

HERITAGE STATEMENT

Site Location: **Thatched Cottage**, Long Thurlow Road, Great Ashfield, Bury St Edmunds, IP31 3HY

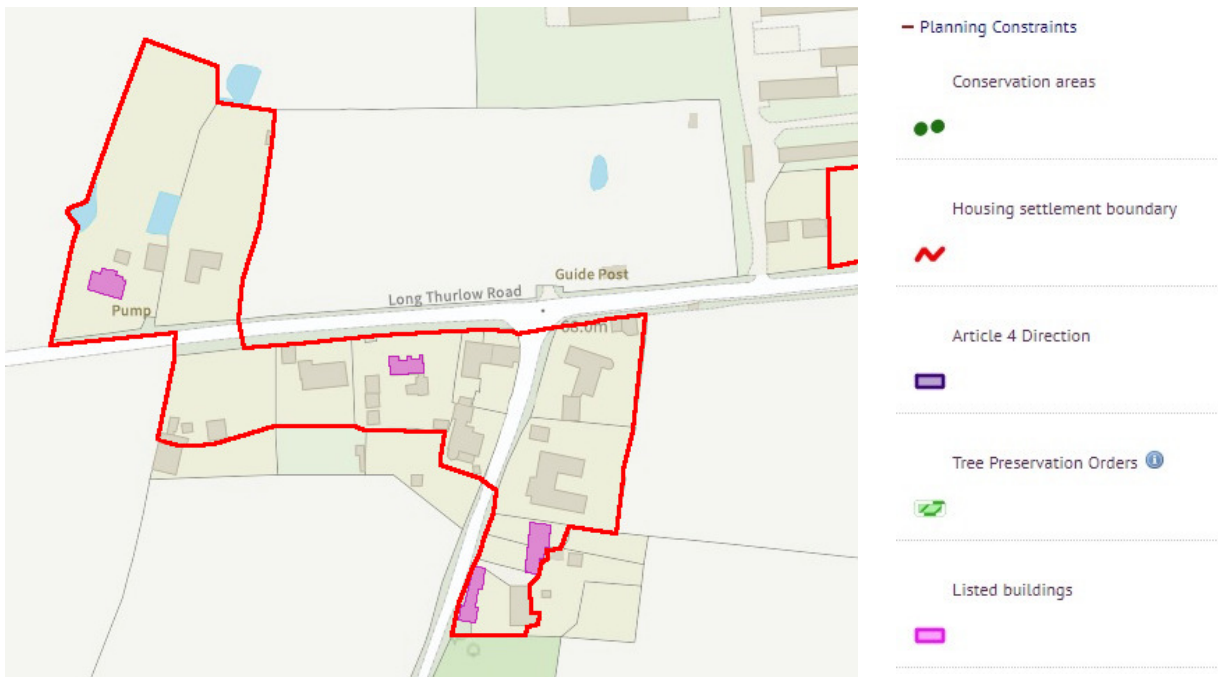
Planning Description: **Construction of a single-storey extension.**



SITE & PROPERTY CONTEXT

Thatched Cottage is a one-and-a-half-storey timber framed dwelling believed to be built between C16 and early C17. Finished in painted render, the walls feature a scored, simple and decorative pattern with flush casement windows under a traditional thatched roof. The property benefits from a 2001 planning approval extending the property to the rear, relocating the kitchen and adding a garden room and shower room. From its historical 3-cell floor plan the house now forms an 'L' shaped layout with much of the later additions concealed from the street.

The property is recorded as a grade II listed building and is outside any recorded conversation area.



Planning Constraints Map

The following statement is taken from Historic England's record;

List Entry Name: Thatched Cottage

Listing NGR: TM0062468151

Grade II

House, probably C16 or early C17 and in 2 stages. 2 storeys. 3-cell plan. Timber-framed and plastered: some C18 or early C19 herringbone pargetting to right. Thatched roof. An axial early C17 chimney of red brick with a sunk date panel at back and front on the base. Early C19 casements, and one of mid C20. Late C19 entrance porch with 4-panelled door. There is evidence for discontinuity in the structure of the parlour cell and this may be of a different date. A thatched C18 or C19 extension at front right under a catslide roof. Interior not examined.

PLANNING HISTORY

The online planning history associated with Thatched Cottage is outlined below;

