

DESIGN, ACCESS & HERITAGE STATEMENT

Address : Coddenham Hall Farm Cottage, High Street, Coddenham, Ipswich.
IP6 9QY

Date : 14/11/23

1 Description :

1.1 Extend the property on the ground floor to the north to provide kitchen, dining, utility and wc.

2 Site :

2.1 The property lies just outside the village settlement boundary to the north east of Coddenham off the B1078 Coddenham to Otley road in a small collection of rural properties both sides of the road beside Coddenham Hall Farm.

2.2 History :

The cottage was a former bakehouse and laundry building ancillary to Coddenham Hall Farm. The main central section containing the ovens and washing copper is thought to be 16th century, the later northern element, the old dairy, 19th century and the southern single storey and eastern lean-to element were recently added in 2003.

2.3 Listing details:

Bakehouse, 20m east of - Hall Farmhouse

Listing: Grade II. Listing Entry number 1284865

Bakehouse, probably C16 with alterations of c.1700 and C19. 1 storey with attics. Timber-framed and plastered. Pantiled roof with an internal end chimney of red brick. Various C19 small-pane windows and boarded doors. A 2-bay bakehouse without an upper floor forms the original structure; an upper floor was inserted, the open truss modified and a new roof built of butt purlin form, all c.1700. In C19 a dairy was added and an external staircase, both of brick now painted. Included for group value.

Listing NGR: TM1397754295

2.4 Planning History

10/12/2002 Permission granted for “Extension of existing cottage and alterations”.

Application numbers: 1188/02 & 0219/02/LB

27/01/2003 Permission granted for “Change of use. Bakehouse/Laundry to Holiday Accommodation”.

Application number: 1490/02

09/09/2003 Permission granted for “ Extension of existing cottage, omission of window and substitution of new dormer”

Application numbers: 0817/03 & 0130/03/LB

2.5 Use :

Pre 2003 : Storage and ancillary accommodation to Coddendam Hall Farm

2003 - 23 Nov 2012 holiday accommodation

Nov 2012 – present day used as a residential dwelling. (derated from self catering holiday unit and premises 28 Nov 2012)

4 Design :

4.1 The current property has a small kitchen with very limited space for a small table. The living room is currently jointly used as a dining area, and there is no utility area so the washing machine is in the kitchen which is all part of the living area. There is no effective back door without using the door in the west elevation directly off the living room which is not ideal and currently unused, so access to the garden is via the front door. Being a converted building some of these features are to be expected, but with very little intervention to the existing building it is hoped that an additional sympathetic subservient addition can vastly improve the layout and use of the ground floor for modern living.

The applicant would like to extend the property to provide a larger kitchen and dining area, utility and ground floor wc, all accessible to the land and outbuildings to the north via a back door and new patio doors will provide direct access from the kitchen to a more private external patio area.

As the property due to its orientation does not have a rear garden an extension to the north is thought to provide more privacy from the road and access to the outbuildings to the north and land to the east without having to use the front door with muddy cloths / dogs / kids etc, especially relevant for houses located in the countryside.

The relocated car parking area nearer the road will provide good public access for visitors and postie's to use the existing front door and help with the creation of more private more easily accessed areas of the garden away from the road which this property currently lacks.

4.2 The existing smaller 19th century northern extension was thought to be a sympathetic way to link onto the proposed new extension with minimal effect to the much earlier C16th building and also less impact to the existing frontage and principle views from the main road.

4.3 The proposed extensions have been broken down into smaller scale elements to match in with the variety of similar sized elements and roofscapes.

4.4 The proposed new roofs are matching in steepness to the main 50 degree roof and to be clad in similar red terracotta pan tiles. The outbuildings buildings to the north and the main host building have higher ridge heights and eaves so the proposed extensions should read as being subservient to the existing buildings.

4.5 The new walls to be clad with painted render to match the existing building and provide contrast with the black timber clad outbuildings to the north.

4.6 To create the link into the new extension it is proposed the existing window and part of the wall below is removed. This will entail a small amount of demolition of the C19th century wall but the main feature, the exposed tie beam can be retained with the proposal to lower the floor height of the extension and provide steps under this beam. The floor of the old kitchen where the steps are to be constructed was suspected of being modern concrete construction and this has been confirmed with a small inspection hole undertaken recently by local builder Mr J Stone, Hilltop Barn, Aspall road, Debenham. The floor in the old kitchen was found to be screed, polyurethane insulation on top of a concrete sub floor. (see attached e mail) all relatively modern materials presumably constructed by a previous owner.

4.7 To provide light and privacy especially from the west elevation from Coddendam Hall Farm it is proposed to have high level windows to the vaulted space over the Kitchen and side windows at the western end facing south and north. An exposed decorative oak truss is proposed to support the ridge beam.

4.8 To ensure the existing north wall can remain unloaded and unaffected by the new structure it is proposed to add new posts adjacent to the older wall supported off new pad foundations.

5. Landscaping :

5.1 The existing mature hedges and trees should not be affected by the proposals and will be retained.

5.2 Shed 2 is a relatively new modern currently used as a workshop, the applicant wishes to remove this shed.

5.3 Fences and boundaries:

The current 1800mm high gates and fencing of the backyard to Coddendam Hall Farm is proposed to be moved a few meters further away from the road to align with the corner of the cottage and to re-align with the corner of Coddendam Hall Farm which it currently abuts. This will have the benefit that the existing door in the west elevation of the cottage will now not be obscured by a 1800mm fence and be far more visible from the main road. This repositioned fence will now not bisect the main wall of the western elevation of the Cottage and to a small extent visually restore the historical connection between the two buildings.

There already is a 1800mm high fence which runs from part way along the western elevation and wraps round the northern end of the cottage. The new proposal is to move / reposition this fence to allow for a pedestrian gate adjacent to the main yard gates to Coddendam Hall Farm and to take it along the boundary to abut with the outbuildings to the north. This will maintain the existing situation regarding privacy to the west window in the old kitchen and also give privacy to the proposed two new windows in the new kitchen at the western end and the Utility room window.

E mail ref point 4.6 :

From: Jeremy Stone
Subject: Trial Hole
Date: 3 November 2023 at 11:08
To: Ben Powell ben.powell@macace.net

To who it may concern.

We were asked to make a trial hole in the floor under the window.

We drilled a hole through the tiles and screed, then there was 25 mm Celotex and then a layer of sand, under the sand was a concrete sub floor in total it was 150 mm deep from the top of the tiles to the top of the concrete.

Regards

J Stone.

