

J.A.P Architects

Job reference 22004

Planning & Listed Building Application

for

Proposed Extensions & Alterations

at

The Old Inn

The Green, Little Thurlow Green, CB9 7JH

Combined

Design & Access Statement

and

Heritage Impact Assessment

July 2022

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1.0 INTRODUCTION

1.1 This Design and Access Statement and Heritage Impact Assessment has been prepared in support of the listed building and planning application to West Suffolk Council regarding a proposed replacement single storey structure to the side of The Old Inn, Little Thurlow Green.

1.2 The Old Inn is Grade II listed. List entry number 1227352. Its short listing reads:

A C18 timber-framed and plastered house formerly The Red Lion Inn, now 1 tenement. It comprises an original house of 1 storey and attics and a later 2 storey addition, probably early C19. The windows are casements with glazing bars and boarded shutters. The roof is partly thatched and partly slate (the C19 addition).

2.0 EXISTING SITE



2.1 The application site is located midway along *The Green* in the West Suffolk hamlet of Little Thurlow Green. Although centrally located, the hamlet is linear and all houses at this location face south with open fields to the north and south. The site lays outside of the *Great and Little Thurlow Conservation Area, 1973*.



Great & Little Thurlow Conservation Area. Taken from WestSuffolk.gov/Planning

2.2 The site measures approximately 0.195 hectares (0.48 acres). The house has a principle elevation to the west side. One of the gable ends of the house sits directly adjacent to the highway.

2.3 The site is comprised of the principal dwelling of The Old Inn, attached timber outbuildings, and a detached timber shed. The site is set within mature, hedgeline boundaries with established planting.



In the last 12 months alone, the timber outbuilding wall has collapsed a further 100mm

2.4 The outbuildings at The Old Inn are in a semi-derelict condition, despite the applicant's best efforts. The house has been the subject of two modern lean-to additions – to the front and rear – both of which are proposed to be removed by way of this application.

2.5 Within Little Thurlow Green one other heritage asset is listed. *White Cottage*, a Grade II listed thatch cottage, sits some 65 metres to the east. In addition, although not a designated heritage asset, it is reasonable to regard the village green – complete with water pump – a non-designated heritage asset. The village green appears to extend westwards as a large verge adjacent the highway. Its span continues westward in front of The Old Inn.



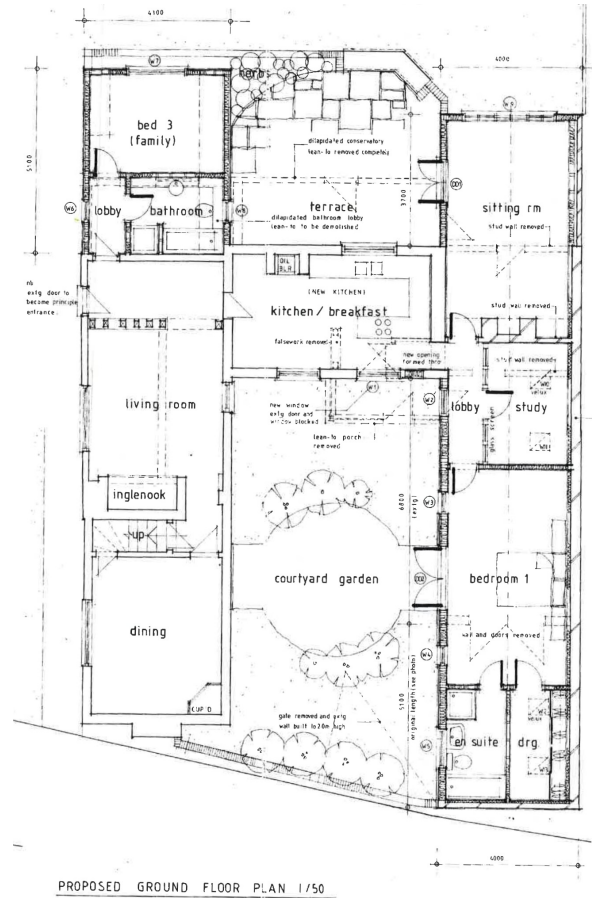
The Little Thurlow Green village green in relation to the application site

