



**WINCER  
KIEVENAAR**

CHARTERED ARCHITECTS

Design, Access and Heritage  
Statement for Alterations and  
Proposals to:  
The Old Thatched Cottage,  
Monks Eleigh

DESIGN  
& ACCESS  
STATEMENT

Ref: 5690\_DAS  
June 2023

## ▶ 5690

Householder with Listed Building Consent

**Address:**

The Old Thatched Cottage, The Street,  
Monks Eleigh, Suffolk, IP7 7JE

**Local Authority:**

Babergh District Council

**Client:**

Mr. & Mrs. Roberds

**Date:**

June 2023

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# 1.0

## INTRODUCTION

Wincer Kievenaar Architects were appointed to prepare this Design & Access Statement to accompany the Householder with Listed Building Consent Application for proposed works involving alterations and extension to The Old Thatched Cottage, Monks Eleigh.

This statement and supporting documentation is prepared in accordance with The Communities and Local Government publication “Guidance on Information requirements and validation” (March 2010) which sets out in Section 6 the requirements for Design and Access Statements.

A further amendment to the requirements for Design and Access Statements was made via The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 No. 1238. Article 4 states the following new requirements for Design Access Statements:

(2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about—

(a) the design principles and concepts that have been applied to the development; and  
(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement shall—

(a) explain the design principles and concepts that have been applied to the development;

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and

(e) explain how any specific issues which might affect access to the development have been addressed.

The proposal seeks to create an extension to the property for the use of a utility space and internal link to the washhouse.

Alterations are also proposed throughout the ground and first floor, these are later discussed in this document.



## 2.0

# ARCHITECTURAL AND HISTORICAL CONTEXT

A Heritage Report produced by Leigh Alston accompanies this application.

Below are the Historic England listings for the indicated buildings:

### 1. Old Cottage

Grade II Listed [1958]

Old Cottage. Later C17. Timber framed, the front encased in brick, C19, and painted, plaintile roof. 2 cell lobby entry plan. 1 1/2 storeys. Off centre axial brick stack. 4-pane timber casement to left; canted bay with plastic small paned window to right; above 4-pane casement raking dormer with slate roof. Brick porch, also painted, with boarded door. Blocked doorway to right of right window. Left hand gable, said to be of thinner scantling than the majority of the frame. Small ground floor light, 4-pane timber casement to upper floor. Added outshut to rear. Fireplace exposed to right, the original is probably recased in later brickwork. Clapsed purlin roof.

### 2. Old Thatched Cottage

Cottage adjoining to west. Pair of dwellings. Probably C17 or C18. Timber framed, plastered, thatched roof. 1 1/2 storeys. 4 small casement windows. Pair of boarded doors. 2 gabled 4 pane dormer casements. Axial brick stack. Interior not inspected.

### 3. 1 and 2, The Willows, and 3, The Willows Cottage

GV II An early C19 brick building (plastered at the west end) forming a terrace of three houses. Two storeys. Four window range of casements. A single storeyed wing projects on the front at the west end, with a C19 shop front with a central doorway, pilasters and windows with glazing bars. Roof slate, with two central chimney stacks. Included for group value.



# 3.0 PRE-APPLICATION RESPONSE

**Philip Isbell**  
Chief Planning Officer – Sustainable Communities

**Babergh District Council**  
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: [www.babergh.gov.uk](http://www.babergh.gov.uk)



Miss Megan Clarke  
2 Market Place  
Hadleigh  
Suffolk  
IP7 5DN

**Please ask for:** Kathleen Fisher  
**Your reference:** PPA463705739  
**Our reference:** DC/22/05554  
**E-mail:** [heritage@babergmidsuffolk.gov.uk](mailto:heritage@babergmidsuffolk.gov.uk)  
**Date:** 20th December 2022

Dear Sir/Madam

**Proposal:** Heritage Pre Application. On site meeting and written response - Proposed internal and external alterations and rear extensions including external workshop & shed.

**Location:** The Old Thatched Cottage, The Street, Monks Eleigh, Ipswich Suffolk IP7 7JE

**Site Meeting Date:** 25/11/2022

Thank you for your request for pre-application advice. I have reviewed the details submitted and provide the following information and advice:

#### Site Constraints:

The Old Thatched Cottage, Monks Eleigh is a Grade II listed property, dated to the late 18th Century, described as timber framed, plastered with a thatched roof and two gabled dormers. Formerly a pair of two up/two down tenements, its symmetrical façade makes a significant contribution to the Monks Eleigh Conservation Area. This summary is taken from the Heritage Asset Statement, the Cottage is dated differently to its listing with Historic England, although the former is likely a more thorough assessment.

The property is surrounded by nearby listed buildings, most notably 'Old Cottage' to the East, with which it shares its listing.

The heritage concern relates to the potential impact of the works on the significance and setting of The Old Thatched Cottage, and the potential impact of the works on the character and appearance of the Monks Eleigh Conservation Area, and the significance and setting of the nearby listed buildings.

#### Description of Proposal:

Heritage Pre Application. On site meeting and written response - Proposed internal and external alterations and rear extensions including external workshop & shed.

#### Plans & Documents Considered:

The plans and documents recorded below are those which have been considered:

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Application Form - Received 07/11/2022  
Plans - Proposed 5690\_SK\_01\_B - Received 17/11/2022  
Site Location Plan 5690\_LP - Received 17/11/2022  
Elevations - Proposed 5690\_SK\_02B - Received 17/11/2022  
Site Plan 5690\_SK\_03A - Received 17/11/2022  
Proposed Plans and Elevations 90\_SK\_04B - Received 17/11/2022  
Heritage Statement - Received 17/11/2022  
Design and Access Statement - Received 17/11/2022  
Site Plan 5690\_SU\_02 - Received 17/11/2022  
Existing Plans and Elevations 5690\_SU\_01 - Received 17/11/2022

#### Relevant Planning Policies:

NPPF - National Planning Policy Framework  
CN06 - Listed Buildings - Alteration/Ext/COU  
CN08 - Development in/near conservation areas

#### Officer Assessment:

This pre-application enquiry proposes a range of alterations including; the demolition of a lean-to addition, to be replaced with a new utility space extension; a rear extension that will be connected to the host building by means of a link that will give access to the extension and the new utility space; replacement of rear ground floor windows and first floor dormer windows; and a new workshop at the end of the garden in the style of a traditional outbuilding, including integrated PV panels and rooflights.

