



**DESIGN, ACCESS & HERITAGE STATEMENT**  
CHURCH GREEN COTTAGE, CHURCH WALK, SHOTLEY, IP9 1ES

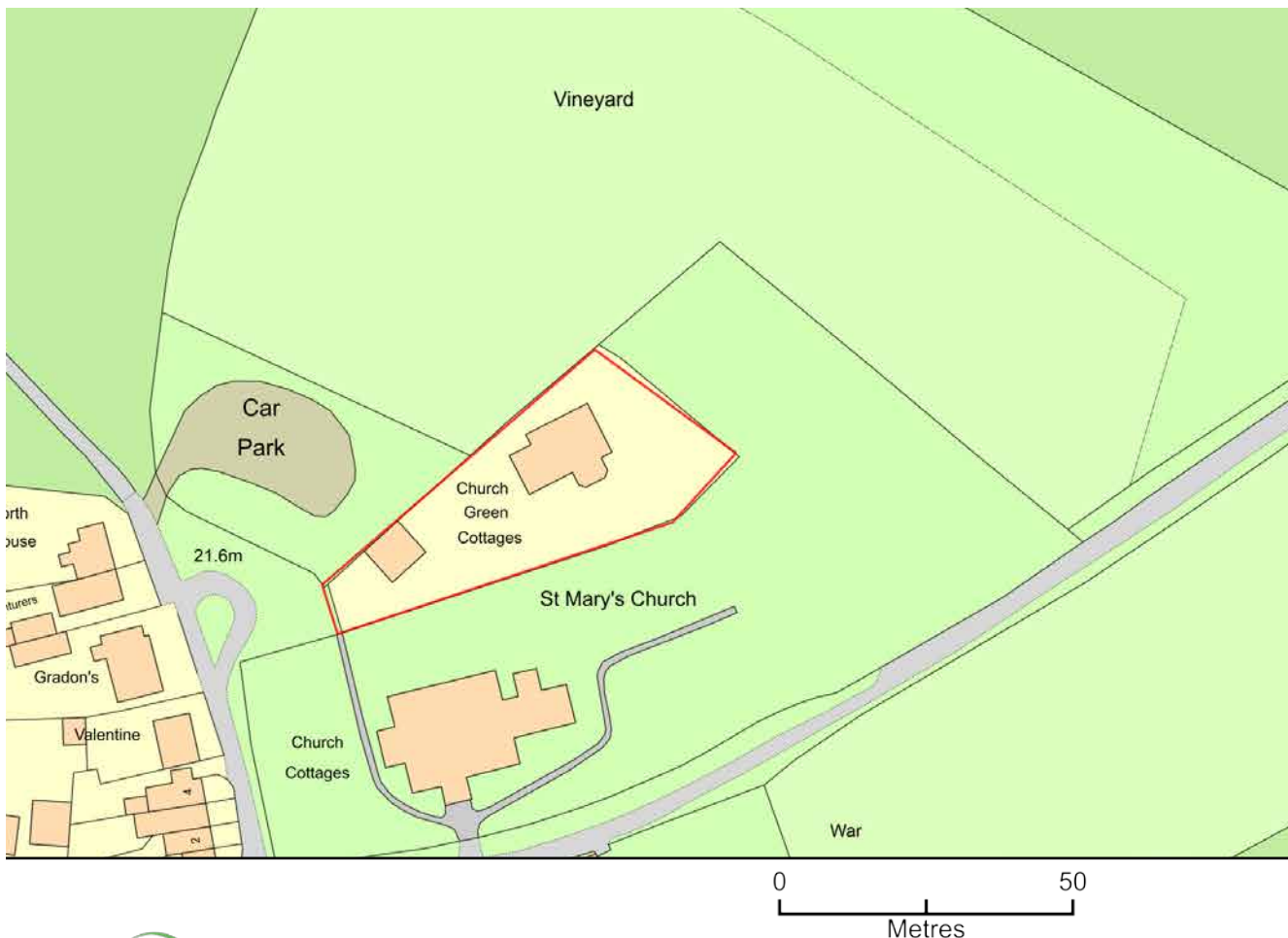
## 1.0 INTRODUCTION

This is a Design, Access and Heritage Statement prepared by TAS Architects. It supports a Householder application for a new replacement two storey extension to an existing dwelling following the partial demolition of an existing single storey extension, and should be read in conjunction with the documents submitted as part of the application.

