# Walnut Tree Cottage, Sherbourne Street, Edwardstone CO10 5PD

Design, Access & Heritage Statement in support of application for proposed single storey rear extension and associated external re-cladding works

#### Introduction

This document has been prepared to accompany the Application for the proposed extension/alteration works at Walnut Tree Cottage, Sherbourne Street, Edwardstone CO10 5PD.

This statement follows Mid Suffolk District Council's Template for the preparation of Design and Access Statements, along with a brief commentary about the known history of the dwelling itself with regard to the Heritage Statement.

The Property is Grade II listed being of Special Architectural & Historic Interest. Prior to being listed in 1980, the property was extended during the 1970's to the size and appearance to what is there present day. This revised document includes further information concerning the planning and listing history of the dwelling.

Photographs of the existing dwelling are shown in Appendix A

#### Design & Access Statement

Use

My clients wish to update their existing property with regard to upgrading and extending the existing rectangular single storey rear 'wing' situated on the far right of the overall existing building footprint. The above area of accommodation - forming part of the overall proposed extension works — is currently built to a sub-standard construction (with regards to insulation/ventilation levels in particular), and therefore part of the proposed works will bring this up to a standard that would comply with all relevant Building Regulation policies where ever possible.

#### Amount

The new extensions comprise a single storey ground floor extension linking primarily to the existing single storey rear 'wing' extension. The overall footprint of the proposed extension is 9820 x 1950mm (19.2m2)

#### Layout

The extension has been carefully sized and sited to avoid any major increase in bulk and respects neighboring privacy and amenity conforming with the Councils guidelines on rear extensions.

#### Landscaping

Landscaping works will be required to the existing area which will be adjacent to the new extension, and will be completed in time upon completion of the proposed works, in a sympathetic manner to that of the existing gardens.

#### Context and Appearance

The new extension will draw on a palette of materials which, whilst in contrast to that of the main cottage itself, we feel it sympathetically provides an increased level of contrast compared to the existing rear 'wing' extension against the more original elements of the building.

The existing single glazed timber window to the rear of the existing cottage itself is of a more modern appearance to those immediately adjacent to it. The proposed replacement is to be of a more appropriate appearance. Both will have frame mouldings and profiles to match existing, as well as offering improved levels of insulation and energy performance.

The replacement of the existing timber entrance door / screen to the right hand side of the dwelling (when viewed from the street) will enable the applicant to have a greater level of security in terms of the actual workmanship and materials of the screen itself, whilst also allowing a more appropriate, practical replacement in its place.

### Relationship with Surroundings

The extension has been carefully designed to avoid any major increase in bulk, and critically no additional visual impact when viewed from the public highway. The single storey extension will also have very little, if any impact upon the owners of Rose Cottage (to the North) and any views from dwellings within the southern area of the application site as well as those from the grounds of Sherbourne House.

#### Access

The extension is proposed to have, at both the bi-fold door and single leaf external door locations, a minimal threshold upstand. Especially that of the bi-fold doors, which upon completion of the external hard paving, will have a fully flush threshold.

The new front entrance door (as part of the proposed new entrance screen as a whole), will, subject to careful checking of the existing external driveway levels, again have a flush threshold. This is subject to the above note of caution due the existing falls and gulley locations of/in the driveway. Any new threshold will, however, be lower than that of the existing.

The approach to, and the access door itself, within the main cottage, will remain unaffected by the proposed works, as are the existing parking arrangements.

Note:- The above statement is to be read in conjunction with all supporting drawings submitted as part of this application.

#### Heritage Statement

#### Commentary and Planning Application background information

Originally known as 1 and 2 Sherbourne Street, subsequently as 'Juglans', and now Walnut Tree Cottage, the current owners (the applicants) has not altered the existing building footprint nor elevational treatment of any parts of the dwelling since acquiring the property.

We have obtained planning history relating to the property which demonstrates that the additional extension works, in addition to the original thatched cottage, all form part of any building works completed some time prior to the property being listed in July 1980. These are outlined below:-

1. Application Reference: S/71/397/Co Date of Approval: 10th June 1971

Nature of Development: Alterations and extensions dwelling

Location of Development: 1 and 2 Sherbourne Street, Edwardstone, Suffolk

We have managed to obtain microfiche copies of the approved drawings, as well as the approval notice itself.

