

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: Bridge House, 34 Lambeth Street, Eye, Suffolk, IP23 7AQ

Proposal: Erection of a detached timber outbuilding

Introduction: The applicant seeks to erect a timber garden building in the rear garden which will be used as leisure space; the use of which will be incidental to enjoyment of the main dwelling house.

Introduction:

In line with the guidance contained in the National Planning Policy Framework (NPPF), this section describes the significance of the relevant 'heritage asset' affected by the proposed development and assesses any potential impacts of the development on the significance of this heritage asset.

The heritage asset in this case is The Eye Conservation area and the Grade II listed property Bridge House.



Bridge House, 34 Lambeth Street was officially registered as a listed building on 15 June 1951 under the list entry number: 1334414. It is detailed with Historic England under the following description.

“Formerly known as: House occupied by EE Hatton LAMBSETH STREET. House. c1845. Painted brick. Slate roofs. 2 storeys. 3-window range. Centre bay projects. 4-panelled central door with overlight. Doorcase with 2 engaged and fluted columns rising to block entablatures with metopes. Plain frieze and hood. One late C20 top-hung casement right and left with glazing bars set in raised surround. String course over windows. 2-light casement over door and one 6/6 unhorned sash either side. Hipped roof. 2 rendered stacks on rear roof slope. Rear cross wing of 2-storeys. One 8/8 unhorned sash to each floor. Rendered stack. INTERIOR: stick-baluster staircase with ramped handrail. 3 bedrooms have fireplaces with mid C19 cast-iron grate.”

Designation Summary:

Lambseth Street is residential street in Eye, Suffolk which is predominantly detached properties.

Responsibility for Planning Permission lies with Mid Suffolk District Council.

The property is within a pleasant location and the applicant has been mindful to respect the architectural nature of nearby properties with a stylish Ultra Garden room with a contemporary design.

Lambseth Street is the part of the Eye Conservation Area which is a cherished and protected region in the town of Eye, Suffolk. Recognized for its rich architectural and historic significance, it serves as a testament to the town's cultural heritage and distinct character. This designated area seeks to preserve and enhance the unique features and charm that contribute to Eye's appeal.

Within the Eye Conservation Area, visitors and residents can admire a plethora of noteworthy points of interest. Dominating the skyline is Eye Castle, a magnificent motte and bailey structure which dates to Norman times. The castle offers a glimpse into Eye's medieval past and provides an awe-inspiring backdrop.

Wandering through the streets of the conservation area, visitors will find well-preserved period houses, with many displaying exquisite timber frames and charming thatched roofs. These architectural gems transport you back in time and showcase the craftsmanship of eras gone by.

The conservation area also encompasses the Eye Town Hall, an elegant Georgian building that stands as a focal point of civic life. Its striking façade is emblematic of the town's importance as a market and administrative centre throughout history.

As one explores the Eye Conservation Area, the streets are lined with quaint shops, cozy cafes, and inviting pubs, offering a delightful mix of local fare and warm hospitality. Exploring these establishments allows visitors to immerse themselves fully in the vibrant community spirit that characterizes Eye.



Aerial view of site, proposed building in red

Effect of the proposal on the character & appearance of the area:

The new building will be located in the rear garden and will not be visible from the road.

The new building will not block any light, it will not impact any rights of way or access to this or any other properties.



Street scene



Front elevation of main property



Entrance Front Garden



Proposed build site (rear garden)



Computer generated image of proposed garden room (not to scale)

Design of the building – Scale, Bulk, Design Approach:

Designed and manufactured in Suffolk, the building has a low-key design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Range & Size: Ultra 4.8m x 3.2m

Internal measurements 4775mm x 3188mm (15.2sq metres)

Ceiling height of 2085mm at the highest point

External measurements 5045mm x 3913mm

Roof height of 2465mm

Access to the building is via a simple set of glazed double doors.

Walls: Elevated & insulated floor on 150mm joists with T&G flooring over. All timbers are stained and fully pressure treated. 15mm MDF substrate ceiling. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout. All external walls are clad in floating Western Red Cedar which is left untreated to weather naturally. Long-life (Flood) coating is applied to all other exterior timber surfaces.

EXTERIOR COLOUR = Flood Black (Chassis Only).

Windows: Black UPVC exterior with white interior windows throughout. Double glazed with low-e coating. 28mm sealed units, night vent, key operated window locks with multipoint locking. Friction stay hinges

Doors: Double Doors. Black UPVC exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards.

Roof: Hidden roof with cedar feature fascia on three sides. Integrated soffits. EPDM rubber finish for longevity on 18mm OSB substrate for solidity. Guttering fixed to rear with downpipes positioned to ground.