#### Lean-to

The lean-to wash house on the rear elevation is proposed to be demolished and replaced with a new utility space. This lean-to addition is visible on the 1883 OS Maps and retains an original fireplace and space for a copper, and was evidently used as a wash house originally. Although there is evidence of a replacement roof, the building is remarkably intact, and its use has varied little into modern use, and still performs its original function, as evidenced in the Heritage Asset Assessment. The assertion in the Design and Access Statement that it 'no longer holds historic value' and 'an existing poor-quality addition' to the property is not clearly justified, as it is of fair age and traditional construction, is not clearly of substandard construction, retains features relating to its original/historic use and maintains its functionality today as it did when first built. Therefore, I would not support its demolition and replacement at full application stage based upon the submitted information.

#### Extension

Currently, the rear elevation maintains a level of division, as it does on the street front, which reflects its history as two mirror image labourers' tenements. The lean-to makes a small impact on this, although this is minor due to its size, and (as above) is also considered of historic interest in itself.

The current proposal is to build a new bathroom and utility space over the footprint of the lean-to, attached to a garden room rear extension that is located centrally to the host building. By enlarging the current lean-to, and adding the extension parallel to the Cottage, much of the rear elevation of the historic core becomes hidden, and the historic arrangement of the Cottage as mirrored tenements is lost, further exaggerated because the extension straddles the historic divide of the two tenements with no architectural break at this point.

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Whilst contemporary designed extensions can be appropriate, they also come with greater prominence, and in this case its central position combined with the fairly diminutive scale and status of the house make it too prominent. I am also not convinced by the 'detached lean-to/mono-pitch form', making the extension look more of an awkward mix of traditional lean-to and contemporary form, rather than clearly one or the other.

#### Internal Alterations

The proposal seeks to remove the modern internal partitions in the kitchen, returning it to its historic proportions. Other internal alterations include removing the modern partition wall that encases the staircase into the kitchen, and the partition between the kitchen and living room. These partitions are modern, and their removal is not likely to represent any harm to the significance of the building.

On the first floor, the proposal seeks to relocate the bathroom to the rear of the property, blocking the current access into the eastern bedroom. A new opening will be created between the bedroom and new dressing room. This is likely to disturb some historic fabric, and investigations should be made into the wall to ascertain the nature and amount of historic fabric that will be impacted.

The proposal also seeks to upgrade all the windows on the first floor, and those on the rear elevation, the vertical sliding sash windows are not due to be replaced as part of this application. The vertical sliding-sash windows add a positive contribution to the Cottage, and their retention is welcomed. During the site visit, it was clear that those windows proposed to be replaced are modern casements installed at various stages, and as such, their replacement with suitable timber, slim-lined casements would be acceptable in principle, subject to detail of the proposed windows.

#### Proposed Workshop

The proposal seeks to build a workshop at the far end of the garden, with P.V Panels installed on the roof, which is as far from the Cottage as reasonably possible. The workshop is orientated such that the panels will be in the least intrusive position available. This aspect of the proposal does not represent harm to the setting of The Old Thatched Cottage, and we would be broadly supportive of this, provided the materials reflect the vernacular outbuilding style that has been shown in plans for this pre-app.

Should a detailed revised scheme be provided in the form of plan and elevation drawings, the Heritage Team can give follow-up advice to this pre-application enquiry. Details of how to apply can be found on the Local Authority's website.

#### Conclusion:

In conclusion, the current proposal would not be supported by the Heritage Team. This is because of the unacceptable loss of the lean-to coupled with the size and awkward design of the garden room rear extension, which will straddle the historic divide of the two tenements.

Further investigations should be done into the first-floor wall between the eastern bedroom and the proposed dressing room, to identify any historic fabric that will be impacted by the new doorway.

Some aspects of the proposal could be viewed positively for the building, such as the removal of modern internal partitions, and moving the first-floor bathroom to the rear of the Cottage, to aid foul drainage. However, as it currently stands, the proposal represents a medium level of less than substantial harm. This harm could be reduced in a number of ways, subject to assessment:

- o The retention of the lean-to washroom on the rear elevation
- o The proposed garden room could be off set to one side, for example to the west to avoid the wash room, to avoid the more prominent central position, and straddling the historic divide between the two tenements. The mirror tenement history of this building should be considered when seeking to extend the cottage.

The proposed works will require both Householder/Full Planning Permission and Listed Building Consent. Specifically, the internal alterations would require Listed Building Consent, whilst the outbuilding would require Planning Permission. The garden-room rear extension and utility space would require Listed Building Consent and Planning Permission to be sought.

This advice is informal officer opinion only and made without prejudice to the formal determination of any application. If you want a formal opinion then you will need to make an application with its associated supporting documentation, plans and fee.

All applications will be subject to consultation and publicity and any proposal may be subject to a call-in by a Councillor for determination at Development Control Committee.

#### Application Submission:

I have included details below for application submissions should you decide to submit an application for any of the above works.

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <http://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/>.

At formal application stage you will need to provide:

- o Site Location Plan at 1:1250
- o Block Plan at 1:500
- o Existing and Proposed Elevations
- o Existing and Proposed Floor Plans
- o A comprehensive Heritage Statement, detailing the character and appearance of the conservation area, as well as the significance of the listed building(s) and its setting, and of the various elements within it. The statement should then discuss the impact of the works on that character and significance. The level of detail should be proportionate to the asset's importance. The Heritage Statement should include evidence of any investigative works conducted, as relevant, as well as numerous interior and exterior photographs to provide detail and context of the site and its surroundings
- o A Design and Access Statement, describing the proposed works, with clear and convincing justification for the scheme.

This is not an exhaustive list of all documents and information which are needed to support your application. As mentioned above, please also consult the Joint Local Validation Checklist.

We recommend that applications are submitted on the Planning Portal, which also provides further advice on making planning applications: <https://www.planningportal.co.uk>



As part of any application, you will also need to submit the appropriate CIL form, which is available on our website.

