

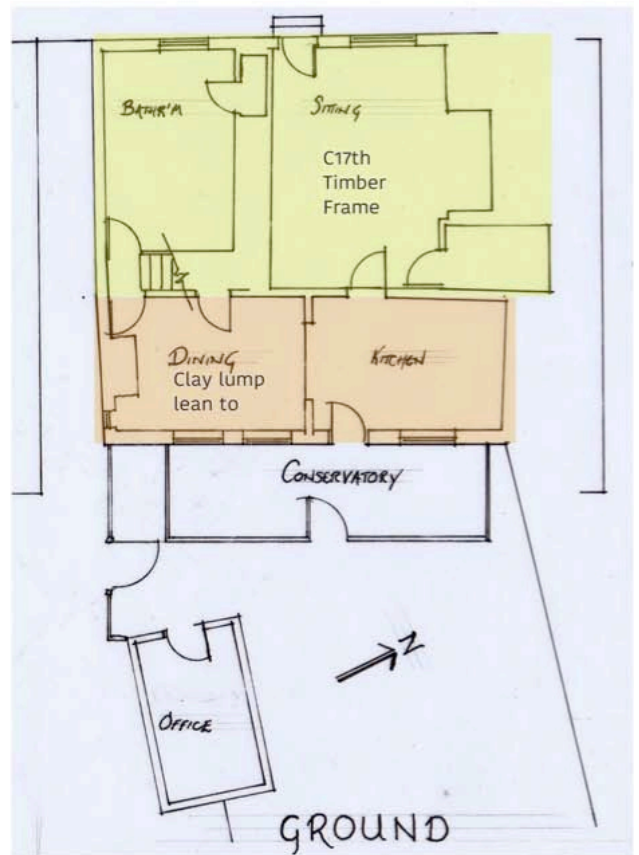
Design and Heritage statement  
 2 storey rear extension

No.58 Denmark Street Diss IP22 4BE



Listing NGR: TM1118079475

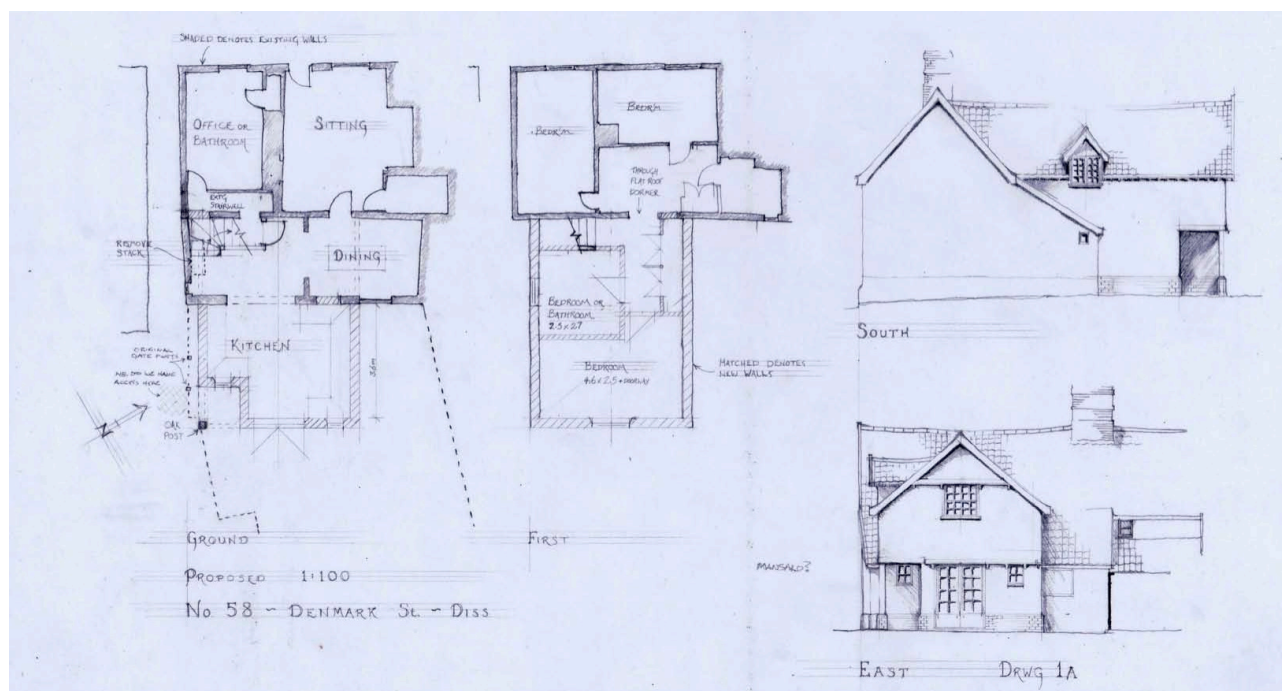
The building is a grade II listed timber frame and clay lump building, the main part of the house dating from the C17 century. A later single storey lean-to has been added to the rear and more recently a conservatory. The site is situated inside the development limit as defined for Diss and is also in the Town's conservation area. There are immediate neighbours either side, the neighbour to the south side being separated by the walkway in between the properties