Copies of these can be found in Appendix C. As can be seen from the list of Conditions attached, one relates 'the standard time limit condition No. 2', which was for a duration of 5 years.

Whilst it can't be definitively proved that the works were completed in this time period, discussions between my Clients and long-standing residents of the immediate area indicate the works were undertaken not long after permission was granted - and certainly within the Conditional time period. Therefore, the extension works would have been in existence for several years - and would have formed part of the overall dwelling building/footprint, when it was officially listed (10<sup>th</sup> July 1980).

2. Application Reference: B//02/00705 Date of Approval: 24th June 2002

Application for Listed Building Consent - insertion of doors for garage

Location of Development: Juglans, Sherbourne Street, Edwardstone, Suffolk CO10 5PD

We have managed to obtain microfiche copies of the approval notice itself and the associated Site Location Plan, unfortunately no drawings or additional correspondence. Copies of the Approval Notice can be found in Appendix D.

As can be demonstrated in the above two applications, the appropriate approvals have indeed been sought and gained for the proposed works which reflect the building as it stands today, and as illustrated in the existing drawings and indeed the photos in Appendix A.

Therefore when assessing the architectural merits of the listed dwelling, it has to be bourne in mind that the rear and side extensions where complete before the building was actually listed and therefore should not be dismissed as being built with no permissions having ever been sought.

We feel that the proposed extension would cause a very low level of harm to a designated heritage asset.

#### Listing Information

The text below is extracted from the Historic England website and provides a brief outline of key historic dates, etc. involved with Walnut Tree Cottage. As mentioned above, please note the listing date relative to the afore mentioned extension works having been completed prior to that below.

#### Location

#### JUGLANS, SHERBOURNE STREET

The building may lie within the boundary of more than one authority.

County: Suffolk District: Babergh

District Type: District Authority

Parish: Edwardstone

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-Jul-1980

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System:LBS

UID:276470

**Asset Groupings** 

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

EDWARDSTONE SHERBOURNE STREET 1. 5377 (west side) Juglans TL 9541 59/322 II GV 2. A C17-C18 timber-framed building fronted in brick. Painted. Renovated. One storey and attics. Four window range of casements with glazing bars. The south gable end is weatherboarded. Roof thatched, with 3 gabled dormers and 2 ridge chimney stacks.

Listing NGR: TL9561041016

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 95610 41016

# Appendix A - Existing Site Photographs



Partial view of front elevation (unaffected by proposed works)



Partial view of gable end elevation (unaffected by proposed works)



Partial view of 'rear wing' existing (extension proposed to front)



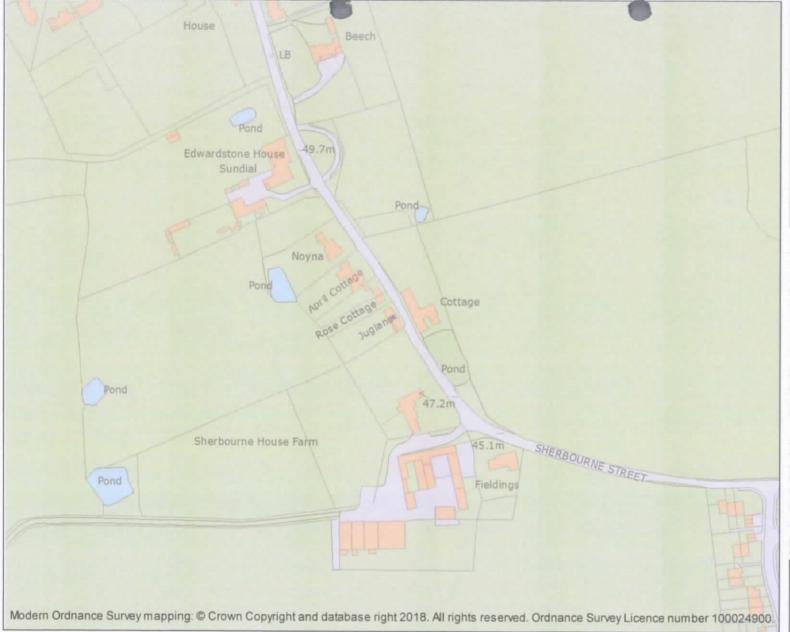
Partial view of 'rear wing' and existing kitchen area (extension proposed to front / to join kitchen area, with this to receive new window and replacement timber cladding above ground floor window head level)



