

DESIGN AND HERITAGE STATEMENT

**PROPOSED REPLACEMENT DWELLING
RECTORY COTTAGE, COOPER RD,
GOSBECK IP96SN**



Image Source:- Clarke & Simpson—<https://media.onthemarket.com/properties/9645723/1326794884/document-0.pdf>



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Project Number: 5746

Document Version: P02

Date of Issue: 31/08/22

1.0 INTRODUCTION

Planning approval is being sought for:

- Erection of replacement dwelling

This document is accompanied by the following documents:-

KLH Drawings:

5746-0100-P02-Site Location Plan

5746-0101-P02-Block Plan as Existing

5746-0102-P02-Block Plan as Proposed

5746-0300-P03-GA Floor Plans as Proposed

5746-0301-P01-Proposed Garden Studio Plans and Elevations

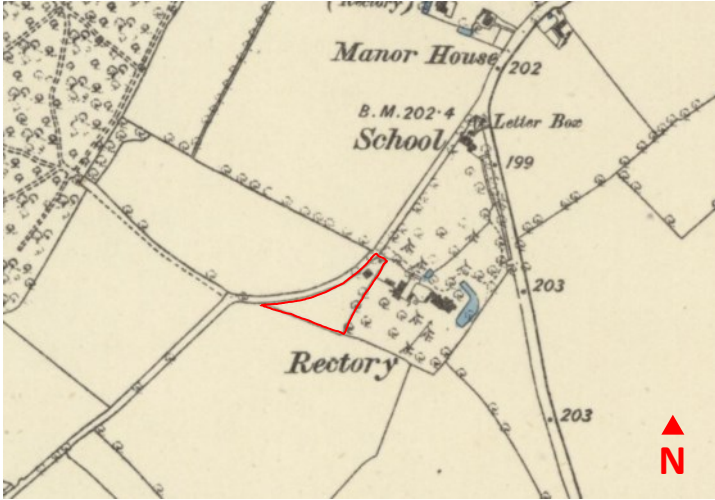
5746-0302-P01-Floor Plans as Existing

