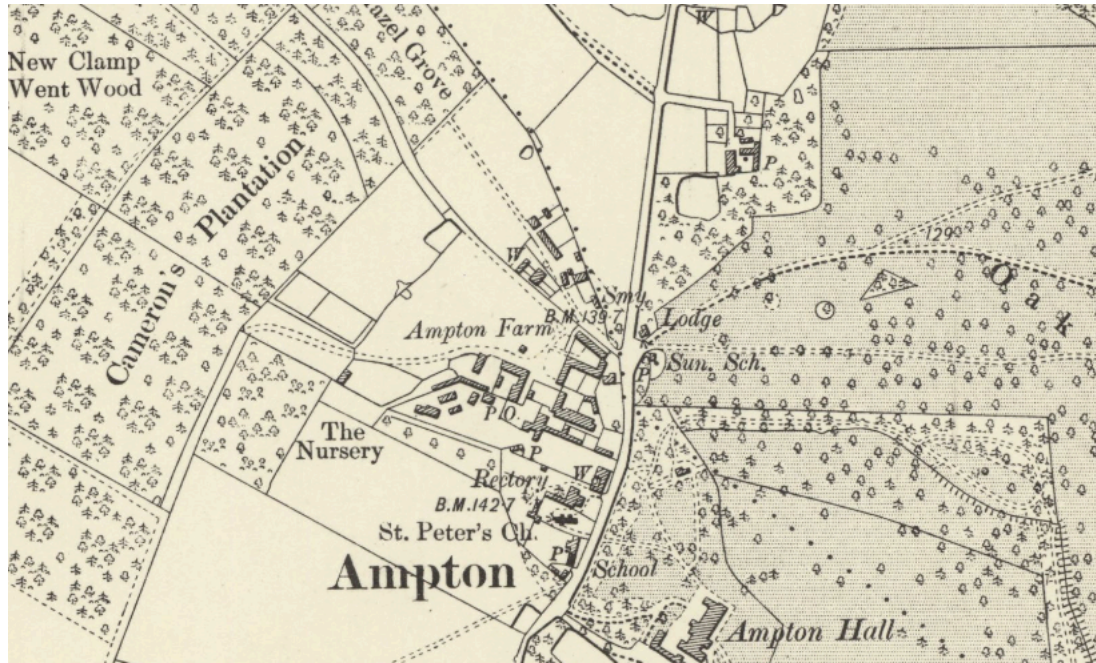
The properties also features 2 bay windows and lead porch canopies

The properties listing is in relation to its collective value.

The terrace was constructed in the early C20th and while structures were evident on earlier maps, including the 1883 map. The 1903 map shows a more regimented row of buildings.



Extract from 1883 OS map



Extract from 1903 OS map



West (front) Elevation



East Elevation



Partial East Elevation



South and East Elevation

4.0 Proposal

New windows have been installed to 14 Ampton.

Windows are yet to be installed to 11-13, however it is proposed to fit new windows as described, that will match no 14.

4.1 Use

The property is a private rented residence.

4.2 Appearance & Materials

The overall appearance of the property and materials in use has remained unchanged.

4.3 Scale, Amount & Layout

There has been no alteration to scale, amount of development or layout of the property arising from these works

4.4 Justification & Mitigation

The windows were installed as the previous windows were in a poor state of repair and needed replacing. Due to the length of time between general upkeep and maintenance the previous windows were therefore now not able to be repaired, as the extent would require wholesale repairs rendering the works ineffective.

The detailing of the windows replicates the previous windows in place on the building and therefore preserve the historic detailing of the property and ensure the buildings setting and visual value is not disturbed.

Some windows are yet to be replaced but are to be done so in the same manner as those changed, which will ensure a cohesive approach to the building. Similarly the windows to be changed are to replace rotten and deteriorated windows.

The changes are considered to be in the best interests of preserving the heritage asset and retaining its local significance without disturbing its overall heritage value. In accordance with Paragraph 195 and 196 of the NPPF.

4.5 Access

There has been no change to access to and access around the property arising from these works.

4.6 Landscaping

No landscaping has taken place, as part of this application.

4.7 Consultation

Pre-Application consultation has taken place with Christine Leveson, with regard the content and necessity of the application