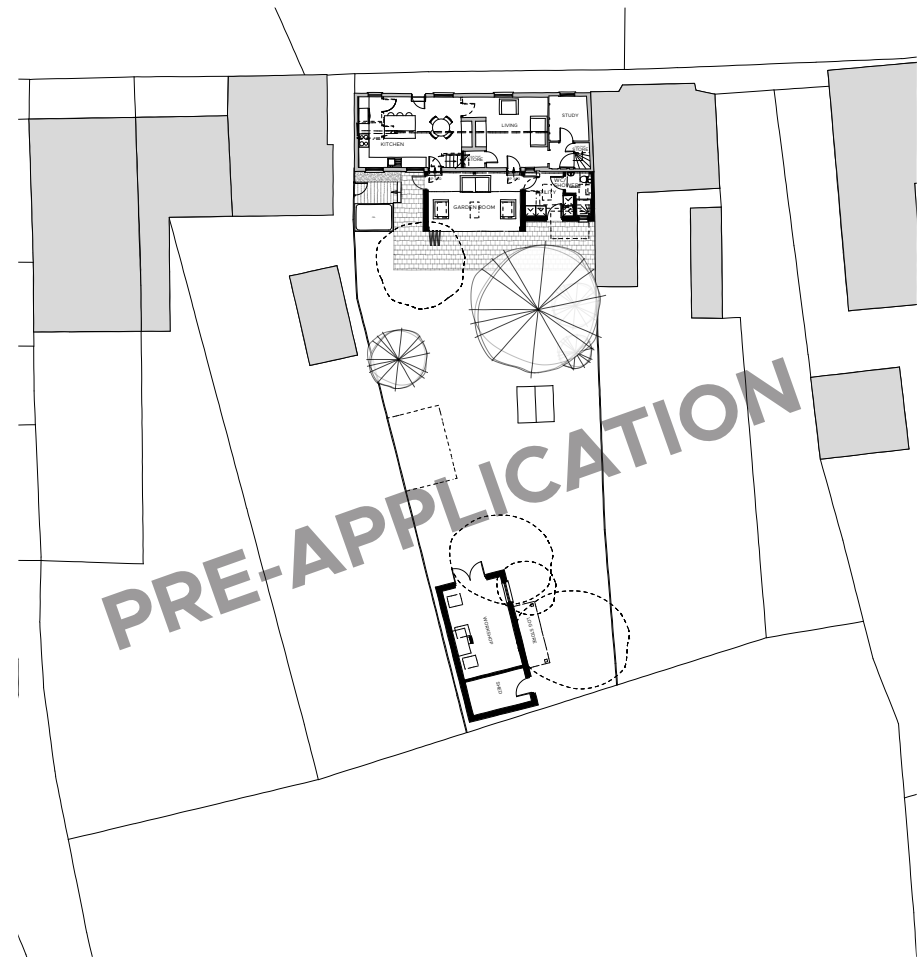
I hope that this provides useful information with regards to your enquiry. If you have any queries in respect of this letter, or require clarification of issues, please do not hesitate to contact me. If you would like further discussion with regards to the detail of the proposal this would be subject to a charge for further advice, see [www.babergh.gov.uk](http://www.babergh.gov.uk) for further details.

Yours faithfully

**Kathleen Fisher** – Heritage Officer  
on behalf of Philip Isbell – Chief Planning Officer – Sustainable Communities

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be given about the decision.

Please also note, responses to pre-application enquiries are only valid for six months from the date of receipt. You should seek confirmation that circumstances have not changed if you are submitting an application outside of this period.



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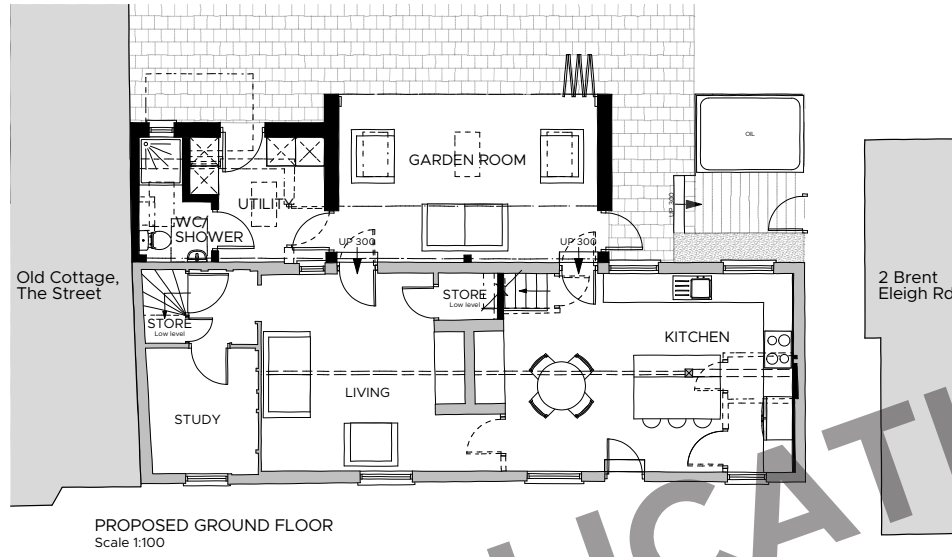
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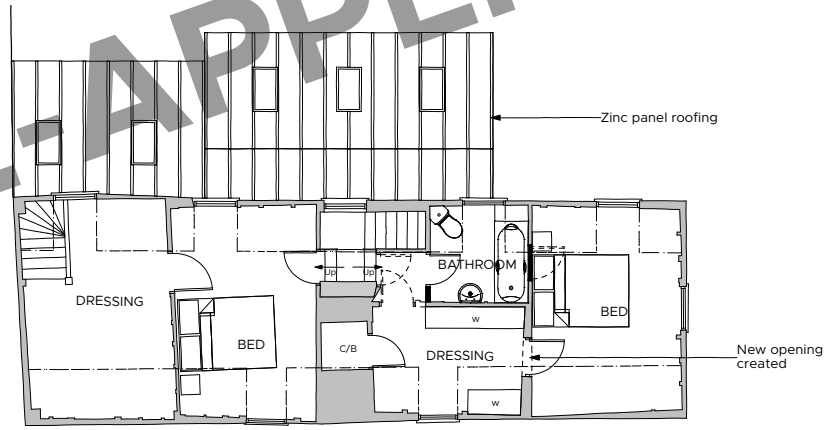
 <b>WINCOR KIEVENAAR</b> <small>Overseas Architects</small> <small>Market Place / Hadleigh / Ipswich / Suffolk / IP7 5DN</small> <small>T / 01473 827952 E / enquiries@wv-architects.co.uk</small> <small>Do not scale from drawing, work to figured dimensions only</small> <small>Copyright © Wincor Kievenaar Architects Limited</small> <small>5690_SK_01C Proposed Plans and Elevations.vwx</small>	PROJECT PROPOSED RESIDENTIAL DEVELOPMENT The Old Thatched Cottage, The Street, Monks Eleigh, IP7 7JE	TITLE Proposed Site Plan	REVISION A Location of workshop amended.	DATE 11/2022	DRAWN MC	CHECK MC
	CLIENT Mr. & Mrs. Roberds	ISSUE DATE 10/2022	SCALE 1:200	SHEET SIZE A3	JOB NO. 5690 DRAWING NO. SK_03 REVISION A	
STATUS DRAFT	AUTHOR MC	CHECK				



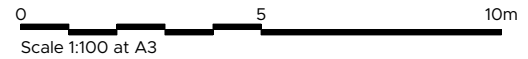




PROPOSED GROUND FLOOR  
Scale 1:100



PROPOSED FIRST FLOOR  
Scale 1:100



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PROJECT PROPOSED RESIDENTIAL DEVELOPMENT  
The Old Thatched Cottage, The Street,  
Monks Leigh, IP7 7JE  
CLIENT Mr. & Mrs. Roberts  
STATUS SKETCH