3.0 PLANNING HISTORY

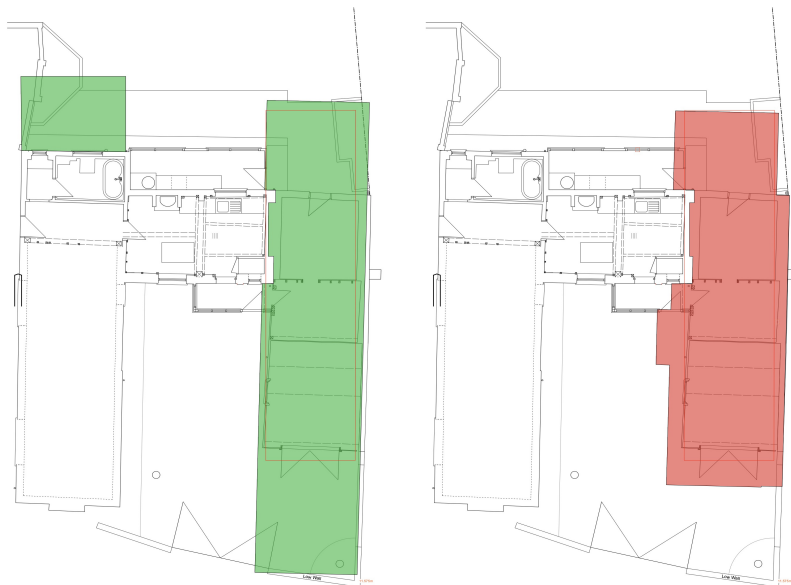
3.1 Of most significance to the planning history of The Old Inn is a 2008 consent for a scheme that included two single-storey extensions (SE/08/1267). Work was not started.

3.2 The proposal comprised of two separate extensions. One of these was similar to the proposal being sought now but was longer at both the south and north end. The new proposal is scaled back from the 2008 scheme by 3.6m at the front and 0.5m at the rear.

3.3 There was an addition of a further bedroom to the west side of the house that formed part of the 2008 application. By contrast, this new application is wholly confined to the east side of the house so will not be touching the important heritage part of the house.



Extract from approved scheme SE/08/1267



Area hatched green: Consent granted in 2008 (SE/08/1267). Area hatched red: Proposed scheme

3.4 In 2020 an application to increase the height of the chimney was approved and work began and finished later that year.

3.5 In 2019 the original driveway to the west of the house was reinstated and a timber shed erected. At that time future plans to remove the outbuildings and replace them with something akin to the 2008 plans, but to a smaller scale, was discussed with Conservation Officer, Christine Leveson. The response was positive.

4.0 USE

4.1 The proposed works utilise the footprint of the existing semi-derelict outbuildings along the east of the site to create an accessible ground floor bedroom, bathroom, utility room, dining area, and garden room.

4.2 The application seeks to achieve two objectives: firstly to address the deteriorating outbuildings, and secondly to take the opportunity to look ahead to future accommodation concerns. The applicants are mindful of creating a *lifetime home* so wish to take the opportunity to create a ground floor bedroom.

4.3 The northernmost end to the linear design, reflecting the footprint of the existing outbuildings, faces the landscaped garden and fields beyond. The proposal seeks to use this area as a small space to relax, entertain, and admire the garden.

4.4 The washing machine and tumble dryer currently housed in the existing glazed lean-to at the rear of the house will be moved to a purpose made utility room in order to sensitively remove the modern lean-to.

Rebuilding the outbuildings and repurposing them as an accessible bedroom etc makes best use of space available



5.0 SCALE & AMOUNT

5.1 The applicants are aware of the previously approved scheme that is far larger in scale than this proposal but wish to have a gentler approach, more closely replacing like-for-like, rather than increase floor area.

5.2 As such, the small gable end facing the highway is kept some 4 metres back. This has the added advantage of staying subservient to the original house.



The original inn to the left and the proposed, subservient, proposal to the right of the drawing

5.3 At the rear, the proposal seeks to create a garden room which extends back 3.25m further than the existing outbuilding. The rationale for this is to form a space from which the garden can be enjoyed at as wide an angle as reasonable.

5.4 Scale

5.4.1 The overall footprint of the proposal is 38 sqm.

5.4.2 The previously approved scheme from 2008 provided a footprint of 48 sqm.

5.4.3 The proposal largely replaces the footprint of the existing outbuildings along the eastern boundary of the site. The application further seeks to remove the two modern lean-to structures on the north and south elevation, giving a total removed area of 44 sqm, therefore a net loss of 6 sqm.