## 2.0 LOCATION

The site is located in Church End, Shotley and is within the Suffolk Coast & Heaths AONB. It is bordered by a vineyard to the north and by the grounds of St Mary's Church to the north-east, east, and south. The Grade II\* Listed building of St Mary's Church lies to the south west of the site and at a considerable distance from the dwelling itself. The site is not within a Conservation Area and there are no TPOs on or near to the site. The site is at very low risk of flooding from rivers, the sea, or surface water according to the Environment Agency's maps, and the proposal will not increase flood risk.

### LOCATION PLAN



Plan Produced for: Simon Hewitt

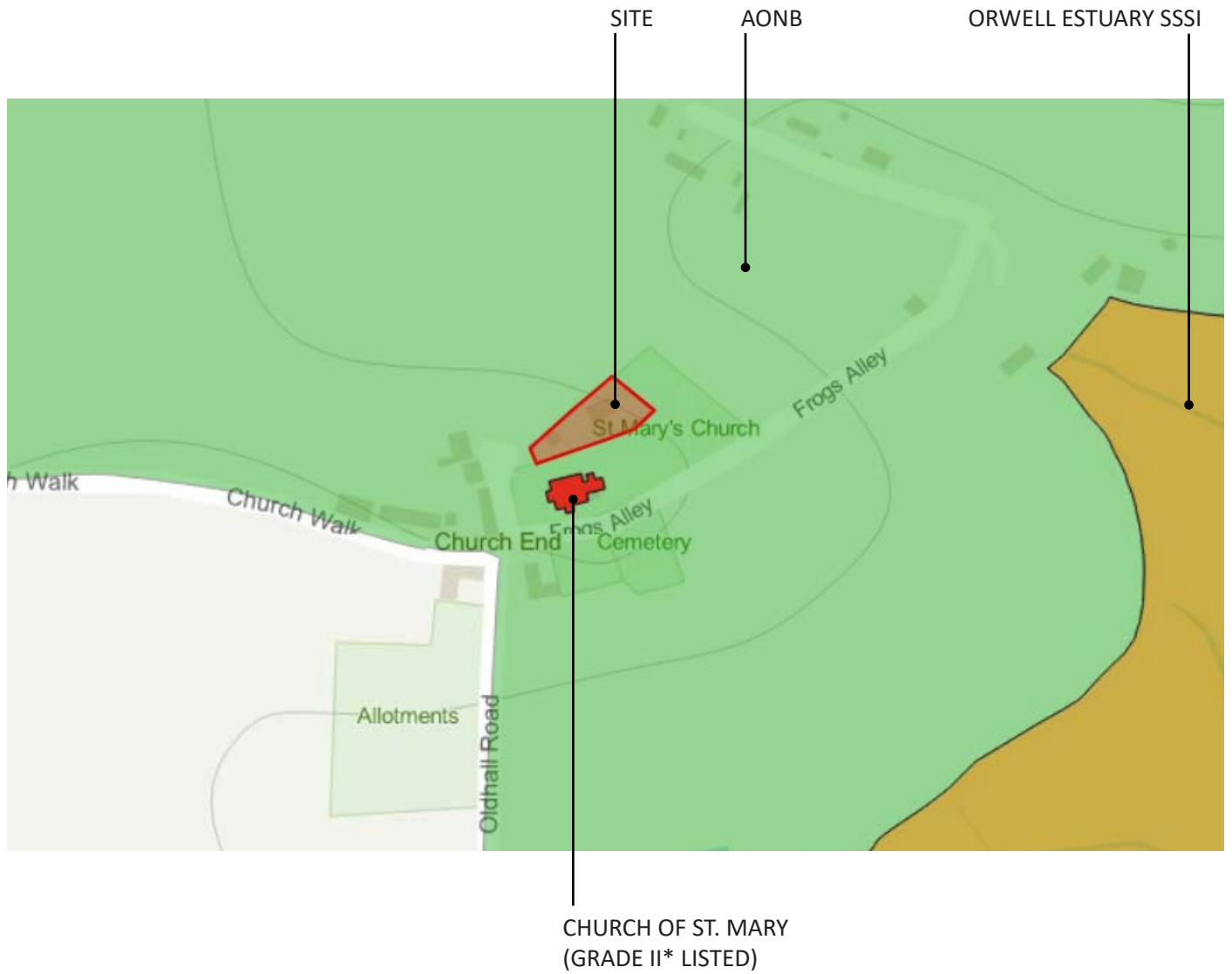
Date Produced: 04 Feb 2020

Plan Reference Number: TQRQM20035160152501

Scale: 1:1250 @ A4

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AONB MAP  
(not to scale)



FLOOD RISK MAP - RIVERS & THE SEA  
(not to scale)

SITE





**Flood map for planning**

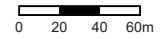
Your reference  
**<Unspecified>**

Location (easting/northing)  
**623714/236065**

Scale  
**1:2500**

Created  
**24 Aug 2023 12:32**

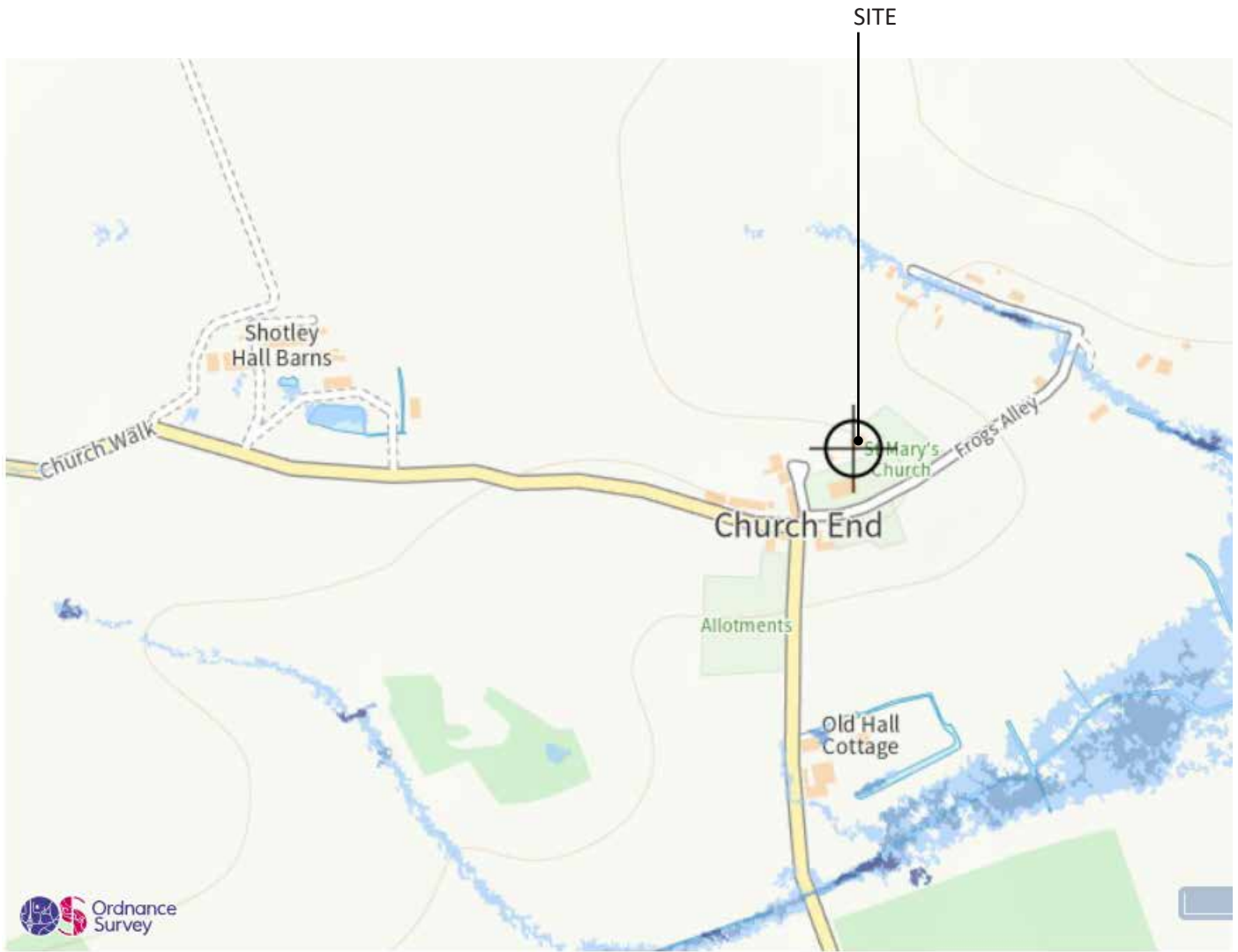
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



