

PLANNING DESIGN & ACCESS STATEMENT



Proposal: Proposed single storey rear extension, including works to existing outbuilding

1 The Street

Brome, Eye, Suffolk

Prepared by ALA Ltd

ALA project reference: G028_REV A

Date: September 2022

Issue: Planning Re-submission



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1 Introduction

On behalf of the applicant, we hereby re-submit a householder application and listed building consent for the erection of a single storey rear extension incorporating an existing outbuilding.

The original application was withdrawn following heritage consultee comments. The proposed scheme has been revised in line with the comments received.

The application is supported by:

- Completed application form;
- Site location plan, site block plan, existing plans and elevations, proposed floor plans and elevations;
- Planning design and Access statement.
- Completed CIL form.

2 Site and Context

The Site is located on the south side The Street, Brome. The site is surrounded by woodland to the east and south. Immediately to the East is a track through the woodland which provides access into the fields to the south, further to the east of this is access to Brome Hall. To the West of the site are neighbouring residential properties, which form the residential street; The street, Brome.



3 Proposal

The Application seeks planning approval for the erection of a single storey rear extension and conversion of an existing outbuilding.

Due to height restrictions of the existing outbuilding, the scheme includes raising the existing roof by approximately 250mm. The existing roof tiles will be re-used and the roof pitch will be retained. All details including fascia's, rainwater goods etc will all be re-used where possible with any replacements to be on a like for like basis.

The existing clay lump walls are to be retained and insulated internally with Heraklith board or similar breathable material and finished with lime plaster.

The existing brick floor will be carefully removed to allow for floor slab and insulation. The existing bricks will be re-laid with any new bricks to match existing.

The newly built extension will be of contemporary style with a flat roof to contrast from the listed building traditional form and materials.

4 Landscaping & External Works

To suit the low finished floor level it is proposed to create a slightly sunken patio area to the rear of the extension / side of the out building.

5 Heritage Statement

The existing dwelling is a designated Grade II listed building.

The listing refers to 2 dwellings, originally one. Formerly The Buck public house. Early C17. Timber framed and plastered. Roof thatched at front with deep overhang at eaves; rear slope pantiled. 2 storeys and attic. Scattered fenestration, casements. No.1 modernised mid C20: windows mostly renewed; one original first floor window with ovolo mullions. Mid C20 door. External stack against rear wall (upper part rebuilt). No.2 has old plasterwork, C18-C19 windows and a boarded door. Small gable stack. Some plain studding and an ovolo floorbeam inside No.1, but original layout altered. Interior of No.2 not inspected.

The outbuilding is to the rear of the property and is clay lump construction. The age and significance of the out-building is unclear but appears on the 1st edition OS map (1884) and thus is potentially of fair age. Historically, it is likely to have been an ancillary structure serving the building during its time as 'The Buck Inn' public house.

Currently the outbuilding is being used for storage but is showing significant signs of dilapidation, specifically the roof and south gable. The conversion will ensure the outbuilding is repaired and retained for future generations.

The proposal does not involve any internal works to the listed building with the exception of the removal of the dining room window, which is to be opened up to floor level to allow access into the extension. The existing wall below the window appears to have been altered in the past with modern concrete blockwork. Therefore, the removal of this section of wall would cause no harm to the historic fabric.

Part of the existing chimney stack to the rear of the property will be incorporated into the extension, the brickwork will be left exposed to create an architectural feature internally. The Heritage consultee response of the original application recommends that the stack is not incorporated into

the extension and the extension should not project no further than the corner of the outbuilding. However, this section of the extension allows access to the outbuilding thus, linking it to the main dwelling. The original scheme was for the outbuildings pitched roof to be continued over this section up to the stack, this has now been revised to flat roof. The flat roof will abut up to the brickwork with a lead flashing dressed up approximately 100mm and into the brickwork. The lead work will be in keeping with the existing lead flashings on the chimney stack.

The Heritage response also raises concerns relating to the connections between the new roof and the outbuilding. The accompanying proposed section shows that this can be achieved with traditional pitched to flat roof construction details. Furthermore, the extension has been reduced in size so that less of the outbuildings roof is lapped with the new flat roof and the overall form of the outbuilding is maintained.

The revised scheme takes into consideration all points raised in the heritage response however, some of the recommendations (mostly relating to the amount of reduction in size) cannot be fully achieved whilst meeting the applicant's requirements and would not be financially viable.

6 Justification

The existing dwelling comprises of 4 no. Bedrooms, en-suite, bathroom and generous size living room. However, has a relatively small and cramped kitchen and dining area. The extension will provide extended living area which will allow the dining area to be moved out of the existing kitchen allowing the kitchen to be extended to a more suitable size for a 4 bedroom house.

7 Access

There are no alterations to the existing site access off the street proposed as part of this development.

8 Previous Planning

DC/22/03208 & DC/22/03209 – Withdrawn

3729/12 & 3730/12 – Alterations to attic space for residential use

0646/06 – Retention of canopy blind

0906/90 – Erection of a garage

0153/00/LM – Re-thatch roof using water reed

9 Flood Risk

The site is not located within either Flood Zone 2 or 3 and is not identified on the Environment Agency Flood Risk Maps (Appendix A) as being at risk from surface water flooding.

Appendix A – Floor Risk



Flood map for planning

Your reference
G028

Location (easting/northing)
615367/276609

Created
27 Aug 2021 12:37

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

