



LISTED BUILDING DESIGN & ACCESS STATEMENT

for

Proposed Outbuilding, Alterations and boundary fence

at

**1 Stotts Cottages
Cross Street
Drinkstone Green
IP30 9TP**



RICS

14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

- 1.1 This statement is to accompany an application for Planning Permission and Listed Building Consent for a new detached outbuilding, alterations and a new frontage screen fence at 1 Stotts Cottage, Cross Street, Drinkstone Green and is to be read in conjunction with Whymark and Moulton drawings 23/064-01, 02, & 03.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 1.3 The host property comprises a semi-detached two storey dwelling, property with outbuildings.

2. **EXISTING BUILDING**

Special architectural or historic interest

- 2.1 The following is an extract from the statutory list description:-

DRINKSTONE DRINKSTONE GREEN, CROSS TL 96 SE STREET 1/2 - Nos. 1 and 2, Stott - Cottages II Two houses, built as one house, in 2 stages in C16. 2 storeys. 3-cell cross- entry plan. Timber-framed and plastered. Cedar shingled roof, formerly thatched. An axial chimney, the shaft rebuilt in mid C20 red brick. small- pane late C19/early C20 casements. Each house has a mid C20 half-glazed entrance door, and that to right occupies the probable cross-entry position. Interior: The parlour block to left was added in late C16 to an earlier building with a lower roofline (the roof was raised in C20). Plain framing at both phases, but the parlour block has leaf-carved chamfer stops to a main beam and to rear is a contemporary outshut designed to contain a staircase. This contains 4 doorways with 4-centred arched heads, of which 3 have leaf- carved spandrels and 2 have a cross carved over the head. (Compare: Abbots Lodge, Drinkstone - Item No. 1/26). An Old Cottage Saved: A.R. Powys: S.P.A.B., c.1900.

Listing NGR: TL9646960277

Setting

- 2.2 The property is the righthand one of a pair, both listed and believed to have been built as a single dwelling.
- 2.3 The site is withi the built up area boundary of Drinkstone Green and extends to approximately 0.05 Ha. There are a number of mature trees and shrubs to the boundaries ensuring it is well screened.

Fabric

- 2.4 The historic part property is constructed principally of traditional timber frame although there have been a number of alterations over time. These include, a single storey rear extension, early C20, and replacement windows, metal single glazed to the rear extension bathroom and kitchen.

Features

- 2.5 The property retains some traditional and historic features to the main timber framed element, principally exposed parts of the timber frame. These are unaffected by the proposals.

Principles

- 2.6 The proposal, as described below.

The original and significant parts being the property are not affected by this proposal.

Materials and detailing will be traditional and sympathetic.

The proposed outbuilding and fence will cause no harm and not adversely affect the significance of host property.

Justification

- 2.7 The overall design and development objective is to carry out alterations and improvements sympathetic to and in keeping with the existing building.

Mitigation

- 2.8 Materials and detailing will be traditional and sympathetic.

3. **DETAILED PROPOSALS**

Kitchen and Bathroom Windows

- 3.1 These are metal framed and single glazed. Being within 'wet' areas in solid masonry extended parts.
- 3.2 The proposal is to replace these with new timber framed windows to match those existing to the historic part. These are to be glazed with 'Slimlite' Double glazed units See drawing No 23/064-02 for details

3.3 Window Details



Side (East) and Rear (North) Elevations

Both windows are located within a mid C20 rear leanto extension. This appears constructed in two separate phases. The windows are contemporary metal frame casement windows, single glazed.

WINDOW A - Bathroom



Metal framed and single glazed with timber pentice board and creasing tile cill

WINDOW B - Kitchen



Metal framed and single glazed with creasing tile cill

The remaining existing windows are timber frames, single glazed, all of similar style, with 'stormproof' casements likely dating from the mid C20.