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FLOOD RISK MAP - SURFACE WATER  
(not to scale)



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected



### 3.0 SITE & EXISTING DWELLING

The existing dwelling is a two storey, four bedroom dwelling set in generous grounds of approx. 0.14 hectare. The dwelling has a footprint of approx. 172m<sup>2</sup> and GIA of 252m<sup>2</sup>. The garden benefits from mature trees and hedging which provide screening to much of the boundary (see site plan).

The existing dwelling is largely finished in painted brickwork, with red clay pantile roofs and painted timber windows. To the north, a previous extension is finished in fairface red brickwork and clay pantiles. To the north-east, an existing single storey extension is finished in painted render with clay pantiles. To the south is an existing glazed conservatory on painted brick plinths. To the south-west of the site is a freestanding garage, and to the north-east an existing timber outbuilding with clay pantile roof.

#### 3.1 BUILDING PHOTOS



EXISTING DWELLING S-W CORNER



EXISTING DWELLING S-E CORNER



LOOKING TOWARDS NORTH-EAST BOUNDARY & MATURE TREES



EXISTING EXTENSION TO EAST WITH GLAZED DOORS ABOVE; REAR ENTRANCE DOOR WITH STEP



EXISTING EXTENSION N-E CORNER



EXISTING OUTBUILDING & MATURE TREES TO N-E BOUNDARY



### 3.2 SITE PHOTOS



VIEW ACROSS GARDEN TO SOUTH-EAST BOUNDARY WITH ST MARY'S CHURCH GRAVEYARD BEYOND



NORTH-EAST BOUNDARY WITH GRAVEYARD BEYOND



VIEW TO SOUTH BOUNDARY WITH ST MARY'S CHURCH BEYOND



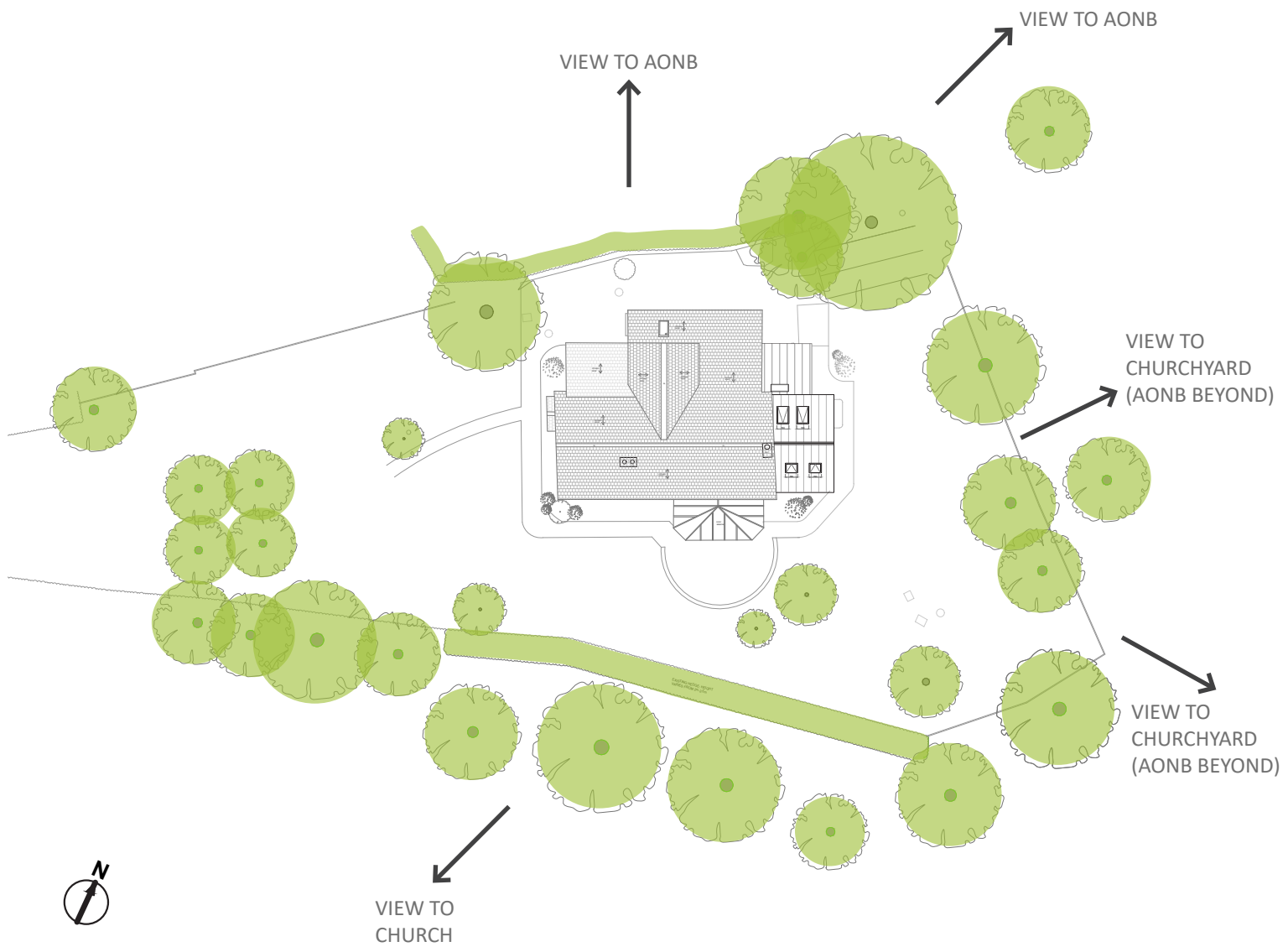
VIEW TO N-E BOUNDARY WITH GRAVEYARD BEYOND



VIEW TO SOUTH BOUNDARY WITH ST MARY'S CHURCH BEYOND