5746-0400-P03-GA Elevations as Proposed

5746-0401-P01- Elevations as Existing

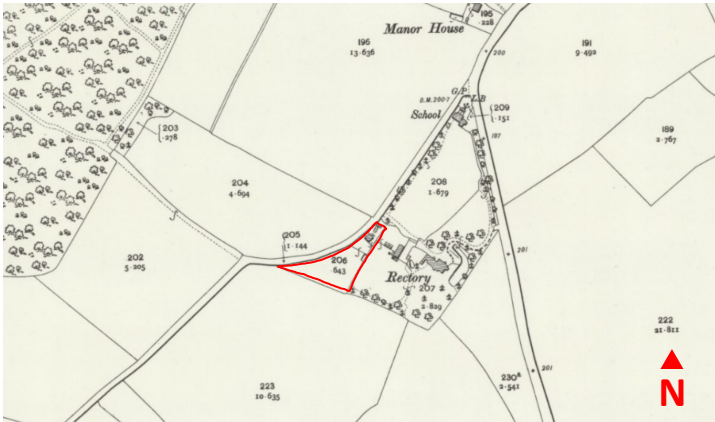


2.0 SITE AND CONTEXT



Source - <https://maps.nls.uk/view/101577791>

Ordnance Survey 1884



Source - <https://maps.nls.uk/view/114500542>

Ordnance Survey 1904



Present Mapping



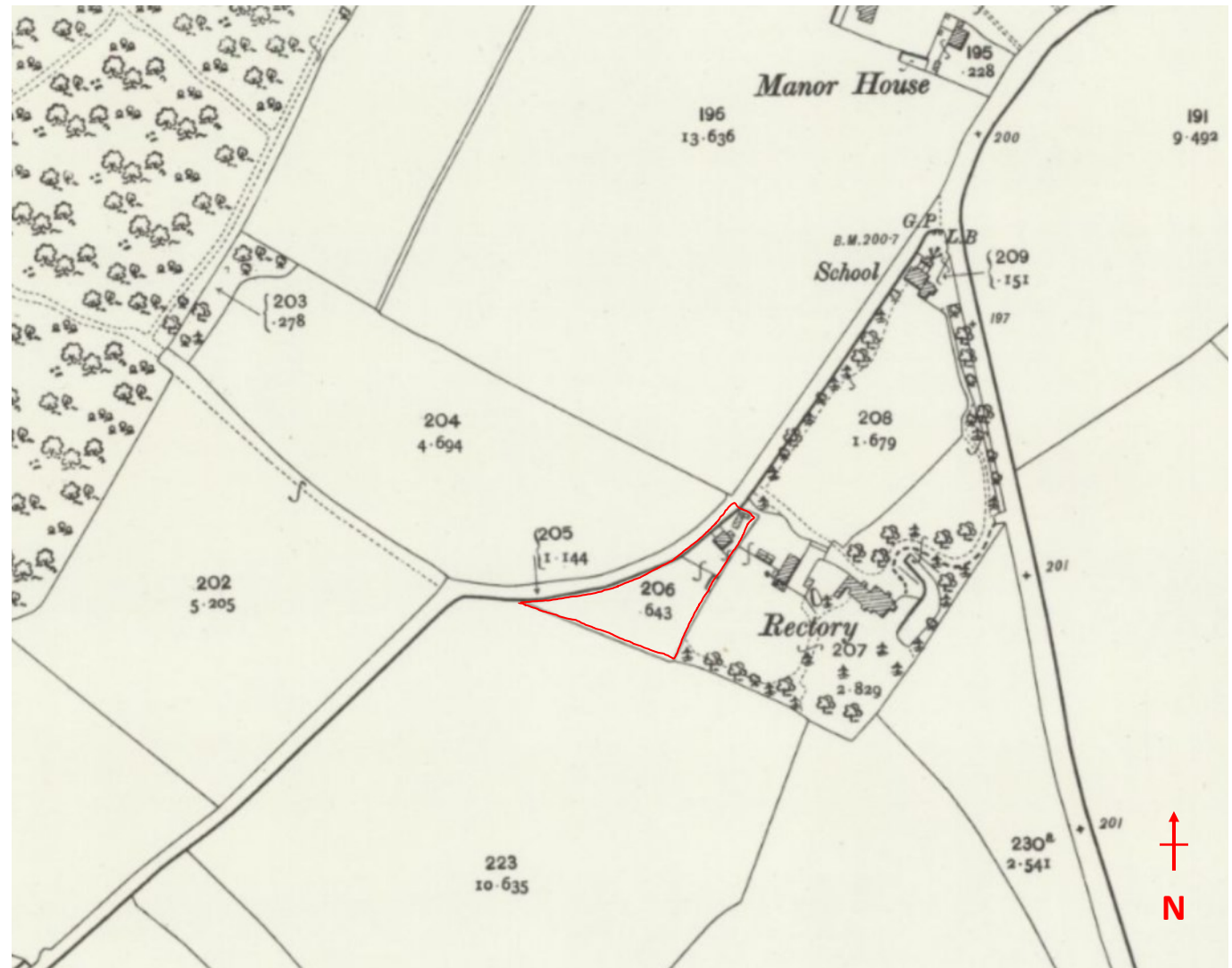
3.0 THE DESIGN BRIEF

Background

The present building is structurally unsound despite attempts at remediation. Prior to KLH appointment the applicants sought the advise of the local planning/heritage authority on the possibility of erection of a replacement building.

The advice supported the possibility of a replacement dwelling.

The given brief was to provide a new dwelling fit for contemporary living sensitive to landscape and heritage.