Partial view of rear elevation, showing black weatherboarded kitchen area where proposed new extension will abut up to, and will be re-clad with new horizontal timber cladding. Oblique view of existing 'rear wing' which is proposed to be extended.

# Appendix B – Historic England Site Location Plan

(see following page)



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: JUGLANS

Heritage Category:

Listing

List Entry No:

1037317

II

Grade:

County: Suffolk

District: Babergh

Parish: Edwardstone

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:

TL 95610 41016

Map Scale:

1:2500

Print Date:

21 August 2018



Historic England

HistoricEngland.org.uk

# Appendix C - Planning Application Reference S/71/397/Co Drawings, Forms and Approval Notice

(see following pages)

Register Index No Th/237/08
Takini ut
IV PLANNING ACTOR AND A COMMISSION OF THE PARTY OF THE PA
ENERAL DEVELOPMENT ORDERS, 1963 TO 1969
Name and address of agent, if any:
chartered rehitects.
Colonator, ascu,
1 [
Council,by virtue of the powers and duties delegated
GRANT planning permission for development in accordance with
promotes the development in accordance with
April, 1971 and plans and drawings attached
tensions to existing dealling,
ns truet, idwardstone, uffolk.
1 10000
affolk West) Edition 19
77 THE
TO THE APPROPRIATE STANDARD TIME LIMIT CONDITION
in accordance with the attached plan Not 3 and shall afaction of the local classing authority. No
THE PARTY AND THE PARTY NO.
r shrub which exceeds the height of 3 feet measures a greated or planted within the triangular areas
n the seid plan shell be hardened to the requirement
permission for the development, subject to compliance with the
otions 65 - 98.
/ 4
4 /
1 1 N 11 1
- Toman
The state of the s
Clerk to the Conferd Surul Statutes
Clerk to the Comford Sural Mistriot

WEST SUFFOLK COUNTY COUNCIL

HIGHWAYS DEPARTMENT

Application No. 5/7: 177/Co Locations Award ...... Road: < 70

Recommend Approval subject to Model Outline Conditions No. (8)

21 - W.3

County Plansing Papartment 1.4 MAY 1971

Panel Inc.

Date 13 5 7/

Signatura: & I William

Street, Electate	regressions to 5 % or of-	Birrinumer
		-
		CATEGORY / C
APPLICANT		CODING: / (G)
		24
Brillia Lorison		
AGENT		
Starty Sings	and Assetiates.	
PREVIOUS APPLICATION (40s.		NATIONAL GRID REF. 1
O.S. No. EDITION	PLOT No.	REGISTER
80/3 456	14.291	13800
LISTED BUILDING- GRADE	AIRFIELD HEIGHT LIMIT	
CONSULTATIONS	HEIGHT LIMIT	Received
COUNTY SURVEYOR	-12-5	
MIN. OF AGRICULTURE		
AJK MINISTRY		
RIVERS BOARD		
MIN. OF H. & LG.		
PANEL OF ARCHITECTS FIRE SERVICE	4.5.3	
COUNTY ARCHITECT	-	
PRESS ADVENTMENT		
S. PRESERVATION SOCIETY		
S. ARCHAEOLOGY SOCIETY		
NATIONAL PAUG COMMISSION		
CANREJELY/ESTEX/NORFOLE/ESUFF	OLK CTY O	
- Control of the Control of the Control	211122	

SHITE—Three copies of this form to be completed and deposited with Local Rared District, L'chan District or Storage Coencil for the error to which the land is situate, together with these copies of plane as described overleaf.

#### WEST SEFFOLK COUNTY CCUNCIL.

TOWN AND COUNTRY PLANNING ACTS, 1962 & 1968.