Previously installed example:

for reference only and does not reflect the size of building in this application



Computer generated image:

to specification but not to scale



All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.

All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

Rainwater Mitigation

The garden room is going to be sited upon a concrete ring beam.

The top of the ring beam will be installed flush to the ground level as indicated in the image below, and the garden building will therefore be sited above ground level.

The interior floor of the garden building is raised so the only part of the building that will be sited on the ground will be the base plinth.



The garden building will be installed with guttering to the rear with a downpipe, which will be fed into a water butt, as indicated in the image below.



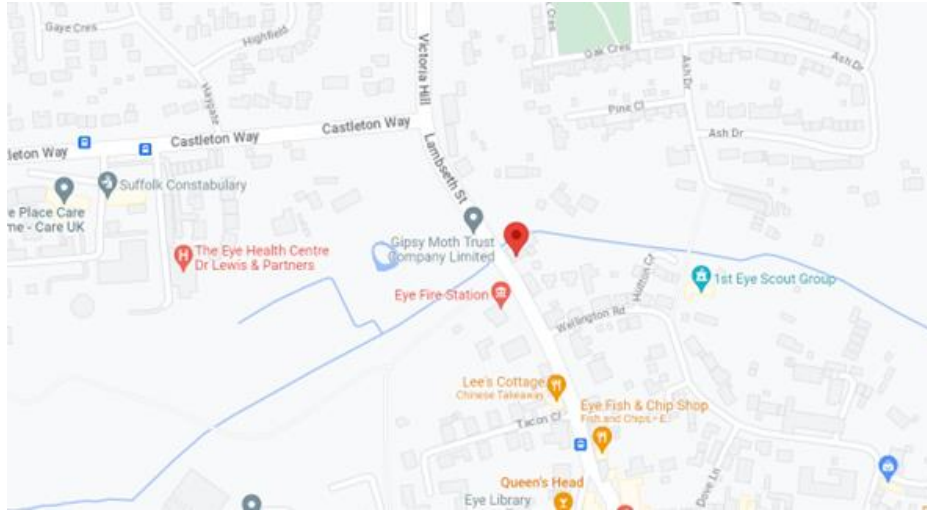
NB: All images for example only.

Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

Amenity of neighbouring occupiers:

The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.

The rear garden is bordered by fencing on all sides, where the established trees and substantial shrubbery shield the site from view.



Most of the neighbouring properties have installed outbuildings in their rear gardens, of different sizes, heights and designs.

The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.

Effect on trees and landscape / Biodiversity:

The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

The building will be installed onto a concrete ring beam base.

A hand dug footing of 150mm depth and 300mm width will be positioned around the periphery of the proposed building, which will act as a supporting ring beam for the building.

If significant roots are encountered (over 25mm) the beam will be broken and the root network will be effectively bridged so there will be no impact to the root structure. Any smaller roots will be severed by a hand tool.

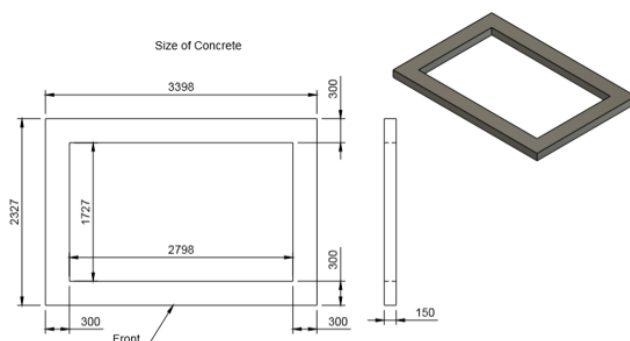
No major works to any trees or bushes is required to make way for the proposed garden room, possibly just some trimming back.

The base will be installed within 1-2 days.



Example of a Ring beam (not to scale)

Example of a Ring beam cross section



- Concrete ring beam must be level.
- External dimensions are critical as the buildings are prefabricated to exact sizes.
- Concrete mix to be C30/C40
- Volume 0.5m³

NB: This is for reference only and does not reflect the size of building in this application.

It is therefore considered to be acceptable in relation to trees and landscape/biodiversity.

Conclusion:

The proposed garden room will provide an impressive leisure space in the garden of the property providing additional useable space, independently to the main house. The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area.

Due to its unique design, it will provide a visually stunning outbuilding available to the applicant for all year round.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of the Eye Conservation Area guidelines, which will be preserved. Nor is it considered to adversely affect the setting of nearby listed buildings.