TITLE Proposed Plans  
SCALE 1:100 SHEET SIZE A3  
ISSUE DATE March 2022  
AUTHOR TL CHECK MC

REVISION	DESCRIPTION	DATE	DRAWN	CHECK
A	Amendments following client comments.	05/08/2022	TL	MC
B	Amendments following client comments.	10/10/2022	TL	MC

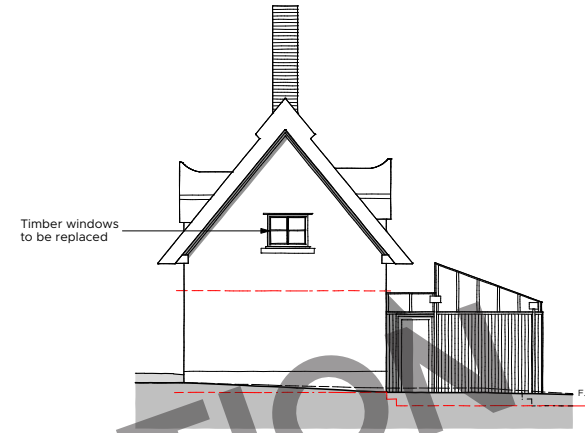
JOB NO. **5690** DRAWING NO. **SK\_01** REVISION **B**





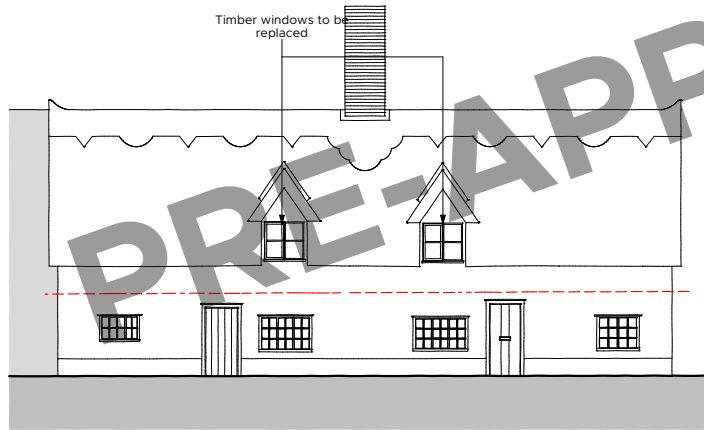
PROPOSED SOUTH ELEVATION (REAR)  
Scale 1:100

Frosted window for privacy



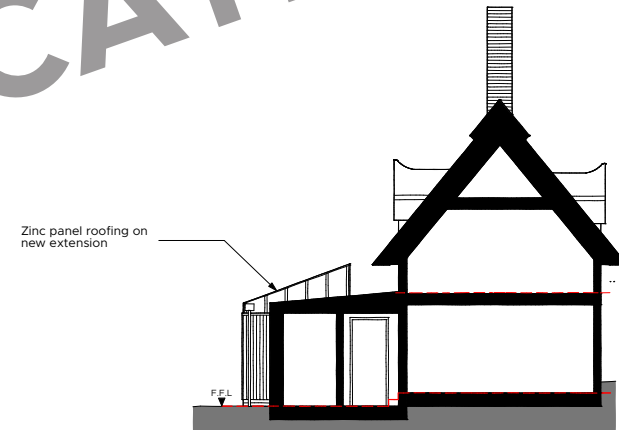
PROPOSED EAST ELEVATION (SIDE)  
Scale 1:100

Timber windows to be replaced



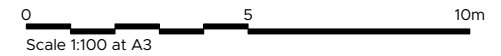
PROPOSED NORTH ELEVATION (FRONT)  
Scale 1:100

Timber windows to be replaced



PROPOSED WEST ELEVATION (SIDE)  
Scale 1:100

Zinc panel roofing on new extension



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PROJECT PROPOSED RESIDENTIAL DEVELOPMENT  
The Old Thatched Cottage, The Street,  
Monks Eleigh, IP7 7JE  
CLIENT Mr. & Mrs. Roberds  
STATUS SKETCH

TITLE Proposed Elevations  
SCALE 1:100 SHEET SIZE A3  
ISSUE DATE March 2022  
AUTHOR TL CHECK MC

REVISION	DESCRIPTION	DATE	DRAWN	CHECK
A	Amendments following client comments.	05/08/2022	TL	MC
B	Amendments following client comments.	10/10/2022	TL	MC

JOB No: **5690** DRAWING No: **SK\_02** REVISION: **B**



The proposal at pre-application stage included for internal and external alterations, rear extension for a garden room, utility and shower room along with an external workshop and shed.

The alterations included demolition of an existing lean-to addition to be replaced with a new utility space extension and a central extension connecting spaces to the new utility extension.

It also included for some modern walls to be removed, windows to be replaced and layout changes to the first floor.

The demolition of the lean-to was not supported at pre-application stage due to its heritage value. Therefore within the proposal it is now retained.

The rear elevation was discussed as it still maintained a level of division, similar to that of its front elevation, reflecting the history of two dwellings. The proposed garden room extension straddled the historic divide of the two tenements. This was not supported as the much of the rear elevations of the historic core became hidden.

The contemporary design of the extensions were discussed. As due to its central position combined with scale, it was deemed as too prominent.

The proposal sought to remove modern internal partitions in the kitchen and walls enclosing the kitchen staircase as well as the wall between

the kitchen and living space. These changes were supported as they are modern and their removal is not likely to represent any harm to the significance of the building.

The first floor proposal sought to relocate the bathroom to the rear of the property and creating a new opening between the existing bedroom and new dressing room. It was discussed that investigation works should be carried out to establish the historic fabric behind the render. Investigation works were carried out and photographs later in this document show what was found. It was discussed that if a tie beam was found that it would not be supported. The investigation works established that there was no tie beam, but a wattle and daub hidden behind the strip exposed. Therefore the new opening will not impact greatly on the historic structure.

The proposal also sought to upgrade a number of windows. The windows indicated to be replaced are modern and therefore support given to replace with suitable timber, slimline casements could be acceptable in principle. Details of the windows would be subject to conditions attached to any approval.

The proposal included a workshop at the far end of the garden with the inclusion of PV on the roof. The heritage officer outlined the proposal does not represent harm to the setting of The Old Thatch Cottage and would be broadly supported, providing the material reflects the

## 4.0

### DESIGN DEVELOPMENT

vernacular outbuilding style shown at pre-app.

Overall, with instigative works and subject to details, the internal and external alterations along with the workshop could be supported.

Elements that needed to be reviewed, included retaining the washhouse, along with the scale, style and positioning of the proposed garden room.