APPLICATION FOR PERMISSION TO DEVELOP LAND.

To the West Suffolk County Council.

I We hereby apply for permission to carry out the declopment described in this application and on the attached plans and drawings.

Deir 23rd April, 1971.

If signed by an Agent,

Name of Agent Stanley Strage & Associates,

Profession Chartered Architects. Address of Agent S, Munusum Street,

Colchester, Essex,

79587. Telephone Number

PART L-GENERAL

(In this part the word "land" includes say buildings thereon)

(1) Name and address of applicant (IN BLOCK LETTERS).

Surname (state whether Mr. KNICKERKERK LARCHAN

Other names EERTH . It .

Pertal Address C/o Sates Son & Braby, Solicitors, 63, North Hill, Colchester, Essex,

(2)	Is this an "Outling" or "Detailed" application for plainting permission or an application for a change of use (see notes overlas).	(2) Detailed,	
(3)		(ii) (ii) (b)	
(4)	(ii) Address or Jozzion of the land to be developed, in sufficient detail to enable at to be readily identified.  (iii) Onitanue Shree No.  (iv) No. No.  (iv) Acreage of vite.	(4) 10 1 6 2, Sherhoume Street, Edwardstone, Colchester, Essex. (8) (80) (80) \$ acre approx.	
thi	Please describe brufly the proposed development, including the purpose los which the land and/or buildings are in the used. If they are to be used for more than one purpose, give details. (See Notes (2) and (1) purelent.)	(3) Alterations and extensions to existing dwelling.	
(6)	State the purpose for which the land analose buildings are now used, and if used for nowe than one purpose, give details.	(6) Remidential.	
	State whithar the proposed development involves the construction of a new, or the alteration of a new, or the alteration of a resting production or whechester access to or from a highway. If an attack the purpose for which the new or altered access is required and give details of successor, with an or experience of the construction.  (NOTE—The set of one existing spiralizeral success for any other purpose requirer planning permission).	(7)  Construction of new vehicular access for private car access, tarmacadam on blinded hardcore.	

#### PART II. ADDITIONAL INFORMATION REQUIRED ONLY IF THE APPLICATION IS FOR THE CONSTRUCTION OF A SUILBING

(If there is posse flow our building, goes appears paracidars for early

(11)	Is the sate vaction a layout plan for which permission has been granted by a Lord Planuary Authority 7 if an erice the complex and date of planting perfections.	200	Not	applicable.
(9)	State marrials and admir to be said for any work of Walls (in Rand	(9)		Brickwork   lourwashed pink to match existing. Did red pantiles.
(10)	If the building is to be used whelly or parts in-	-cm		Not applicable.
	(i) the nature of the proposed industry or humans, including of the industrial one, a hard-facespinion of the type of processes, to be carried on; f is the total fines area. (ii) the inmedial provisions to the booling and			
			inn.	
	gramming of vetto/tr.  (iv) if for industrial one the means of desposal of any trade refluer on strate efficients.			

#### NOTES FOR GUIDANCE IN COMPLETING APPLICATION FOR PLANNING PERMISSION

- Subject to certain exemptions planning promotion is required for the carrying out of building, engineering, mining or either represents in, on, even at order land. In coars of doubt as to whether planning promisions is required, the advoce of the County Planning Officer should be obtained.
- If the application relates to the rection of an industrial building which will have an aggregate floor space extending 5, time of 1, the applicant what attach a Certificate issued by the Board of Trade certifying that the proposed development can be carried our consistently with the proper idea ideation of industry.
- 3. If the application relates to the winning and working of surface or underground minerals a separate application form (T.C.P. 20) has to be submitted

#### DETAILED APPLICATIONS

- 4. Plans summitted are for the our of the Local Planting Authority and are in addition to plant required for Taken yourselves of Blocking Bowlers. Plant cloudd be drawn or reproduced in a clear and intelligible manner on animable dutable reastrial and thouls. The superior of yet appears of the other part of the comment of the property of the superior of the comment with applications as follows
  - I. SITE PLAN. A site plan count be attached to all applications and drawn to a scale of 25 luches to I sails (Ordname Survey). The land to which the application relates to be consered pink, any adjusting land in the same conceptup colloured blue, and sufficient details to readily identify the sits in comparation with the Notkearn Cores May or it has same scale. The Local Planning Authority should be consided in any cases of doubts as to which scale is appropriate.
  - II. BUILDING AND BLOCK PLANS. Building and Block Plans must be attached to all applications for the structure, re-building or alteration of a building. The Block Plan should be drawn to a scale of not less than Loth in Ad-ft, and the Building Plans to a scale of not less than Loth in, to Lift, except for large buildings, where after commitation with the Local Plansing Authority a scale of not. less than 1/16th in in 1/11, may be send.