5.5 An eaves height of 2.25m is proposed, in keeping with the existing

structures for replacement and the same as the previously approved 2008 scheme.

5.6 A proposed ridge height of 3.85m keeps the proposed structure defined from the existing, perpendicular, kitchen.

5.7 One continuous ridge line will be formed at 3.8m, some 0.58m below the existing ridge line running perpendicular. Consequently the new addition will read as distinct and subservient to the host dwelling.

5.8 A small courtyard porch with a balanced ridge height of 3.2m will be formed to enable a better link from the inside spaces to the private courtyard. This element steps out 0.5m from the face of the rear hall.

5.9 The proposal does not extend beyond the building line of the neighbouring property of Wyatt Cottage which is a larger scale dwelling. The proposal stays tucked in beside the neighbouring single storey extension and consequently the relationship of two buildings will continue to be read very much as they have been historically.

6.0 APPEARANCE

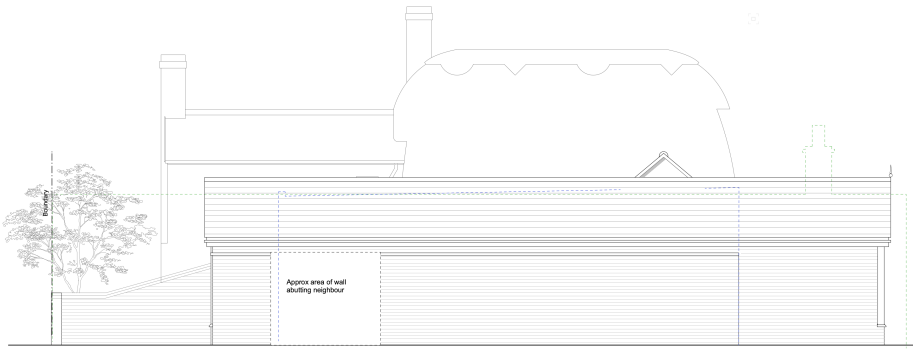
6.1 As a whole, the design of the proposal is simple and modest. It is largely linear and includes the removal of two modern lean-to additions. It respects the amenity value of the host dwelling by way of its appearance and situation being set across the courtyard of the heritage asset.

6.2 The applicants are keen to preserve the character of the south (highway-facing) part of the proposal so it is as closely resembling the current outbuildings as possible. This has been an integral part of the design from the outset. The application seeks to use cream-coloured weatherboarding to this element of the build.

6.3 The listing for The Old Inn indicates the pan tiled (existing kitchen) element of the house does not form part of the original host dwelling which is listed as, "*partly thatched and partly slate*". The proposal seeks to continue this principle by using pantiles on the new roof so the new can be distinct from the old.

6.4 East Elevation

The wall that runs along the east boundary will largely be a replacement of what exists currently, namely a long, unpermeated, brick wall with one brick pier and rainwater goods. It will step in at the northern end to allow for the boundary tapering. The intention is that this elevation remains unchanged and can be read almost like a garden wall.



Left, proposed east elevation facing onto Wyatt Cottage and, right, existing wall (to be replaced)



6.5 North/Garden Room

A continuation of brick round from the east elevation as a plinth to the garden room keeps a visual connection to both sides. Above, a series of timber-framed windows will allow for uninterrupted views into the garden.

6.6 Front/South

Weatherboarding to the two elevations facing the courtyard will preserve the character of the existing outbuildings. A deep brick plinth of six courses mirrors much of the host house and proposed sill height to the garden room.