It was advised that the garden room could be offset to the side, for example the west to avoid the central prominent position and straddling the historic divide.

The proposal discussed moving forward has taken comments on board. The proposed garden room has been omitted, and the existing washhouse retained.

The proposal does include a small lean-to extension that does not extend past the central split, however this is on the east side and extended via a glazed link to the washhouse. This allows internal access to this space and linking to the proposed utility space. The glazed link is proposed to expose the historic structure behind and showing transparency between the washhouse and the utility space.



## 5.0

### USE AND AMOUNT

#### USE

Old Thatch Cottage is a single private dwelling (Grade II Listed) located in Monks Eleigh. The proposal will not affect the existing residential use, but will provide adequate accommodation.

#### AMOUNT

The proposal is the creation of a single storey rear extension to Old Thatch Cottage along with the removal of two sheds to be replaced by a bespoke workshop with integrated shed & log store.

##### GROSS INTERNAL AREAS

###### Existing

Existing Ground Floor: GIA: 62.41sqm

Existing First Floor: GIA: 59.48sqm

Existing Total: **GIA: 121.89sqm**

###### Proposed

Proposed Ground Floor: GIA: 66.66sqm

Proposed Ground Floor Addition: GIA: 4.25sqm

Proposed Total: **GIA: 126.14sqm**

Percentage increase: **3.4% increase**

Existing sheds to be demolished: GIA 13.6sqm

Proposed Workshop: GIA 26.25sqm



## 6.0

### SCALE

The principal elevation of the listed dwelling will not be affected by the proposed extension to the rear.

Part of the proposal is to extend an existing rear addition. This would be a similar scale and subservient to the host dwelling.

The proposed replacement workshop & shed albeit greater in height than the existing, it provides accommodation and storage that is needed. It will not be seen from the road frontage and does not impact of the heritage assets.



## 7.0

# LAYOUT

The existing ground floor layout remains relatively unchanged. However, the plans for the new extension allow for the existing ground floor WC to be relocated into the existing washhouse.

By relocating the WC, it allows for modern partitions to be removed and for the historic structure within the kitchen space to be re-exposed.

Other ground floor alterations include the modern partition wall that encloses the central staircase and an internal partition door between the kitchen and living room. Although some are in a historic locations, they have been rebuilt in modern studwork.

The existing rear garden doors are to remain, however they are to be handed to open inwards.

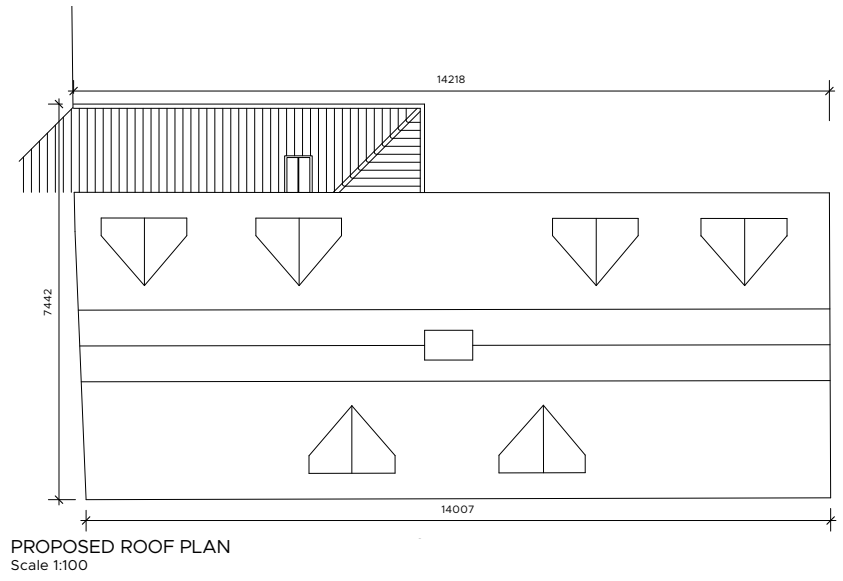
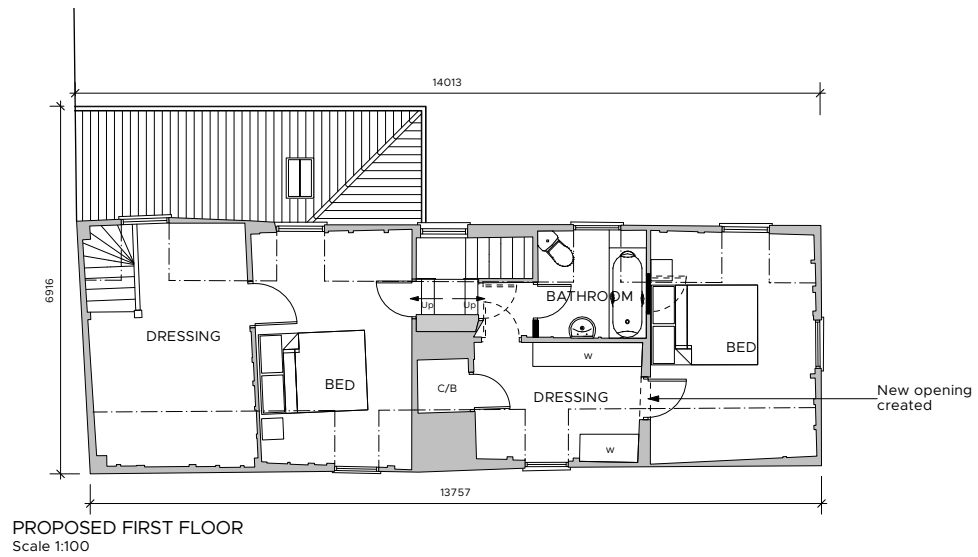
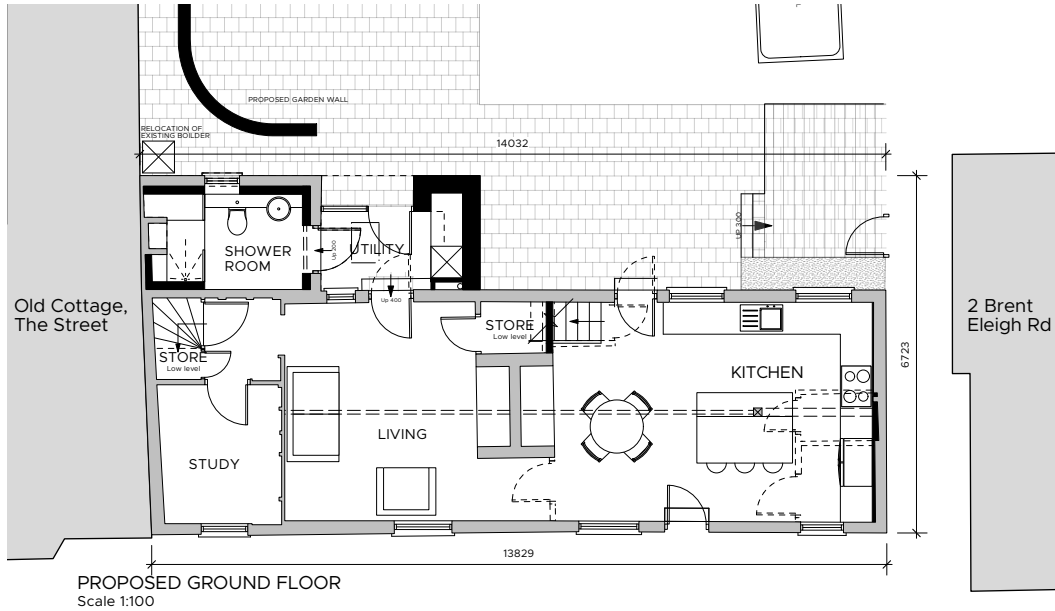
The small extension to the washhouse will house the utility and connect the shower room internally with Old Thatch Cottage. Relocating all the foul services to the rear will greatly improve the facilities of the dwelling allowing improved connections to foul drainage that is to the rear of this property.