#### Block Plans should there

- (a) the boundaries of the plot;

- (a) the parameters of the principles of the proposed buildings;
  (b) the pession and whith of existing and proposed treats of except;
  (c) possion and whith of existing and proposed treats of except;
  (d) exiting and proposed drains, manholes, reptic tanks, treatpools, indicating the size, depth and inclination of any drains and except of ventilations, and distinguishing in all cases existing from proposed works

#### Building Plans should show

- (a) the materials to be used.
  (b) the colour of the external walls and roofs;
- (c) a plan for the roof and for each floor;
- (d) elevations of all sides of the building (r) a section through the building
- III. LAYOUT PLAN. A beyond plan abould be attached to all applications for perm saint to develop land involving the division of the land into plots. Details of plans required for layouts can be obtained. on application from the County Planning Officer.

#### OUTLINE APPLICATIONS

- 5. In order that a decision may be optained in proviple within, the submission of detailed plans an outline application may be made for permission to erect any building subject to the subsequent approval of the Local Planning Authority with respect to any matters relating to the using, design or external appearance of the buildingsts) or the means of access thereto Particulars and plans total not be required other than a site plan to a scale of 21 studies to 1 min and sufficient information to enable the Local Planning Authority to
  - If the Local Planning Authority are of the opinion that they are smalle to deal with the application they shall within one month notify the applicant and specify the matters as to which they require further information...

TCP2I

#### CERTIFICATE A

#### TOWN AND COUNTRY PLANNING ACT, 1962.

#### CERTIFICATE UNDER SECTION 16

I besely certify that

" the estate owner in respect of the fee simple

of every part of the land to which the accompanying application dated 23. April 47 Itelates.

\* 2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

DEC-

given the requisite notice to every person who, 21 days before

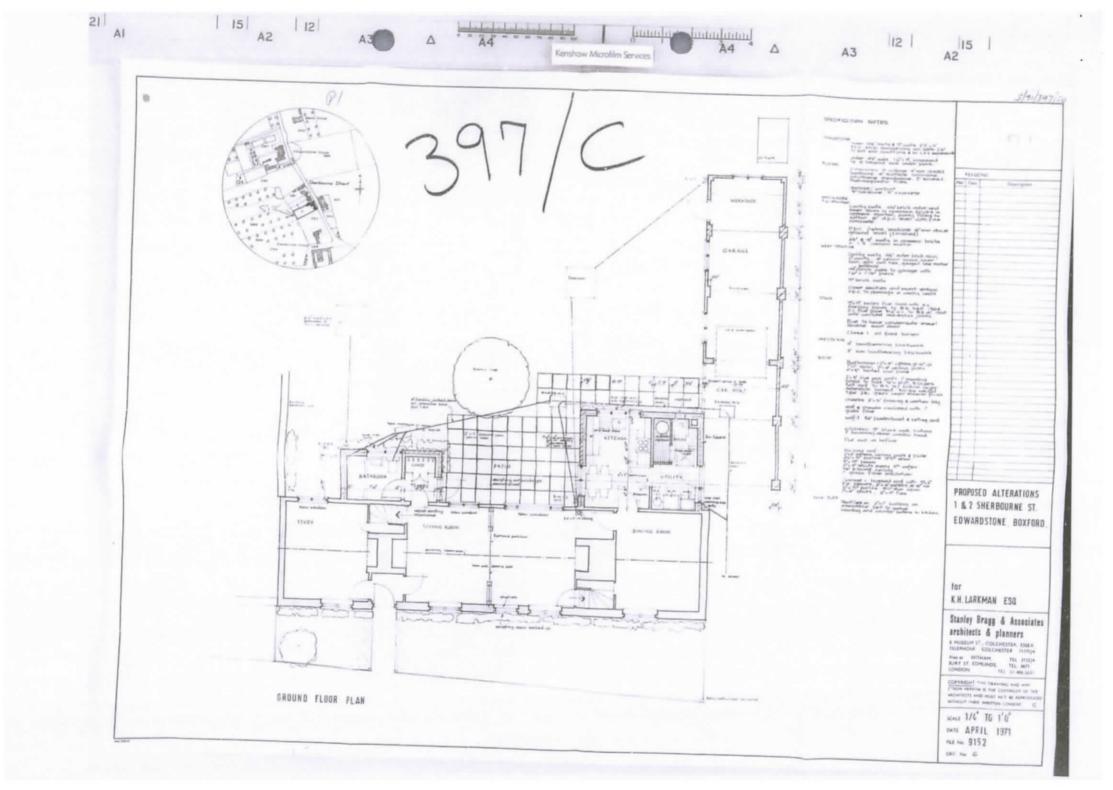
the date of the application was a tenunt of any agricultural holding any part of which was comprised in the land to which the application relates, viz