7.0 LAYOUT

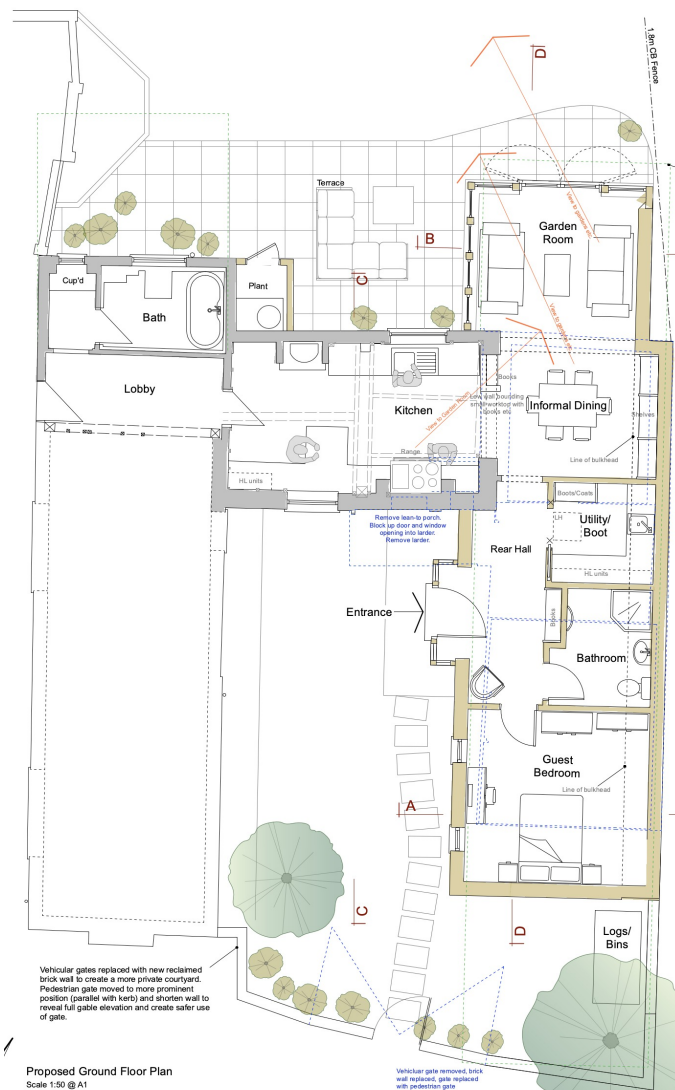
7.1 The impact to the materiality of the listed part of the dwelling will be minimal. The proposed scheme makes contact only with the furthest end of the house (the east wall of the kitchen) which is some five metres from the heritage asset.

7.2 The arrangement has been designed in such a way as to be respectful to the character of the existing dwelling by creating minimal disturbance to the flow and existing use of the building. The rooms that are created in the proposal are *additional* rooms and the function of the existing spaces will be left untouched.

7.3 Externally, the courtyard will become more private by removing the vehicular gates and changing the position of the pedestrian gate away from the gable-end of the main house. The aim is to create a more private courtyard that shifts the focus

as a *front* door away from this area to the de facto front door (on the west elevation, adjacent to the drive). At present there is some confusion as to which door is the principle entrance, or even whether there may be one or two dwellings.

7.4 Entry to and from this courtyard will be through the proposed courtyard



Layout of proposed single storey replacement

porch. Once inside the rear hall, a central niche creates symmetry opposite the door and a place to put a small bench or console table.

7.5 A utility and bathroom make use of the centre of the long run freeing up the reception rooms to the north end and the bedroom to the south end have plenty of light and the best access to the views.

7.6 A dining area is what links the proposal to the existing kitchen, a function that most logically links these spaces. From there, the garden room has been designed to maximise views of the garden with the convenience of the kitchen nearby.

7.7 The existing kitchen benefits from the proposal as the existing lean-to to the rear (currently used as a laundry room) will be removed and allow for uninterrupted views of the garden.

8.0 ACCESS

8.1 Part of the reason for the proposal is an opportunity to create a lifetime home for the applicants. A ground floor bedroom with adjacent bathroom can be used as a guest room but long-term has the potential to become an accessible space in old age.

8.2 The courtyard is not currently used for parking but does have vehicular gates which are to be removed as part of the proposed works. There is a large drive (suitable for at least five cars) on the other side of the main house which is in use daily. The courtyard holds two ornamental trees and other low level planting and is used as a safe, enclosed, amenity space for all the family rather than a drive. As such there is no loss of parking.



Although vehicular gates exist to the courtyard, it is not suitable for parking. The large driveway is to the left of the house (out of shot)

9.0 HERITAGE



The original thatch inn with C19 slate addition.

9.1 The earliest part of The Old Inn is believed to date back to the 1740s when it was likely to have been built as a single storey farm worker's cottage.