The first floor will remain largely untouched with the exception of the proposal to relocate the bathroom to the rear of the property. This would allow for a connection straight into an existing external SVP. Vastly improving the drainage issues the dwelling has, due to its reliance on Saniflow System.

By relocating the bathroom to the rear, a number of existing doors are to be removed and a new opening created to the existing bedroom. Investigation works have been carried out where the new door position is proposed.

A new workshop is proposed at the rear of the garden and intends to replace existing sheds/store. The workshop will provide storage for necessary garden equipment as well as a sheltered log store.

The proposal includes for the relocation of oil tank and relocating the boiler to the rear of the lean-to, erection of a tapered curved garden brick wall.





## 8.0

# APPEARANCE

The form and scale of the historic structure remains unchanged. The Old Thatched Cottage was built as two almost mirror-image tenements and retains its original symmetrical facade with twin entrance doors.

The rear of the dwelling is largely symmetrical apart from the brick and pantiled mid-19th century lean-to addition on the right.

The proposal is to extend the existing lean-to but not bridge the central split of the appearance of the two tenements. The addition to the existing washhouse is a lean-to hipped roof with a glazed link connecting the shower room and utility space. The glazed link provides an internal link to access the shower room from the main dwelling. The glazed link proposed is to show transparency, exposing the historic structure behind whilst providing the internal link needed.

The proposal includes for a number of timber windows to be replaced with slimlite glazed units, these are marked on the proposed drawings.

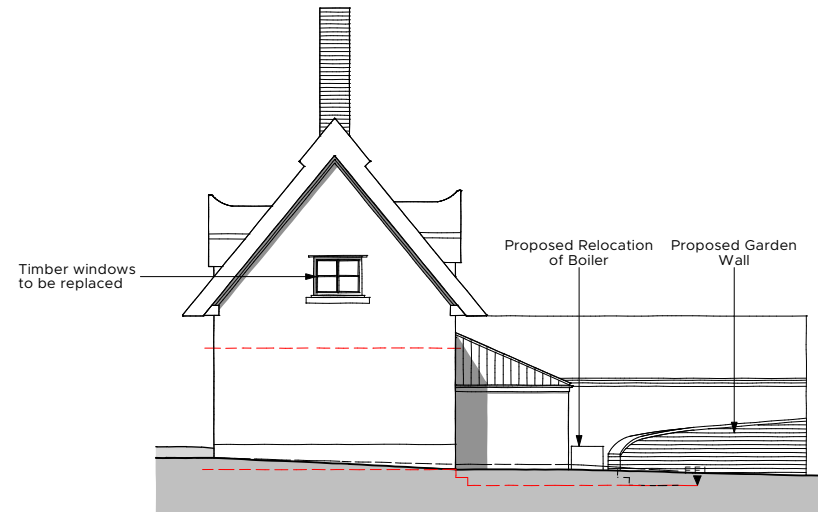
The window alterations include the replacement of the rear ground floor window. The current metal window does not match with the existing timber windows and is to be replaced with a casement window to match with others.

The proposed workshop and shed will reflect a traditional outbuilding style which includes horizontal timber cladding, brick plinth and pantiled roof. Within the roof includes for integrated pv panels and roof lights installed.

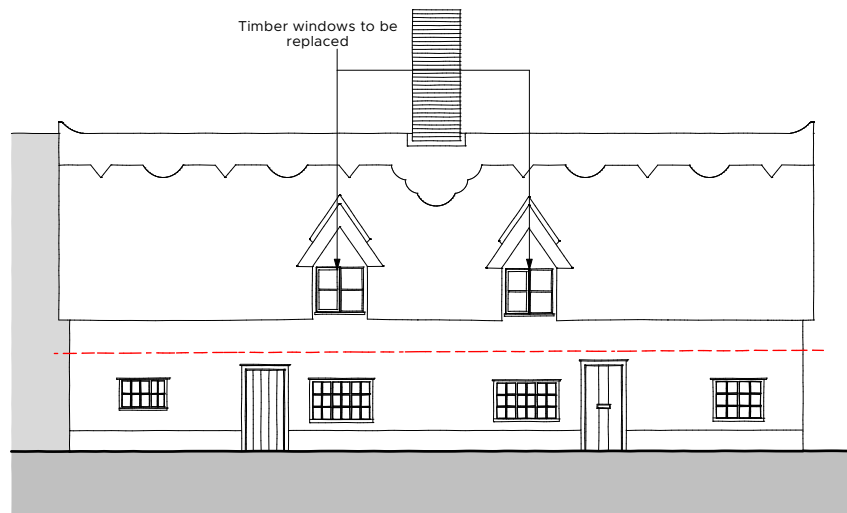
The proposal also includes for the relocation of the boiler to an external position on the rear of existing lean-to. A tapered brick garden wall is proposed to conceal the external boiler. It tapers from 700mm in height to 1500mm.