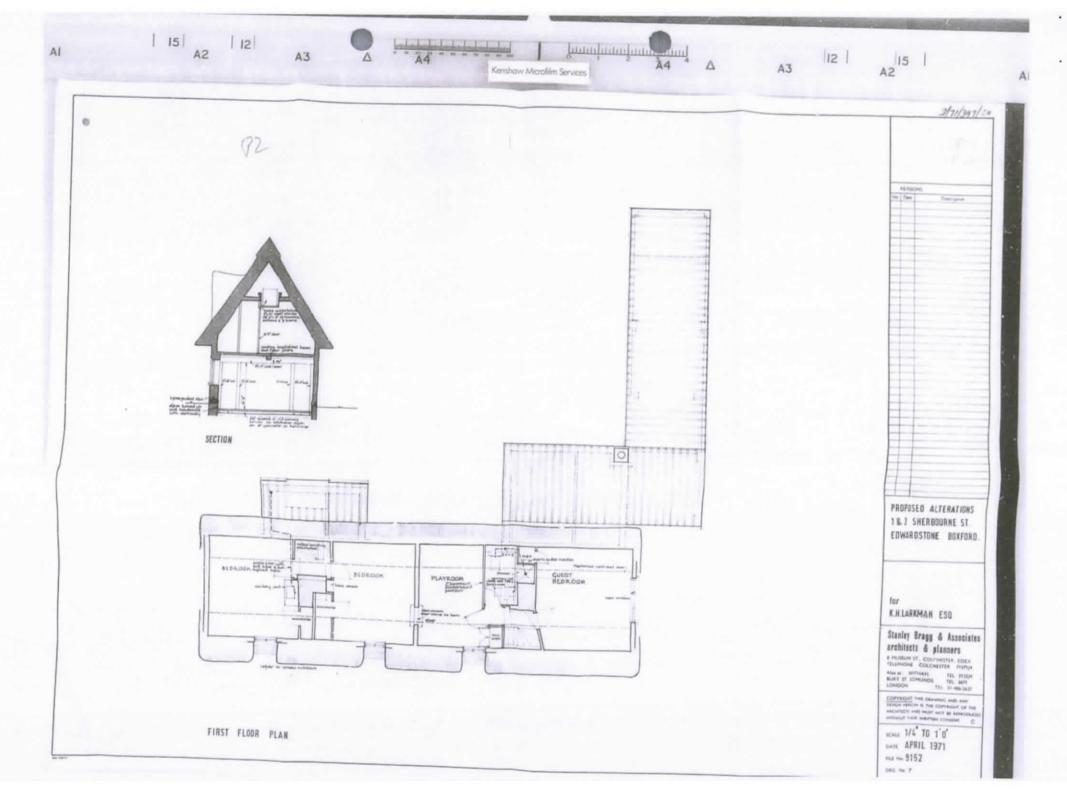
Name of tenant

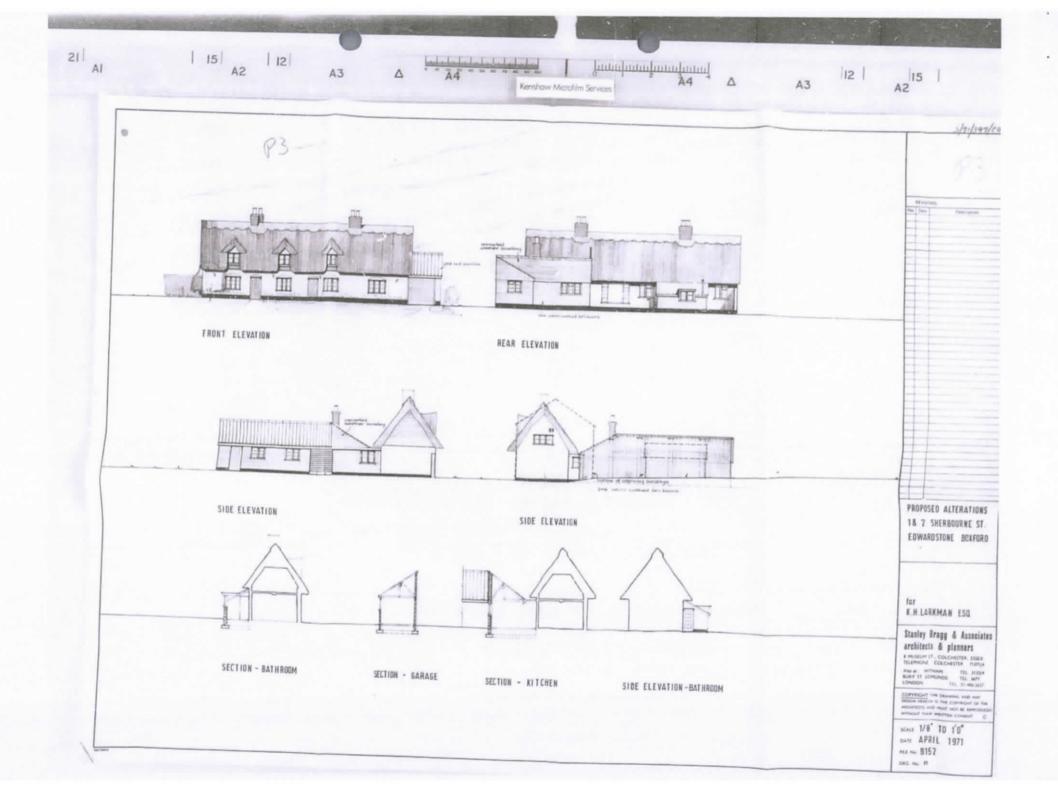
Addens

Date of service of notice

\* Delete where inappropriate







# Appendix D – Planning Application Reference B//02/00705 Approval Notice + Location Plan

(see following pages)



Richard Watson Head of Planning (Control) Babergh District Council Planning (Control) Division Corks Lane Hadleigh

Ipswich IP7 6SJ Telephone: 01473 822801

DX No: 85055 Exchange: Babergh Internet: planning@habergh.gov.uk

## LISTED BUILDING CONSENT

Planning (Listed Building and Conservation Areas) Act 1990

Currespondence Address: Mrs C S M Walters Jugians, Sherbourne Street, Edwardstone, Sudbury, Suffolk.

CO10 5PD

Applicant: Mrs C S M Walters

Part 1 - Particulars of Application

Date of application: 25 April 2002 Date Reserved: 26 April 2002

Application No.: B/02/00705/LBC

Particulars and location of development:

Application for listed building consent - insertion of doors for garage Jaglans, Sherbourne Street, Edwardstone, Sudbury, Suffolk, CO195PD

#### Part 2 - Particulars of decision

The Babergh District Council hereby give notice that listed building consent has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

1 The works to which this consent relate must be begun not later than the expiration of five years begunning with the date of this consent.

The reason(s) for the imposition of the said condition(s) is are:

1 As required by Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Richard Watson Hend of Planning (Control)

Date: 24 June 2002