Notable Aspects:

- Flat roof dormer, with later square machine cut trimmers and double rafter, believed face planted mock wall plate and studs.
- Capped stack to clay lump lean to.
- Original Oak tread and riser staircase
- Existing office or mixed single skin brick and single pitch roof with interlocking concrete pan tile.
- Previous (now lapsed) approval for a 2 storey rear extension Ref 2014/1916
- Office and conservatory removed to make way for the proposed

## Pre application Feedback initial scheme



ENQHOU/2023/0329

### Conservation Officer feedback

#### Heritage & Design

The overall general form and details of the extension are fine but having visited the site I feel that the extension is rather too wide and needs to respect more the massing of the main part of the house, which is slightly narrower. Also, since our last telephone discussion I have looked at the details of the previous 2014 approval where I see there was an issue with the impact on light levels with the neighbour at the north side, requiring the extension to be reduced in length. Whilst the proposed extension has been moved slightly southward this is by quite a small amount and therefore the issue of loss of light I think is still an issue. Reducing the length of the extension is therefore likely to provide a more acceptable scheme. With the above amendments to the size of the extension some additional space could be provided at the ground floor by a small lean-to at the north side and/or a lean-to at the rear gable end as was previously approved.

The proposed extension will not be visible in the more important views of the Diss

Conservation Area and I consider that it will not harm the character and appearance of the conservation area.

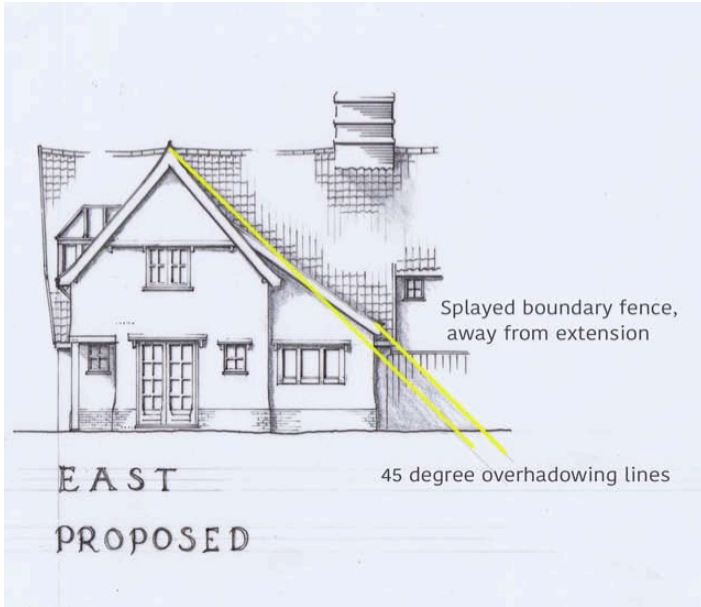
We discussed cutting through the existing wall plate for first floor access and also the alterations required to the existing stair. If the stair is very early and largely intact there may potentially be an issue with the level of alteration required for the new extension so I would need to take a look at this to make a proper assessment of the impact of proposals. The section of wall plate where the new opening is proposed does not appear to show any peg holes for the studs so there has possibly been some alteration here or it may just be that the original wall plate has been covered over. I would not necessarily object to removal of the wall plate section, but I would need to take a look at the overall arrangement of the house before confirming whether or not cutting through it is likely to raise any issues

#### Neighbour Amenity

We did discuss a potential overlooking issue with the proposed new side dormer. Having further considered this, if this is to serve a bathroom then having obscure glazing and single opening light at the east side would I think be sufficient to address the issue. With regard to the length of the extension this needs some reduction in order to address issues with reduced light levels at the neighbour's side to the north. These changes would provide a more acceptable scheme to meet the requirements of policy DM3.13 of the Local Plan 2015.



