

Design and Access Statement

Church Lane Cottage, Church Lane
Aldham, Ipswich
Suffolk

Renovation to Church Lane Cottage

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1.0 Introduction

1.0 This application seeks planning permission for the renovation of Church Lane Cottage, Church Lane, Aldham, Ipswich, Suffolk.

1.1 This design and access statement forms part of the formal application for planning and listed building permission along with the following documents:

- Planning Application Forms
- Location Plan
- Existing floor plans and elevations
- Proposed Floor Plans and elevations
- Proposed Site Plan
- Structural Engineers Drawings
- Joinery Drawings
- Heritage Report

1.2 This document will outline the design and planning research process adopted in this scheme resulting in the proposals put forward in this application. Planning Policy will be addressed, and key design elements based on guidance set out in; *'CABE Design and access statements, How to write read and use them'*.

2.0 Site Location & Description

2.1 The application site is located in The Babergh Mid Suffolk District approximately 10 miles from the town centre of Ipswich and within 1 mile of the centre of Hadleigh Town. The site is on the Corner of Church Lane and The Street just to the Southwest of the centre of Aldham Village.



Application Site

2.2 The site covers an area of 716m² where this is divided as 75.3m² of dwelling, 96m² of parking and hard standing, with the remaining 544.7m² being private amenity space. The dwelling is located to the North of the application site.

3.0 Site Context

3.1 Church Lane Cottage is a C17 timber-framed and plastered building, altered and renovated, with lean-to additions at the rear and west end. The east end is partly weatherboarded. Two storeys. Three window range of modern casements. Roof tiled, with an external chimney stack at the west end.

4.0 The Proposal

4.1 This application seeks planning and listed building permission for the renovation of the existing dwelling to bring it up to a habitable standard for today's living. Existing parking and amenity areas will be utilised on site.

4.2 Parking is provided to the side of the dwelling site. Private amenity space will be provided in the existing garden.

4.3 The proposals in this application do not seek any external changes in terms of building, parking, or amenity space so the amount of development involved is minimal in achieving the requirements of the scheme.

5.0 Layout

5.1 The layout of the building remains existing where existing partitions form desirable rooms.

5.2 The layout of the site does not change where parking remains to the side, with the private amenity to the rear and side of the site.

6.0 Scale

6.1 Church Lane Cottage is a 2-storey dwelling with a width of 12.5m, and a depth of 5.9m.

6.2 This proposal does not seek any change to the scale of the building or development on the site.

7.0 Appearance

7.1 Church Lane Cottage is a C17 timber-framed and plastered building. The building has a tiled roof with either plain tiles or pantiles, cast iron gutters, with timber windows and doors. The proposal in this application does seek for minor changes to the external appearance of the building e.g. new window to the proposed rebuilding of the rear lean-to extension to match existing. All existing windows will be replaced to match existing providing double glazed sealed units. Renovation will be made to the building including painting of walls.

8.0 Access

8.1 Access to the site is currently along The Street and turning into Church Lane.

8.2 Access into the building will remain as exists presently on the East Elevation.

9.0 Landscaping

9.1 Current landscaping on site is typical of a private garden with grassed main lawn and planting beds to areas. The side of the site are hardstanding and is used for parking. As a result of the proposals in this application the landscaping on site is to remain.