

2nd August 2023

Babergh and Mid Suffolk District Councils
Endeavour House,
8 Russell Road,
Ipswich IP1 2BX

MWArchitects

T 020 7407 6767

E architect@mwarchitects.co.uk

The Tea Factory

110 Endwell Road, London SE4 2LX

mwarchitects.co.uk

Design and Access Statement
Re: Householder Planning Permission
At The Cottage, Little London, Combs, Stowmarket, Suffolk, IP14 2ES

To Whom It May Concern,

This planning statement supports a householder planning application to install a new external insulation render to the external envelope of the dwelling at the above address.

The dwelling is a detached 2-storey dwelling situated in Stowmarket and the property is not located in a conservation area nor is it listed. The neighbouring properties are of similar cottage or barn-like style and follow a traditional vernacular with only one building at Buckleberry Cottage, adjacent to the application site, highlighted as Grade II Listed.

This application should be read in conjunction with:

- + Site Location Plan
- + Block Plan
- + Existing and Proposed Drawings

Planning history

The application site has no planning history on record, but it is believed there were later additions at the rear of the original cottage including a full width lean to.

Neighbouring properties planning history

DC/22/04335 - Little London Cottage Little London Combs Stowmarket Suffolk IP14 2ES

Full Planning Permission - Installation of a ground mounted solar pv system consisting of 20no solar panels.

Decision Notice: Granted 28 October 2018

0258/16 - Copelands Little London Combs IP14 2ES

Full Planning Permission - Erection of Annex

Decision Notice: Granted 21 January 2016

Proposal

The proposal is for the installation of an external insulation render to be applied to all the external walls of the existing cottage in order to improve thermal efficiency and comfort for the home owners of the property whilst also lowering carbon emissions; keeping it warmer during the winter seasons and cooler during the summer.

Amount & Layout

No new development is proposed for this application and the footprint of the cottage will remain unchanged. As the proposal includes the application of external insulation, the external wall build-up will increase by approximately 50mm, but this will not affect the existing fenestrations, shape or form of the building.

Scale & Appearance

The intention is to maintain the original internal aesthetic and character of the building and avoid covering up the exposed beams, columns and roof joists by insulating internally. We therefore believe insulating externally would be a reasonable solution for making the home more energy efficient as well as limiting its environmental impact. This would be a move towards Codes for Sustainable Homes and comply with the objectives set out in the Stowmarket Area Action Plan and Babergh and Mid Suffolk districts Joint Local Plan.

The visual appearance of the external render that will be applied will match existing.

Landscape & Access

Within the site, green amenity space is maintained and will remain as existing with the majority of the garden space at the rear of the property and some at the front. Access in and around the property will also be unchanged with the existing front driveway and pedestrian side access which connects the front and rear gardens.

Summary

The proposal represents a significant investment in a currently inefficient cottage. The upgrade will not only reduce carbon emissions, but will give the opportunity to lift the visual appearance without having any detrimental impact on the surrounding properties.

We are keen to enter into a conversation if there is any issue and we hope the local authority can act proactively in engaging with us on this at an early stage in the statutory time period.

I trust the documents provided give you everything you need for the assessment of the application but if you require any further information or clarification please do let me know.

Yours faithfully

Khalid Aideed
Architect
For and on behalf of MW Architects Ltd.

Images of all Elevations of The Cottage to accompany Design & Access Statement



Rear Elevation



Rear Elevation



Rear Elevation



Rear Elevation



Side Elevation 01



Side Elevation 02



Front Elevation



Front Elevation



Front Elevation