### 3.3 SITE PLAN (not to scale)

The site is well screened by mature vegetation and trees to all boundaries, protecting views to and from the AONB, St Mary's Church, and churchyard. All trees, hedges and planting will be retained.





## 4.0 PLANNING HISTORY

DC/20/01530

Householder Planning Application - Increase in roof height of Garage by 0.9m.

Granted 19.06.2020

## 5.0 HERITAGE & AONB CONTEXT

### 5.1 HERITAGE

To the south-west of the site is the Grade II\* Listed St Mary's Church. The church is formed of structures of varying ages from the 13th to 19th century, with many interesting historical and architectural details. A full description of the listing can be found in the Historic England database, for list entry 1194504.

Official list entry

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1194504

Date first listed: 22-Feb-1955

List Entry Name: CHURCH OF ST MARY

Statutory Address 1: CHURCH OF ST MARY, CHURCH WALK

Whilst the existing dwelling on the site is not Listed or within a Conservation Area, the neighbouring Listed Building has been given careful consideration as part of the design process. The proposed extension is situated at the furthest end of the dwelling from the church, and is set back from the existing facade and set down from the existing ridge. Glazing to the south facade has been kept to a minimum. These design decisions, coupled with extensive screening from mature trees along the southern boundary between the properties, will ensure that the proposal does not have an impact on the Listed Building or its setting. The proposal will be of good quality construction, with a standing seam zinc roof, vertical timber cladding, and fairface brickwork. Alongside these attractive materials, bespoke detailing such as inset brickwork and window linings will contribute to a character appropriate for the surroundings.