9.2 It is believed the slate-roofed element was added c.1850 when it was by then a pub, The Red Lion.

9.3 Local knowledge suggests in the C19th there was a butchers located somewhere within The Old Inn, with an abattoir located where Wyatt's Cottage, the neighbouring house, now stands.



The east wing (now outbuildings, much shorter in length) spanned to the roadside

9.4 The listing suggests there may have been more than one dwelling within the curtilage: “now 1 tenement.” Indeed, there is evidence of a doorway on the west elevation, leading to what is believed to have been a separate dwelling.



The unrendered C19 addition can be seen with a doorway to a possible second dwelling

9.5 By 1967 the pub had ceased trading and the entirety of the site became a single house. In the 1970s part of the outbuilding which is now a garden store with double doors, was demolished. The gable wall had previously abutted the road, similar to the existing, slated, gable end.

9.6 In early 2019, as part of a conversation regarding the formation of the driveway, future plans to remove the outbuildings and replace them with something akin to the 2008 plans, but to a smaller scale, was discussed with Conservation Officer, Christine Leveson. The response was positive. It was presumed that the original two-storey element is what forms the greatest heritage importance. That is to say the west side of the house as it stands today.

9.7 Windows

9.7.1 The windows to the original inn are casements with glazing bars.

9.7.2 The windows to the modern rear lean-to addition (proposed to be removed) are large casement windows with no glazing bars.

9.7.3 The lean-to to the courtyard (also proposed to be removed) are casements with glazing bars with larger panes than those on the original house.

9.7.4 The outbuildings that are in a poor state of repair that are to be replaced by way of this application have two windows in total: one to the courtyard which is fixed casement with no glazing bars, and one in the small gable to the rear

garden, also fixed casement but leaded. It is likely these could have been reused, imported from elsewhere. The leaded window has a sticker that is 90 degrees in the wrong orientation and maybe was used in a porch elsewhere.

9.8 The roof to the original inn is thatched, with the adjacent two-storey C19 addition finished in slate. Perpendicular to the original inn is a recent addition which is now the kitchen. This has clay pan tiles and is not thought to form the listing. Likewise, the outbuilding structures have clay pan tiles.



The northernmost end of the outbuildings, not original to the inn and built of imported, reused materials.

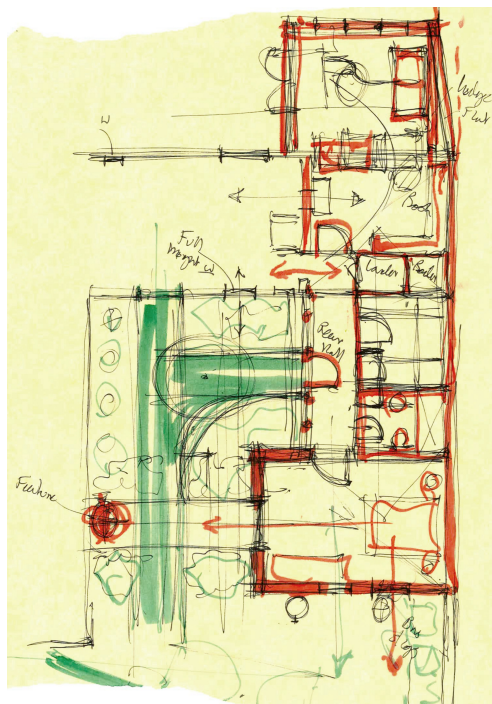
10.0 SUMMARY

10.1 From the outset, the sensitivity of the design of the proposal has been critical. A key objective was to touch the site lightly by preserving the character of what stands at present. Consequently, the potential impact to The Old Inn and the Little Thurlow Green area will only be positive in nature: the semi-derelict outbuildings will be removed and their replacement will be an appropriate replacement within this context.

10.2 At the rear, a humble-in-scale garden room is respectful to the host dwelling in materials, scale, and setting. It ties the inside space with the outside, allowing the applicants to sit and enjoy their well-kept garden from inside which is currently not possible.

10.3 The removal of the two modern lean-to structures – one forming a glazed porch into the courtyard, and one forming an uncomfortable laundry room at the rear – will enhance the Old Inn as a heritage asset.

10.4 On this basis, we respectfully request that planning permission and listed building consent are granted for the proposal.



An early design sketch