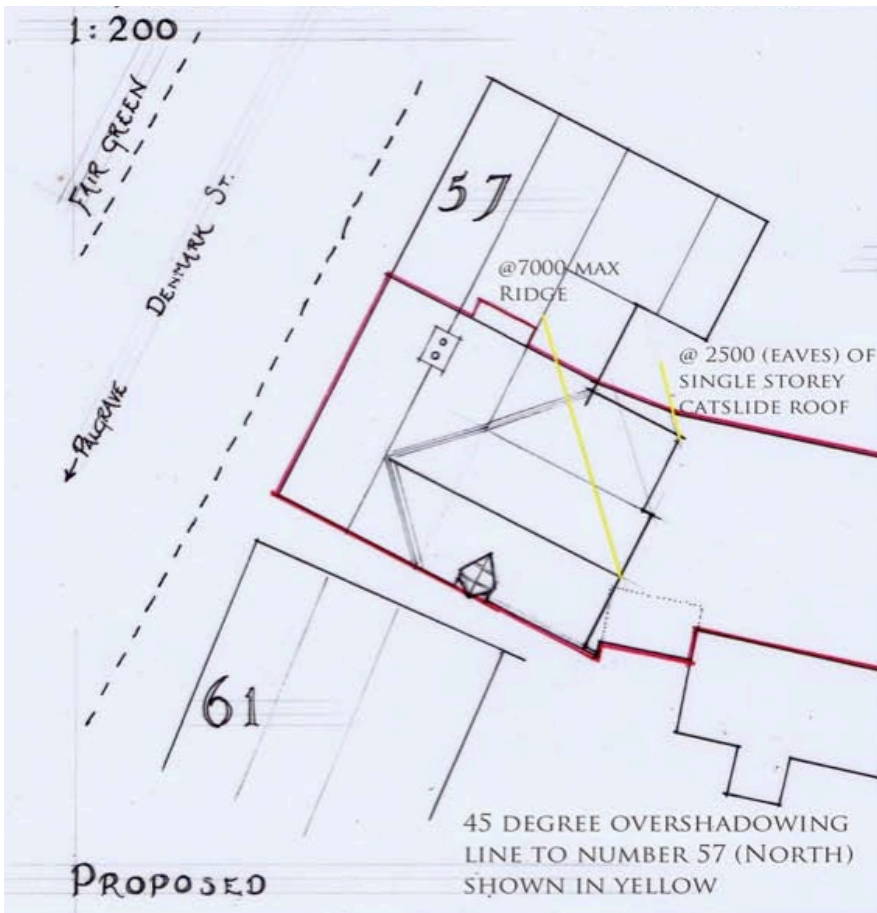
Post feedback alterations



Due to the historical importance of the existing staircase, this negates the need for a new staircase (as shown initially), however access to the extension would be via the flat roof dormer. Combined with the narrowing of the gable and a traditional pitch roof, this allows the buildings ridge (overshadowing point) to be moved as far South West as possible.

The gable width and pitch now matches the original C17th roof, which squeezes in 2 much needed bedrooms.

The ground floor walls projects 3.4m from the clay lump section into the garden, which creates the dining room.