### 5.2 AONB

The site is within the Suffolk Coast & Heaths AONB, which reaches its boundary to the west of the site at Church Walk and Oldhall Road. Much of the consideration which applies to the Listed Building setting is also applicable to the AONB. The proposal is of scale which will not alter the character of the building in wider views of and from the AONB, and is well screened by the mature trees and vegetation surrounding the site (see site photos above). Much of the vegetation is evergreen and therefore provides year-round screening. The proposal is set min. 9m off the boundary at its closest point, with much of it being further from any boundary. During the design process, early concepts for a glazed roof at first floor level were altered in favour of a zinc roof with low profile rooflights to reduce outward lightspill whilst bringing in natural light to the depth of the lobby. The rooflights will have integrated, electrically operated blinds to ensure they can be easily closed after dark.

LOCATION PLAN  
INDICATING RELATIONSHIP BETWEEN LISTED BUILDING AND PROPOSAL  
(not to scale)



## 6.0 PROPOSAL

The proposal is for a new replacement extension following the partial demolition of the existing extension to the east of the dwelling. It is proposed to retain part of the existing extension and to replace the roof with a new pitched roof, with adaptation of the walls to facilitate the difference in pitch direction.

### 6.1 USE

The existing single storey extension contains a utility room, rear entrance door, and shower room with WC. The utility is a narrow galley room with low pitched ceiling, with poor natural light. The proposal will provide a functional, wider utility with full height flat ceilings and better natural light. The extension will provide a larger lobby and wider entrance doorway with flush access from the external floor finish. An insulated lining will be added to the shower room to improve thermal performance of the existing walls.

At first floor level, there is currently one bathroom without a separate shower, to the west end of the building. The extension will provide an en-suite bathroom to the main bedroom with walk-in shower, and a lobby/dressing area with balcony. As existing, the main bedroom has glazed doors which cannot be used due to a lack of external balcony or guarding.

### 6.2 LAYOUT

The proposal will not alter the overall layout of the dwelling or site. The replacement extension will sit over the footprint of the existing extension and extend further to the east, with the entrance door providing access to the same area of the main dwelling as the existing door.

### 6.3 SCALE

The existing dwelling has a GIA of approx. 252m<sup>2</sup>. The proposal will add approximately 28m<sup>2</sup> of new internal floor space (10m<sup>2</sup> at ground floor level and 18m<sup>2</sup> at first floor). This represents a minimal increase in GIA of 11% and does not affect the character of the property in terms of its relationship with its own grounds, boundaries, or surrounding context.

### 6.4 ACCESS

Access to the dwelling is currently via the front door to the south-west of the building, and the back door to the south-east. The back door has a significant step up from external ground level, with the path then stepping up to reach the paved area to the north of the building. Internally there is a small step up from the lobby to the kitchen. The internal floor level of the proposal would be set to match the existing kitchen level, with the external path providing flush access from the south of the garden - thereby giving step-free access to the shower room, utility, kitchen and dining area. Within the lobby, space has been allocated for the future installation of a lift which would provide access to the first floor lobby and therefore the main bedroom and en-suite bathroom with walk-in shower.

### 6.5 APPEARANCE & MATERIALS

The proposed extension has been designed to contribute positively to its setting and to the use of the dwelling, with appropriately scaled spaces and good quality construction. The existing single storey extension is of low quality construction, with no insulation to the external walls, and single glazed windows. It is in generally poor condition. The thermal performance of the proposed new extension will be a significant improvement on the existing.

Proposed external materials include standing seam zinc, vertical timber cladding, and fairface brick. This palette will sit comfortably against the backdrop of mature trees and against the existing painted brickwork, and will weather and evolve over time alongside its natural surroundings. It is proposed to use materials which will complement rather than imitate the existing, to allow the existing dwelling to still be read as dominant and the proposal as subservient. The proposal is set back from the existing facade and down from the existing ridgeline to achieve this, and glazing to the south facade has been kept of a similar scale to the existing (see submitted elevations for details).

## 7.0 CONCLUSIONS

The proposal is of a modest scale and will have minimal impact upon the appearance and layout of the site. It has been designed with careful consideration of its surroundings to minimise effect on the AONB and St Mary's Church & grounds, and with good quality materials to contribute positively to the dwelling.