
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 gully 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 (10th 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 borne in mind that the rear and side extensions were 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)



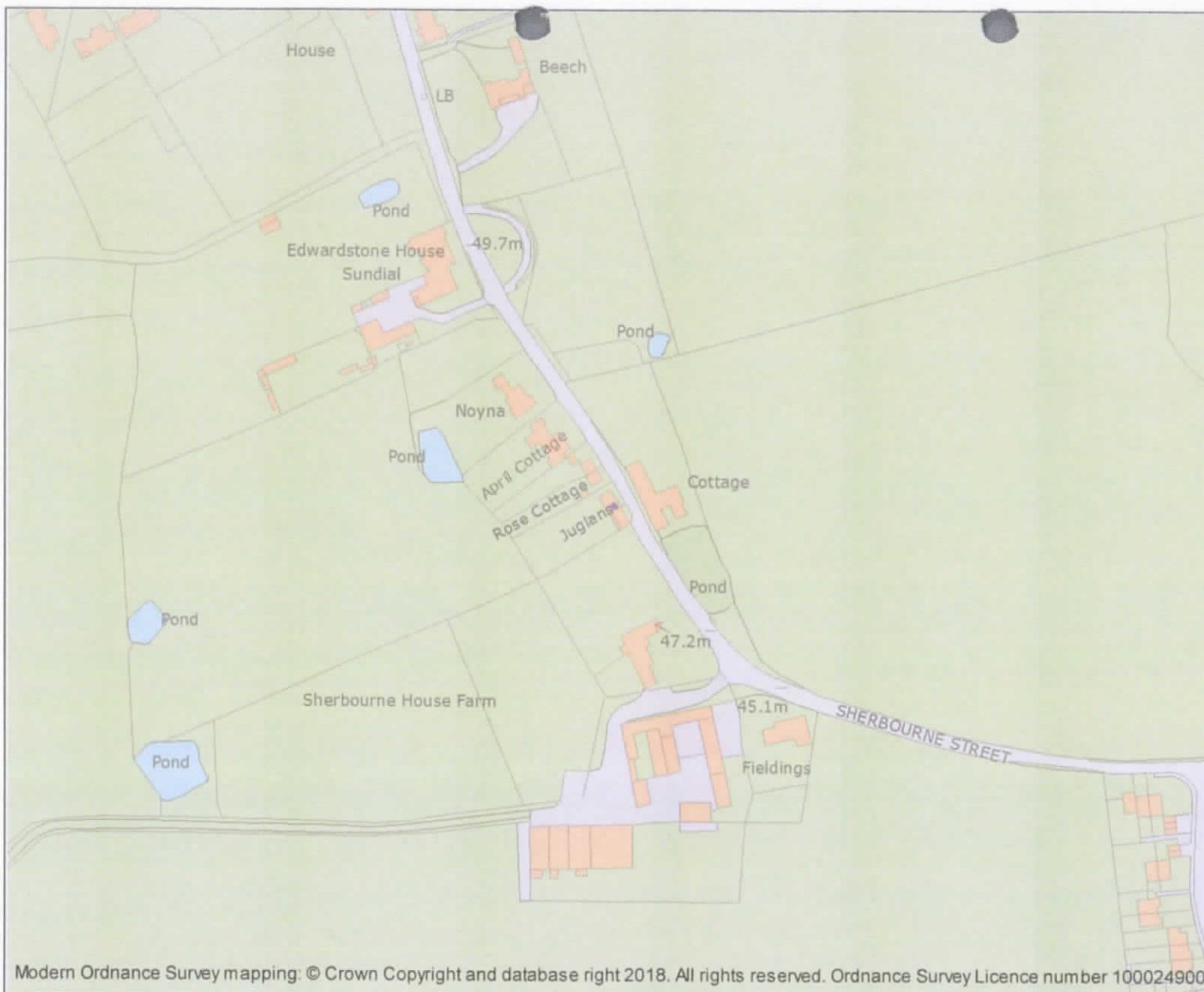
Partial view of 'rear wing' and existing kitchen area (extension proposed to front / to join kitchen area, with this to receive new window and replacement timber cladding above ground floor window head level)



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)



Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

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
Grade:	II

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)

Cosford Rural District

Council

TOWN AND COUNTRY PLANNING ACTS, 1962 & 1968
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS, 1963 TO 1969

To: (Applicant)

Name and address of agent, if any:

Mr. E. H. Harrison,
C/o Bates Son and Braby,
Solicitors,
63 North Hill, Colchester, Essex.Stanley Wong and Associates,
Chartered Architects,
2 Museum Street,
Colchester, Essex.

The Cosford Rural District Council, by virtue of the powers and duties delegated to them by the West Suffolk County Council, hereby GRANT planning permission for development in accordance with the ~~above~~ application dated the 23rd day of April, 1971 and plans and drawings attached thereto.

Nature of Development: alterations and extensions to existing dwelling.Location of Development: 1 and 2 Sherburns Street, Edwardstone, Suffolk.

in the Administrative County of West Suffolk

Ordnance Sheet(s) No. 1000 1 3 (Suffolk West) Edition 19 plan(s) No.

SUBJECT TO THE FOLLOWING CONDITIONS AND TO THE APPROPRIATE STANDARD 'TIME LIMIT' CONDITION APPEARING OVERLEAF:-

- Standard time limit condition No; 2.
 - The vehicular access shall be laid out in accordance with the attached plan No; 3 and shall be constructed to the requirements and satisfaction of the Local Planning Authority. No building, wall, fence, hedge, plant, tree or shrub which exceeds the height of 3 feet measured above the centre line of the access shall be erected or planted within the triangular areas marked "A" on the said plan.
- The areas cross hatched and marked "B" on the said plan shall be hardened to the requirement and satisfaction of the Local Planning Authority.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are:-

- Town and Country Planning Act, 1968, Sections 69 - 98.
- In the interests of road safety.

Date of decision 10th June, 1971.Date of issue Clerk to the Cosford Rural District

Council

NOTE: Attention is drawn to the fact that any failure to adhere to the approved plans or to comply with the conditions attached to this planning permission constitutes a contravention of the provisions of the above Acts in respect of which enforcement action may be taken.

WEST SUFFOLK COUNTY COUNCIL

HIGHWAYS DEPARTMENT

Application No: 5/71/27/20 Location: Edwardstone Road: C70Recommend Approval subject to Model Outline Conditions No. (s)
Refusal

21 — W.3

County Planning Department

14 MAY 1971

Date Passed to:-

Date 13.5.71Signature: [Signature]

Appendix D – Planning Application Reference *B//02/00705*

Approval Notice + Location Plan

(see following pages)



Babergh District Council
Planning (Control) Division
Corks Lane
Hadleigh
Ipswich IP7 6SJ Telephone: 01473 812801

Richard Watson
Head of Planning (Control)

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

LISTED BUILDING CONSENT

Planning (Listed Building and Conservation Areas) Act 1990

Correspondence Address:

Mrs C S M Walters
Juglans,
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 Received: 26 April 2002

Application No.: B/02/00705/LBC

Particulars and location of development:

Application for listed building consent - insertion of doors for garage
Juglans, Sherbourne Street, Edwardstone, Sudbury, Suffolk, CO105PD

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 beginning 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
Head of Planning (Control)

Date: 24 June 2002