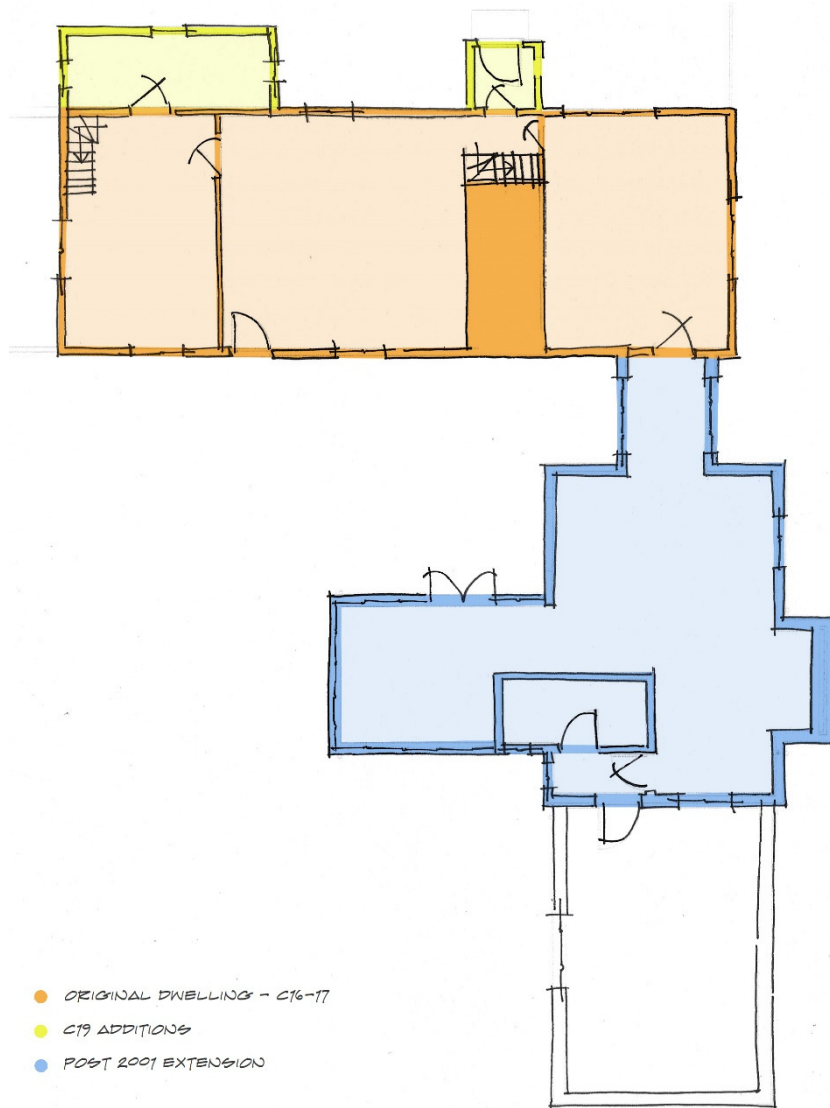
Application No: 1315/00 & 0288/00/LB

Proposal: *Erection of two storey pitched roof extension and conservatory to rear elevation. Erection of car port and re-location of vehicular access. REFUSED*

Application No: 0437/01 & 0087/01/LB

Proposal: Single storey rear annex extension and connecting link (following demolition of existing extension). Car port and creation of a new vehicular access. GRANTED

Historical Layout indicating timeline of changes.



USE & AMOUNT

The site is residential and will remain this way after the proposed alterations to the dwelling. The total combined footprint of the existing property is 126 sqm. If granted, the proposed extension at 26 sqm will increase the ground floor coverage to 152 sqm. The total area of the applicant site measures 1440s sqm.

LAYOUT & SCALE

The new extension extends the property into the rear garden creating a much-needed ground-floor bedroom for ageing relatives. The existing shower room will double up as guest accommodation and the main WC within the house. The proposed work will be constructed from the later extension and therefore does not involve the loss of historical fabric.

The proposed extension is subservient in scale and design to the host dwelling and later addition. The extension is single-storey, with a ridge height lower than the existing modern addition that it links to, ensuring that the extension does not overbear this element and is read as the smallest section.



APPEARANCE

The proposed extension is designed to be in keeping with the existing alterations to the dwelling. It is intended the brickwork plinth from the modern extension will continue around the proposal with reclaimed pantiles to match the existing. The walls of the new extension are proposed to be clad in black painted weatherboard to match the existing outbuildings which surround the site.

LANDSCAPING

The garden landscaping will be altered to suit the extension, a new path will link from the main terrace with new planting.

ACCESS

The existing access to the dwelling remains unchanged.

SUMMARY

The historic importance of the host building is apparent in its status as a Grade 2 Listed Building. The design approach taken to the extension is considered to be sympathetic and in keeping whilst reflecting the scale, form and host building. The planning history of the property confirms the principle of extending to the rear is acceptable should relevant policies be met. We believe the application accords with both National and Local Planning Policies, critically HS33, NC06, LP03 and is therefore compliant with the LPA's development plan.

SCHEDULE OF WORKS

1. Removal of topsoil, excavation of footings and casting of trench fill foundations, nominal 600mm width.
2. Installation of insulated ground bearing slab, reuse existing modern extension wall (non-historical fabric) as formwork for pour.
3. Construction of sub-structure block/brickwork cavity to DPC level. Brickwork to match existing (including height).
4. External walls are to be constructed of insulated timber framework with breathable membrane and clad in painted weatherboard. Lead dressing over brickwork plinth to match existing.
5. The roof is to be built from hand-cut timbers with a breather membrane over and finished with pantiles to match the existing. Black painted soffits, fascias and bargeboards to match existing.
6. The existing external door will be removed and replaced with an internal door accessing the new bedroom.
7. The existing kitchen window will be removed and the opening infilled with a matching timber frame. The existing window is to be reinstalled into the new extension.
8. Internal finishes, painting and decorating.

SITE PHOTOS