4.0 PLANNING AND HERITAGE ADVICE

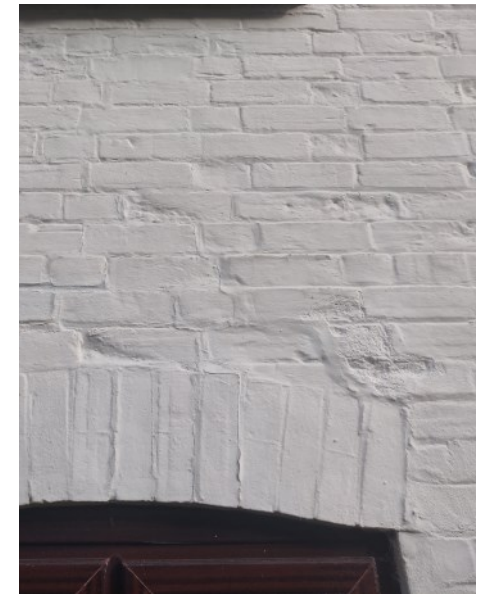
Pre application advice was given in the form of a written document from Mid Suffolk District Council. The document ref **DC/21/05899** dated 7th February 2022 is added to this document. (appendix A).

The report is driven by the non designated heritage status of the present building.

In summary the report accepted that the present building has suffered structural failure due to inadequate construction, that a replacement building reflecting the established order maybe considered acceptable.



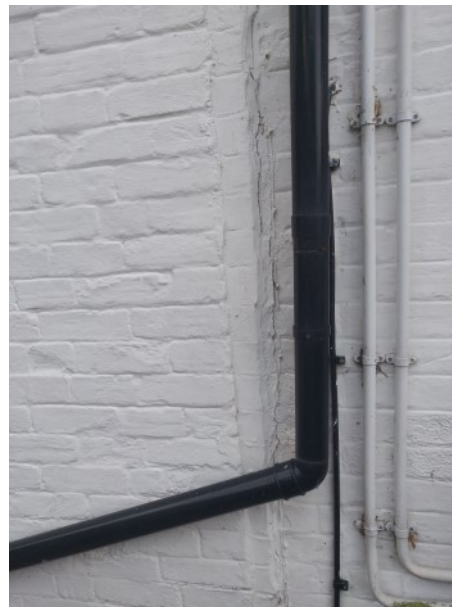
Shows dropped ceiling



Shows dropped area



Shows outward leaning wall



Indicates failed foundation



Dropped arch and bulging wall

4.0 PLANNING AND HERITAGE ADVICE

In terms of the energy performance, our clients have supplied us with the energy performance certificates for the existing property. These are referred to within the appendix.

Both documents demonstrate the wholly inadequate thermal performance of the building that will be remedied within our proposal of a replacement dwelling.

