

BROWN & SCARLETT

1 Old Hall Barns
Thurston Road, Pakenham
Bury St Edmunds, IP31 2NG

ARCHITECTS

Telephone 01284 768800
Email info@brownandscarlett.co.uk
Web www.brownandscarlett.co.uk

10th November 2023

West Suffolk Council
Planning Department
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Our Ref: PS/4592/aw –Please quote in all correspondence

Dear Sir

GATE HOUSE COTTAGE, SCHOOL ROAD, RISBY, IP28 6RQ

Please find attached our Householder Planning Application for alterations and extensions to Gate House Cottage, Risby.

We attach copies of our drawings numbered 4592-01/02/010/011, our Bio-diversity Report, Quick Check Bio-diversity Check List, Conservation Area Heritage Statement, CGI of the proposal, Schedule of Works with Photographic Record of Condition and a Tree Survey, AIA & Protection plan.

The existing cottage is Grade II Listed and is in an extremely poor state of repair. Our clients will, therefore, need to invest a significant amount of money in its renovation which will also involve the construction of an extension to the property to provide expanded family accommodation. We have taken an innovative approach to the design of the extension. Rather than trying to build around the existing building we are actually proposing to remove some of the more recent extensions which will improve the overall appearance and also give the benefit of separating it from the next-door property, to which it is presently linked. We have taken the view that the majority of the extension should be done in a sympathetic, but contemporary, style running back within the site leaving the existing cottage to be fully renovated but with bedroom accommodation. We will be visually separating the new extensions from the existing cottage by a dividing brick & flint wall which picks up the detailing on the surrounding walls to the site. Beyond the wall will be the contemporary extension.

We have had lengthy discussions on site and subsequent follow-up discussions with your Conservation Officer, Christine Leveson, and she has been very supportive of this approach and, indeed, the details of the Application itself. She has agreed that she would be happy to take the full Schedule of Repairs and the Window Details as a Planning Condition as the extent of repairs will only be apparent once the building has been stripped back.

If you have any queries or concerns we would welcome the opportunity to discuss them with you.