



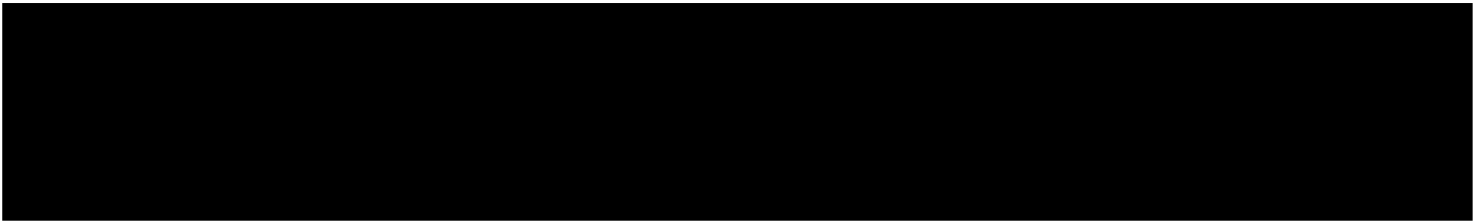
**0224-0000-P01-Planning Statement
Proposed Annexe at Limes Cottage, Forward Green, IP14 5HP**

Project Overview:

This planning statement provides a brief analysis of the proposed construction of a timber-framed annexe within the curtilage of Limes Cottage, located just off the main road through Forward Green. The statement will aim to provide an explanation as to why the annexe is needed, the vernacular architecture of the proposal, the proposed location of the annexe and the proposed materials. These considerations are essential in ensuring the new structure harmonises with the local context and contributes to the sites and the village's architectural character.

Use of the Annexe:

The sole purpose of the proposed annexe is to provide a permanent residency for the daughter and son-in-law of the owner of Limes Cottage - Hugh and Kerry Cumberland. Hugh and Kerry's daughter and son-in-law have a two year old daughter who needs daily support [REDACTED]. The young family are currently living in rented accommodation in Stowmarket and wish to move closer to Hugh and Kerry to benefit from family support and reduce the burden of care.. [REDACTED]. In the Pre-Application Advice - DC/23/00884 - one of the recommendations was to add an extension to the existing Limes Cottage to provide such amenities. An Extension to the listed Limes Cottage would cause considerable heritage harm and would not be able to acheive the same purpose that the proposed annexe would.





Location of Annexe:

The proposed annexe is situated in the curtilage of Limes Cottage within the village of Forward Green. In the Pre-Application Advice - DC/23/00884 - the advice given was based on incorrect information that the proposed location of the annexe was in the original curtilage of Limes Cottage. This matter has been resolved and Mid Suffolk have agreed that the triangle parcel of land to the East of Limes Cottage was an addition of land bought by the previous owners. Taking this into account the new parcel of land lends itself to being the location for the annexe as the annexe can be positioned behind the principal elevation of Limes Cottage, maintain a good connection to the host dwelling, and give the two families privacy. Also the view of Limes Cottage is not impeded as it is approached from Forward Green.

Design and Layout:

The proposed annexe is designed to be subservient and ancillary to the host dwelling. The host dwelling is a two storey house with a ridge height of 7 metres and a floor area that covers over 200 square metres. The proposed annexe's ridge height is 6 metres and the gross internal floor area is 139 square metres, ensuring that it maintains a respectful and subordinate presence on the site. Furthermore, the annexe will be positioned behind the principal elevation of the host dwelling, allowing the main dwelling to retain its prominence and architectural significance while the annexe complements it in a more understated manner.

The site also naturally slopes up towards the North and West, allowing for the annexe to be partially sunk into the ground giving the ridge a lower appearance as seen on the submitted plans and elevations 0224-0400-P04.

The layout optimises the use of space, ensuring a seamless flow between the various living areas. The ground floor features an open plan kitchen, dining, and living space, providing a spacious and inviting area. This open arrangement fosters a sense of connectivity and allows natural light to permeate the entire space, creating a bright and welcoming atmosphere.

The ground floor bedroom offers accessibility and convenience, catering to individuals with mobility considerations or those who prefer single-level living. Adjacent to the bedroom, the family bathroom further enhances functionality and serves the needs of both residents and guests. On the first floor, two additional bedrooms provide private retreats, offering comfortable spaces for rest and relaxation. This separation of sleeping quarters between the ground and first floors provides flexibility and accommodates different lifestyle preferences.



Highways:

No new access will be proposed from the highway, ensuring that there will be no alterations or modifications to the existing access or the highway connecting to Limes Cottage.

Listing of Limes Cottage:

The house is late C17, plastered and colourwashed, timber-framed with wattle and daub infill. There is a long-straw thatched roof with catslide to the rear and brick central ridge stack. The house has a 2-unit lobby-entry plan with outshut to rear. It consists of a single storey and attic. It has 2-window range of 2-light casements with a central plank door. A Small window over exists. At the right end, the building has a 2-light casement on each floor and plank door to the far right. The left end has a C20 single-storey extension with 2-light casement in the attic. There is an outshut under the catslide to the rear. INTERIOR. Tall panel framing with bracing is mainly visible, though the right end on ground floor has this covered over. Massive wall posts support chamfered bridging beams. The large stack is built of narrow bricks and has blocked back-to-back fireplaces with hoods. A fragment of winder stairs survives in the lobby with a later one leading from the left hand room. Plank doors. Only a small part of the roof is visible but wallplates, purlins and a collar are exposed in the plastered attic. In the rear outshut is a brick twin bread oven. In conclusion, it is a characteristic small house of the period which retains many features.

Materials:

The choice of materials for the annexe, such as timber feather-edge boarding, red clay plain tiles, timber windows, and timber fascias, soffits, and barge boards, further enhances its integration with the surrounding landscape. These materials are in harmony with the vernacular architecture and reflect the natural elements found in Forward Green, ensuring the annexe compliments the site and village's visual character.

Sustainability:

The clients are keen to ensure the annexe is as self sufficient as possible, taking advantage of the South facing pitched roof for the use of solar panels, using an air source heat pump to support an underfloor heating system and using a grey water collection tank, recycling the waste from bath, sink and washing water.

Conclusion:

In conclusion, the proposed construction of a timber-framed annexe within the curtilage of Limes Cottage has been carefully considered and designed to meet the specific needs of the Cumberland family while respecting the historical significance and architectural character of the site and the village of Forward Green.