RECTORY COTTAGE
COOPERS ROAD
GOSBECK
IP6 9SN

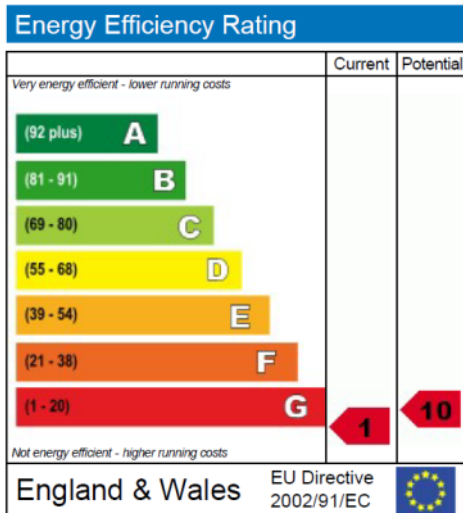
Energy rating

F

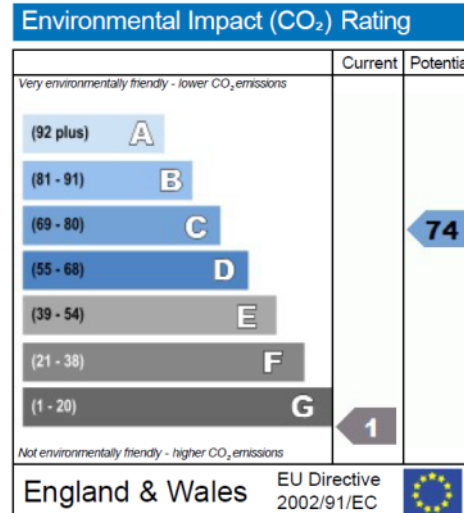
Valid until **18 November 2030**

Certificate number
8190-2468-0822-7099-3903

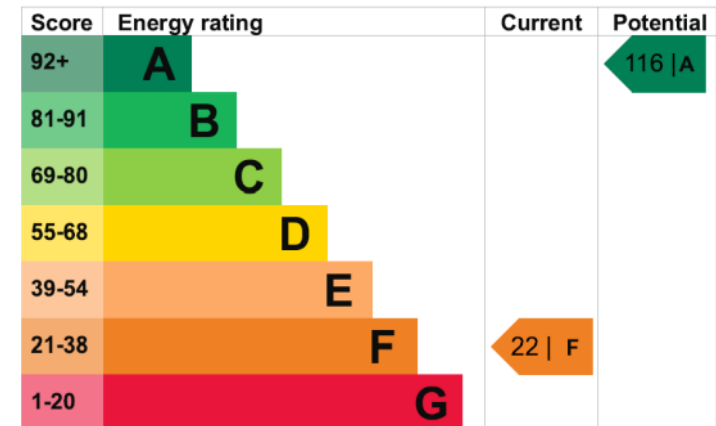
Date of assessment: 16/11/2020



Date of assessment: 17/12/2010



Date of assessment: 17/12/2010



Date of assessment: 16/11/2020

5.0 KLH DESIGN RESPONSE

Setting

The present building is the former gardeners cottage associated with the adjacent (former) Rectory. The prominent, road facing building is likely to have been intended as 'gate lodge' to assert the status and grandeur of the main house.

The submitted design maintains this conceit. The building is set south of the present building in order to facilitate better vehicular access and manoeuvrability. The change in position will not materially impact on the established order.

Order and scale

Clients requirements necessitate an increase in floor area and vertical scale. The present accommodation measures at 58sqm and the proposed at 147sqm. Order, proportion and scale is maintained in the new design. The present building presents a symmetrical façade to Coopers Road. A low level ridge set parallel to the road is a result of a single pile roof set over a single room plan. This balance and proportion is delivered in a twin pile roof corresponding with a dual room plan depth.

A two room frontage is maintained. The rear pile is extended for additional accommodation. The morphology of the extended element is to read as a service element at the 'working' end of the complex.

External materials

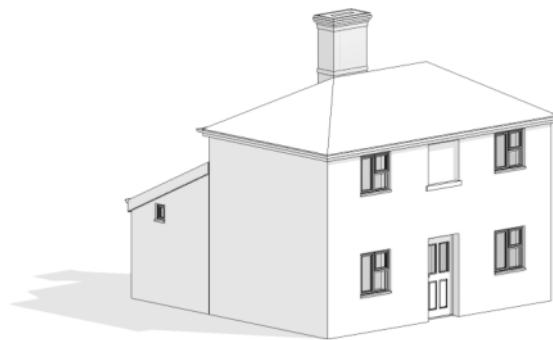
Slated roof and redbrick walls copy original materials.

Access

The present vehicular access will be upgraded for utility and safety.



Proposed Site Plan



Existing



Proposal



Image Source:- Clarke & Simpson—<https://media.onthemarket.com/properties/9645723/1326794884/document-0.pdf>



5.0 KLH DESIGN RESPONSE — PROPOSAL DRAWINGS



5.0 KLH DESIGN RESPONSE — PROPOSAL DRAWINGS



North Elevation
1 : 100



East Elevation
1 : 100



South Elevations



West Elevation
1 : 100

6.0 ECOLOGY

Subject to specialist investigation.



7.0 CONTAMINATION

Contamination

The present site is in residential use. The applicant is not aware of any presence of hazardous material.



APPENDIX

Appendix A : Energy Performance Certificate (EPC) RdSAP dated **19/11/2020**

Appendix B : Energy Performance Certificate (EPC) RdSAP dated **17/12/2010**