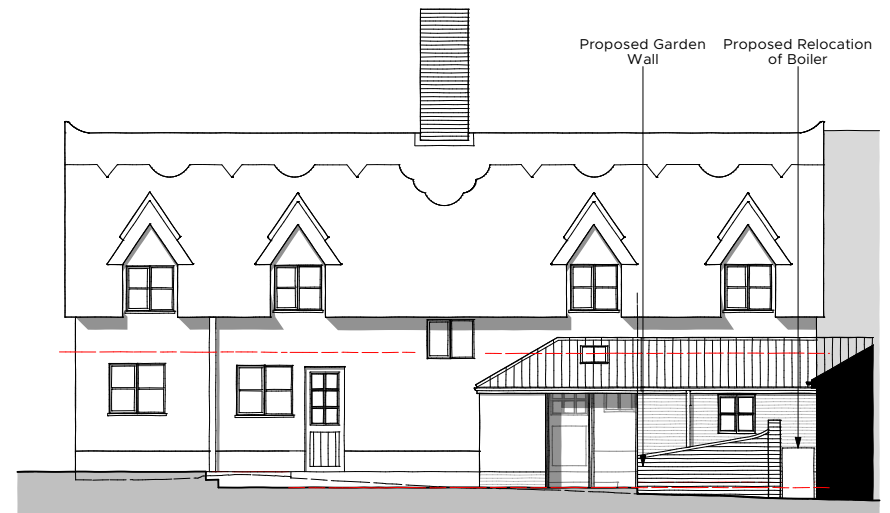
PROPOSED SOUTH ELEVATION (REAR)  
Scale 1:100



PROPOSED EAST ELEVATION (SIDE)  
Scale 1:100

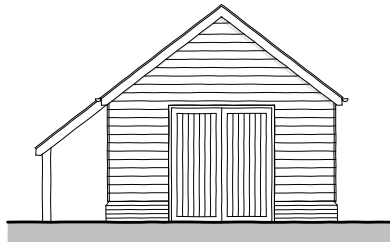


PROPOSED NORTH ELEVATION (FRONT)  
Scale 1:100

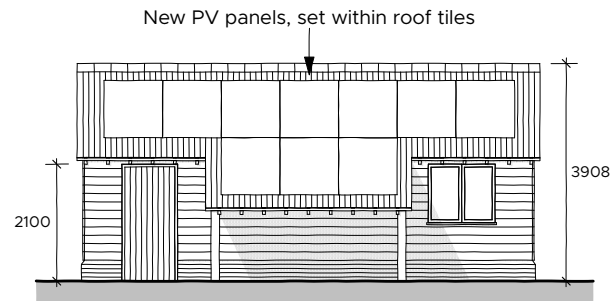


PROPOSED SOUTH ELEVATION (REAR)  
Scale 1:100





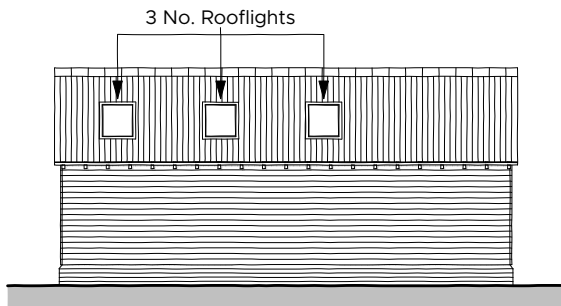
PROPOSED NORTH ELEVATION  
Scale 1:100



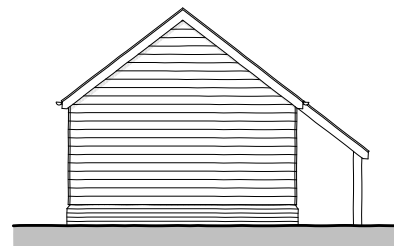
PROPOSED EAST ELEVATION  
Scale 1:100



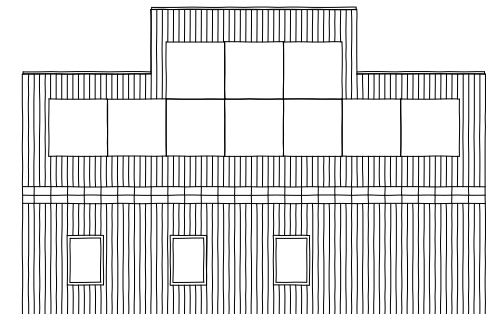
PROPOSED FLOOR PLAN  
Scale 1:100



PROPOSED WEST ELEVATION  
Scale 1:100



PROPOSED SOUTH ELEVATION  
Scale 1:100



PROPOSED ROOF PLAN  
Scale 1:100



## 9.0

### LANDSCAPING

The rear of the site is bound to the east and west by close boarded fencing with a low level post and wire fence to the south boundary. There are no changes to the boundary treatment.

The existing wooden decking at the rear of the property will be removed in the process of building the new extension. A new patio area will be proposed to the rear.

An existing oil tank, currently directly outside the washhouse, is to be relocated to the west of the garden. The location improves the accessibility of the tank from the main road. The existing boiler is to be relocated to outside the washhouse and a tapered garden brick wall is to be built to conceal the boiler. The wall is stepped away from the lean-to and neighbouring properties and does not impact on the heritage asset.

As part of the application, a number of poor quality trees are proposed to be removed. They are of no arboricultural merit. New native trees proposed to be planted as replacements in a new location, boosting biodiversity.