Typically,



The proposed replacement windows, shown on drawing No 23/064-02, are more traditional timber flush casement, with slimlite double glazing to set a pattern for future consistent replacement of the remaining existing windows.

Frontage Screen Fence.

- 3.2 The property has a wide road frontage to Cross Street. There is no subdivision between frontage and rear 'private' garden areas.
- 3.3 The road, being a no through road is popular with dog walkers. As a consequence, the Applicants suffer unrestrained dogs regularly accessing and running over their garden 'worrying' their own domestic pets.
- 3.4 The proposal is to erect a low, 1m high, timber picket fence to prevent unauthorised access. See Drawing No 23/064-01 for details.

New Outbuilding

- 3.5 The proposal is to erect a new detached outbuilding to the east of the main house. This will be of traditional design with timber boarded walls and slate roof. See Drawings 23/064-01 & 03 for details.
- 3.6 The existing outbuildings are in poor condition and occupy what would otherwise be the private garden area.
- 3.7 The proposed outbuilding siting has been chosen to ensure maximum separation from the host building, 11.5m, between existing trees and septic tank.

4. **PLANNING POLICY AND CONTEXT**

- 4.1 The Mid Suffolk Local Plan 1998, remains the lead document during New Joint Local Plan Process.
- 4.2 However many policies have been replaced by the 2012 Core Strategy and Focused Review, although this principally dealt with housing supply and employment.
- 4.3 Local Plan Policies HB3 and HB 4 dealing with Alterations and extensions to Listed Buildings, remains a saved policy.

Policy HB3

proposals for the conversion of, or alteration to, listed buildings or other buildings of architectural or historic interest will only be permitted in exceptional circumstances and will be required to meet high standards

of design, detailing, materials and construction. listed building consent will be granted if the district planning authority is satisfied that:-

- the proposal would not detract from the architectural or historic character of the existing building or its setting;*
- and, in the case of a timber framed building, the structure of the frame including its infill material remains largely unaltered*

Policy HB 4

listed building consent will be granted for the extension of listed buildings if the district planning authority is satisfied that:-

- the proposed extension will not dominate the original building by virtue of its siting, size, scale or materials;*
- the proposal does not detract from the architectural or historic character both externally and internally for which the building is listed.*

- 4.4 The National Planning Policy Framework, July 2021 provides general guidance and advice centred on the principle of conserving and enhancing significance.
- 4.5 The property is within the built-up area boundary for Drinkstone Green. It is a Listed Building but not it designated Conservation Area.
- 4.6 No works are proposed to the historic timber framed parts of the building.
- 4.7 The new Babergh and Mid Suffolk Councils Joint Local Plan is currently under examination. Policy LP03 deals with extensions and broadly reflects requirements of previous policies
- 4.8 Policy LP21 deals with the historic environment in more general terms repeating requirement and aims of the NPPF.

5. THE DESIGN PROCESS

- 5.1 The scheme involves alterations improvements and adaptations for maintenance and privacy.
- 5.2 The scheme has been designed to minimise any new work or changes which might affect the appearance or character of the existing site and building.

Landscaping

- 5.3 Landscaping is to remain unchanged as a result of these applications.

Appearance

- 5.4 The external appearance is altered marginally by the replacement windows, now designed to reflect the existing window styles.

Design

- 5.5 The design considerations were to ensure the associated works respect and are in harmony with the historic nature of the original building.
- 5.6 Windows will be purpose made painted timber units, with slimlite double glazing of a plain flush casement style.
- 5.7 The new outbuilding is of traditional form and appearance.

6. **CONCLUSION**

- 6.1 The historic importance of the host building is apparent in its status as a Grade 2 Listed Building.
- 6.2 The property has been subject to extension and alterations early/mid C20.
- 6.3 The approach taken to the proposed works is to ensure sympathetic alterations, replace/repair defective or unsympathetic elements.

July 2023

23/064



Front Elevation (south)



Side Elevation (East)