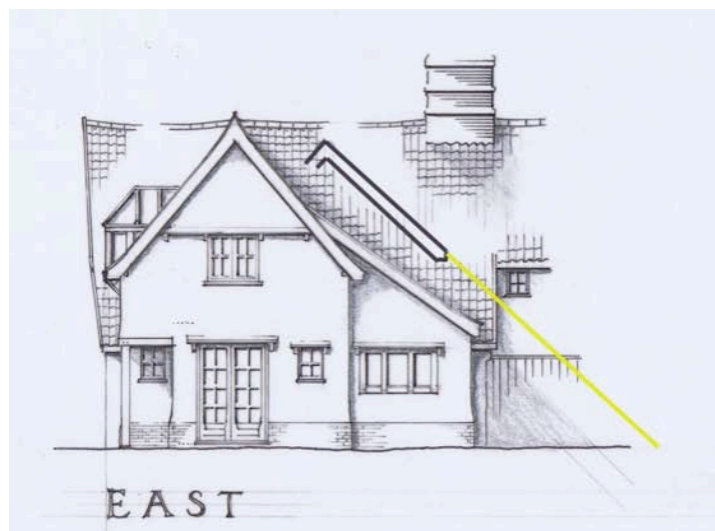


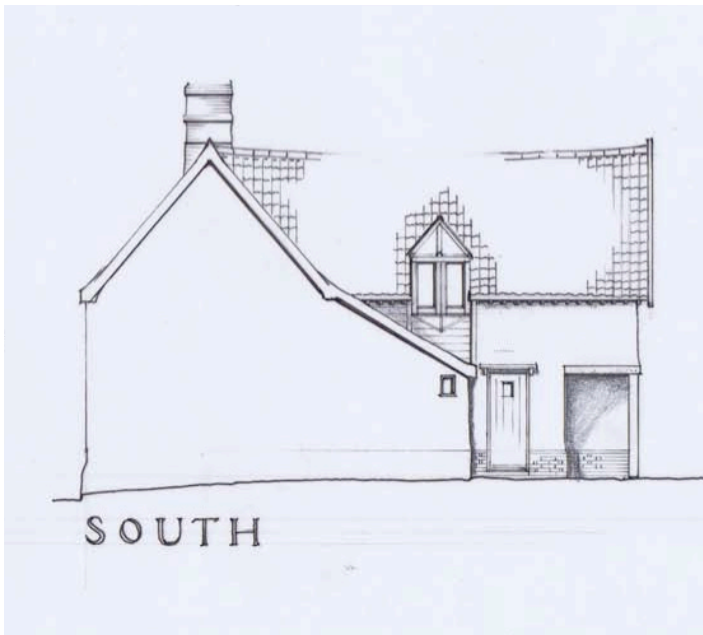
Overshadowing

The Proposed ridge has moved 1900mm South West from the previously approved scheme.

The primary overshadowing is caused by the eaves of the cat slide roof at 2500 high and the boundary fence at 1800.

Previously approved extension roof overshadowing, planning Ref 2014/1916





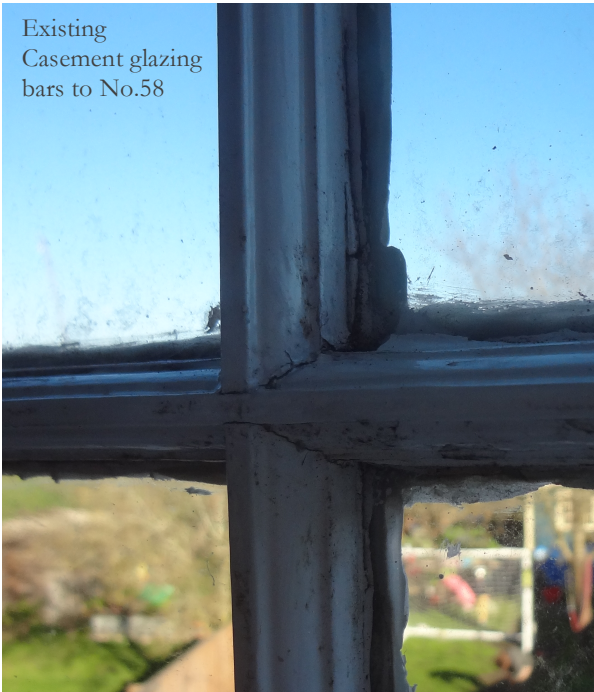
### Overlooking

South facing dormer, serving bedroom 3, will be an oriel design, protruding at approximately 50 degrees, meaning only one casement (fixed and obscured) will overlook the neighboring garden, the other will face the alleyway, and will be opening for means of escape, See plans.

### Materials and Design

The proposed extension (drawing 4) takes onboard the existing C17th design and scale with low wall plates and window cills.

Predominantly rendered external walls (colour to be agreed) on a brick plinth support the corresponding gable width and pitched roofs with clay pan tiles, exposed green oak sprockets, bargeboard and cappings. All external posts/beams of green oak.



Existing Casement glazing bars to No.58

Purpose made timber joinery, predominantly with slim glazing bars and pentice boards cappings, with the dormer and ground floor lean-to window of a mullion design.

The Oriel dormer window roof being finished in lead/broomstick design and will be within a lightweight timber frame area of construction finished with weatherboard. This seeks to mark the distinction in construction eras.

The proposed ridge will intersect lower than that of the original, and will not be visible from the front elevation/street view.

The internal capped clay lump stack would be removed, this exposes the currently covered peep window to the South, and aids the much needed space at ground floor.

A new garden Office of lightweight construction is proposed to replace the current outbuilding/office and is located at the bottom of the garden, see 1:200 roof plan and drawing 7.