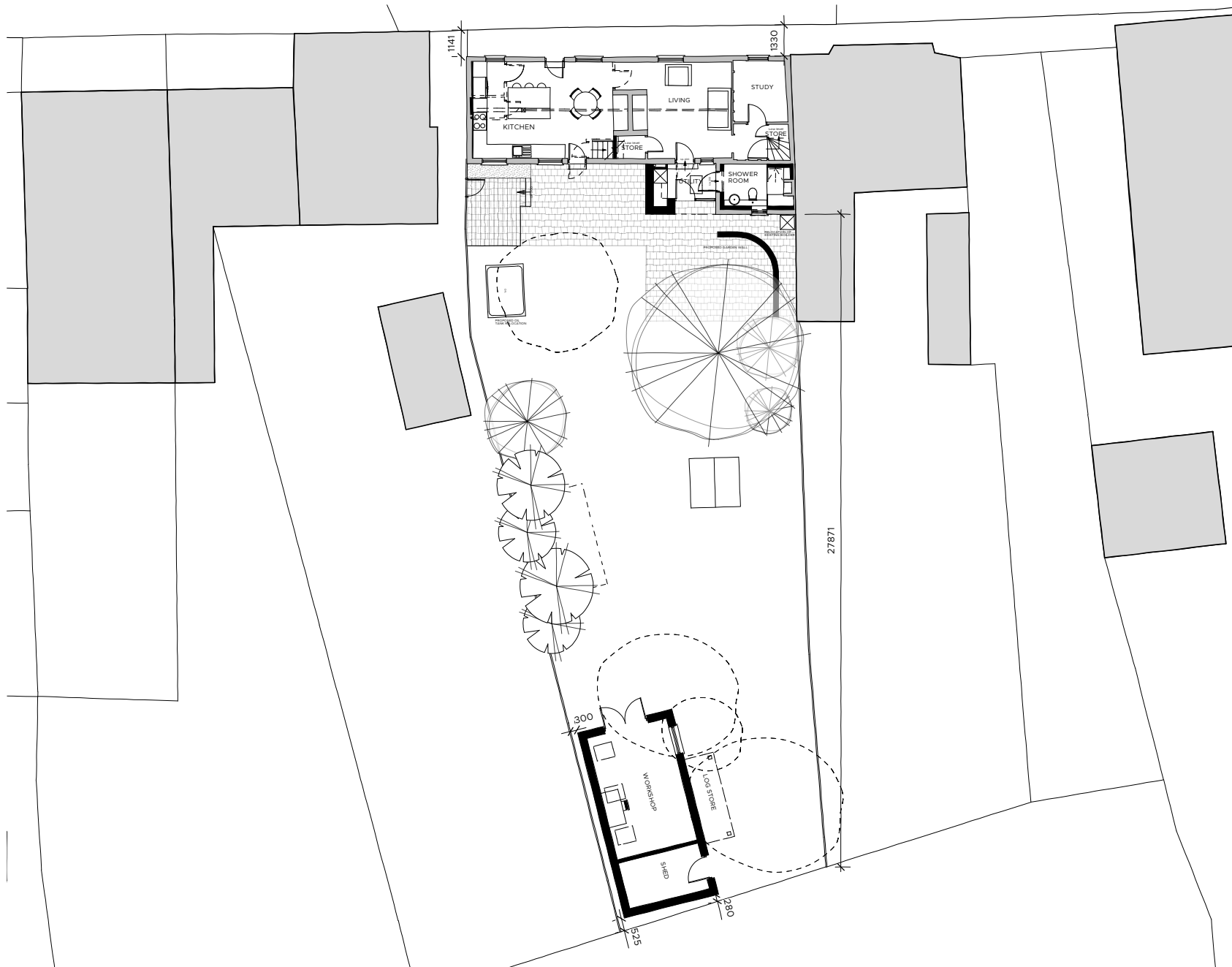
The remaining landscape is to remain unchanged.



## 10.0

### ACCESS

The site frontage sits along The Street, that runs through Monks Eleigh. There are no changes proposed to access.



▼  
**11.0**  
**SITE PHOTOGRAPHS**



▲  
 Front elevation to remain unchanged in scale. First floor windows are proposed to be replaced with slimite glazed units.

Oil tank to be relocated. Lean-to to be extended.



▲  
 Extension to sit right of the central staircase window to not bridge the tenement split.

Oil tank to be relocated. Lean-to to be extended.



▲  
 View towards sheds to be removed and replaced.

Decking to be adapted and oil tank to be repositioned for ease of access.







Lean-to addition to be extended. Existing structure to remain unchanged.



All timber windows noted on drawings to be replaced with slimlite glazing.



Existing poor condition tree proposed to be removed.

Three existing trees to be removed and replaced in new location.



View towards the rear elevation. Extension to sit to the right of the central tenement split.



Existing sheds to be demolished and replaced with workshop, integrated shed and log store.





Modern wall between chimney and external wall to be removed.



Modern internal partition to staircase to be removed. Back door to be re-hung to allow for opening inwards.



Modern internal partitions for existing WC and pantry to be removed. Downstairs WC to be relocated.

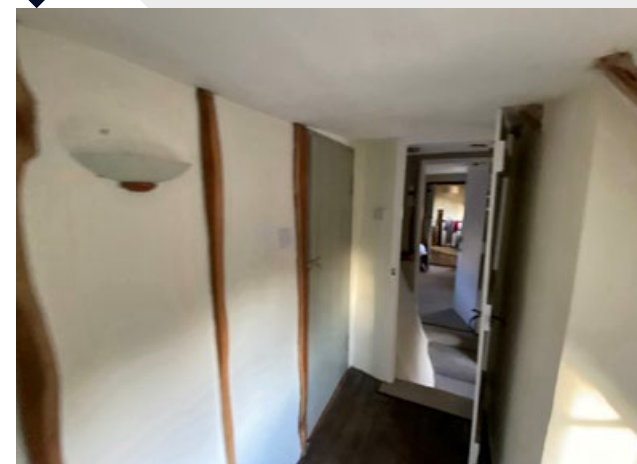
Internal view of later addition, external walls to receive insulation on internal leaf. Existing roof to receive insulation.



Existing landing to become bathroom, existing opening to be infilled.



Existing doors to be removed, existing openings to remain unchanged.



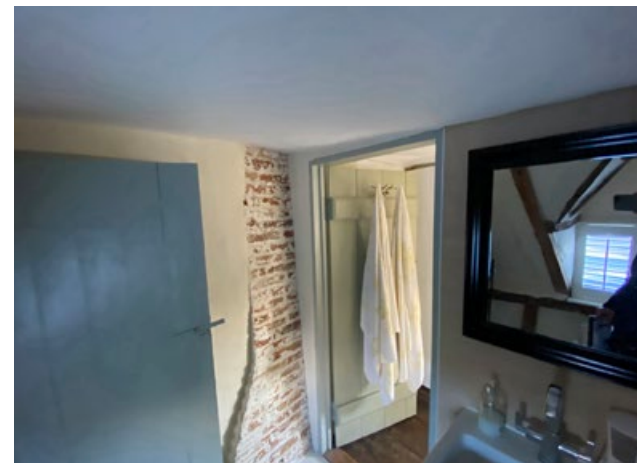




Existing bathroom to be relocated to rear of property.



Existing bathroom to be relocated to rear of property. New opening created on far side wall.



Internal door to be removed. Opening to remain unchanged.



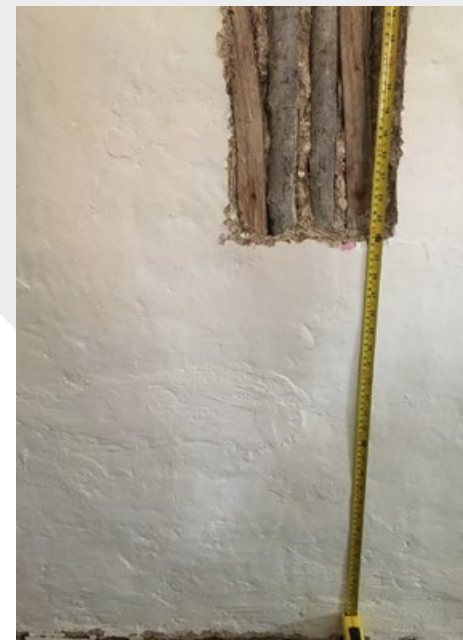
Investigation works in area of proposed relocated door, indicating no tie beam.



Investigation works in area of proposed relocated door, indicating no tie beam.



Investigation works in area of proposed relocated door, indicating no tie beam.



Investigation works in area of proposed relocated door, indicating no tie beam.