

## DESIGN, ACCESS & HERITAGE STATEMENT

**Address :** Coddenham Hall Farm Cottage, High Street, Coddenham, Ipswich.  
IP6 9QY

**Date :** 22/05/23

1 Description :

1.1 Extend property to provide kitchen, dining, utility and wc.

2 Site :

2.1 The property lies just outside the village settlement boundary to the north east of Coddenham off the B1078 Coddenham to Otley road in a small collection of rural properties both sides of the road beside Coddenham Hall.

2.2 History:

The cottage was a former bakehouse and laundry building ancillary to Coddenham Hall. The main central section containing the ovens and washing copper is thought to be 16<sup>th</sup> century, the later northern element, the old dairy, 19th century and the southern single storey and eastern lean-to element were recently added in 2003.

2.3 Listing details:

Bakehouse, 20m east of - Hall Farmhouse

Listing: Grade II. Listing Entry number 1284865

Bakehouse, probably C16 with alterations of c.1700 and C19. 1 storey with attics. Timber-framed and plastered. Pantiled roof with an internal end chimney of red brick. Various C19 small-pane windows and boarded doors. A 2-bay bakehouse without an upper floor forms the original structure; an upper floor was inserted, the open truss modified and a new roof built of butt purlin form, all c.1700. In C19 a dairy was added and an external staircase, both of brick now painted. Included for group value.

Listing NGR: TM1397754295

2.4 Planning History

10/12/2002 Permission granted for "Extension of existing cottage and alterations".

Application numbers: 1188/02 & 0219/02/LB

27/01/2003 Permission granted for "Change of use. Bakehouse/Laundry to Holiday Accommodation".

Application number: 1490/02

09/09/2003 Permission granted for "Extension of existing cottage, omission of window and substitution of new dormer"

Application numbers: 0817/03 & 0130/03/LB

## 2.5 Use :

Pre 2003 : Storage and ancillary accommodation to Coddenham Hall

2003 - 23 Nov 2012 holiday accommodation

Nov 2012 – present day used as residential dwelling. (derated from self catering holiday unit and premises 28 Nov 2012)

## 4 Design :

4.1 The applicant would like to extend the property to provide additional utility space, a wc and a Kitchen and dining space.

4.2 The existing smaller 19<sup>th</sup> century kitchen northern extension was thought to be a sympathetic way to link onto the existing buildings with minimal effect to the existing frontage and principle views from the main road.

4.3 The proposed extensions have been broken down into smaller scale elements to match in with the variety of similar sized elements and roofscapes.

4.4 The proposed new roofs are matching in steepness to the main 50 degree roof and to be clad in similar red terracotta pan tiles. The outbuildings buildings to the north have timber black stained boarding and it was thought this might be an appropriate cladding to differentiate between the old and new whilst matching in with the outbuildings to the north. Windows to be varied in size.

4.5 The applicant wishes to insert a small window into the living room on the north elevation as this part of the living room is particularly dark. It is proposed to place this between two of the existing vertical studs, the window sized to match the opening width.

4.6 The 1<sup>st</sup> floor bedroom directly above is also dark and it is proposed to insert a small high level square window into the north gable of the house again

without removing any studs, the exact position and size would need to be agreed once the plaster is removed and the studs exposed.

4.7 The window on the ground floor to be converted into the proposed opening linking the new building is set quite low (1.6m) below a tie beam at eaves level. To increase the headroom it is proposed to cut this beam, install a new oak frame surrounding the opening with new oak posts and a beam of similar size dimensions to the existing to provide structural support to the tie beam. Full construction details to be provided for approval at a later date.

4.8 A new window in the old kitchen is proposed on the east elevation to provide views over the garden and field to the east. This window to be low level positioned under the existing oak eaves beam and be similar design to the existing windows. The west window is proposed to be removed and a recess left in the plaster wall externally.

4.9 To provide the vaulted space over the Kitchen so there can be high level windows to the east and west the roof structure is proposed to have an exposed decorative oak truss to support the ridge beams. This will sit on two oak posts.

## **5. Landscaping :**

5.1 The existing mature hedges and trees should not be affected by the proposals and will be retained.

5.2 Shed 2 is a relatively new modern currently used as a workshop, the applicant wishes to remove this shed.