



**DESIGN AND ACCESS STATEMENT**  
**IN SUPPORT OF**  
**REINSTATEMENT WORKS**  
**AT**  
**ROSE COTTAGE, EYE, SUFFOLK IP23 7EJ**



**Date:** 22 October 2021    **Our Ref:** 210886



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*Front and Rear photos prior to the fire damage (circa 2014)*



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## 1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by Gateley Smithers Purslow in support of a planning and listed building consent application for Rose Cottage which suffered a major fire 26<sup>th</sup> April 2021.
- 1.2 The thatched and cob property dating from around 1664 has suffered significant damage. The fire has brought about total loss of the thatch roof, all of the roof structure, damage to upper loft rooms, and possible damage to the timber frame and walls.
- 1.3 Gateley Smithers Purslow are an independent consultancy of Surveyors, Engineers, Architects and Heritage Professionals with offices covering the whole of the UK.
- 1.3 This statement should be read together with all existing and proposed drawings and supplemental building report and assessments. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application.
- 1.4 A pre-app enquiry reference DC/21/06330 was submitted to Mid Suffolk Council for comment to the proposed reinstatement and a site visit took place on the 31<sup>st</sup> January 2022 with Paul Harrison of the Conservation Team at the local authority.
- 1.5 This application is accompanied by a structural report which confirms the roof members are totally lost and that there are none which could be used within the reinstatement process. There are concerns with the timber frame/walls and further investigations are recommended



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## 2.0 PLANNING HISTORY

2.1 The following is an extract from the local authority public access listing statutory applications lodged for the property in recent times :-

### Planning Applications (4)

- Retention of replacement render on west, east and part south gable end elevations.  
Ref. No: 0121/93/LB | Status: Granted
- INSTALLATION OF THREE REPLACEMENT WINDOWS IN WEST ELEVATION EXISTING MULLION WINDOW EXPOSED ON EAST ELEVATION, INTERNAL ALTERATIONS AND IMPROVEMENTS  
Ref. No: 0135/91/LB | Status: Granted
- REPLACE 3 NO. EXTERNAL DOORS.  
Ref. No: 0278/00/LB | Status: Granted
- CONVERSION OF FORMER MILL TO RESIDENTIAL UNITS.  
Ref. No: 0121/93/OL | Status: Granted

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### Planning Appeals (0)

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### Properties (0)

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### Building Control Applications (6)

- Charnwood: Island I with Descriptor Install a solid fuel dry fuel room heater stove or cooker liner liner with Descriptor Install a flue liner  
Ref. No: BC/20/06244/HETAS | Status: Building Work Complete
- NICEIC record for Install one or more new circuits  
Ref. No: 16/CPS/02896 | Status: Building Work Complete
- NICEIC record for Install one or more new circuits, Install a replacement consumer unit  
Ref. No: 16/CPS/02894 | Status: Building Work Complete
- ELECSA record for Lighting/power outdoors  
Ref. No: 12/CPS/05612 | Status: Building Work Complete
- NICEIC record for Circuit alteration or addition in kitchen/ special location  
Ref. No: 12/CPS/02448 | Status: Building Work Complete
- NICEIC record for Dwelling house, Extension to circuit (in kitchen, special location/ installation), Lighting circuit, Special location (room containing bath or shower, swimming pool, sauna)  
Ref. No: 08/CPS/04437 | Status: Building Work Complete



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### 3.0 USE

3.1 The property is a single detached dwelling and this reinstatement application will maintain this use.

### 4.0 LAYOUT

4.1 The dwelling is situated in the centre of the site running north to south in orientation. The downstairs consists of living room and kitchens with upper rooms bedrooms and bathroom. Two stairs cases give access to the first floor bedrooms and a separate first floor stair gives access to the attic room on the south gable. There is a number of outbuildings and sheds which are not subject of this application.

4.2 As can be seen from the existing plans the fire mainly damaged the roof and upper floor accommodation.



*aerial extract of site*



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## 5.0 AMOUNTS

5.1 No change – all will be like for like in reinstatement or as close as possible.



*Front and rear photos showing fire damage*



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## **6.0 SCALE**

6.1 The reinstatement will seek to replicate the thatch roof therefore there will be discernible change to the scale.

## **7.0 APPEARANCE**

7.1 The reinstatement will seek to follow a like for like form prior to the fire. Sadly the original rafters, purlin, wall plate and trusses have been lost however replacements in oak will be installed subject to structural engineering details.

## **8.0 ACCESS**

8,1 There will be no change to access arrangements.

## **9.0 Landscape Strategy**

9.1 No change to landscaping.