

**HERITAGE STATEMENT**  
**with a**  
**DESIGN and ACCESS STATEMENT**

to accompany an application for Planning Permission and Listed  
Building Consent for a rear extension  
at

Oak Cottage, The Green,  
Tostock  
Bury St. Edmunds, Suffolk  
IP30 9NY



**Background historic information**

Oak Cottage is a Grade II listed residential house, listed in May 1988 with a listing reference of 1352417.

The original house was built in 1677, one storey with rooms in the roof space, gable windows to each room in the attic. Central fire range.

The cottage is of timber-framed construction with a plastered finish. There is evidence of original roughcast panels on the upper part of the front elevation; over the central entrance door is an oval sign with the initials S.C.P. and the date 1677 which indicates

the date of construction. The cottage has a red pantiled roof with painted Norfolk boards and a red brick chimney, which is thought to have been rebuilt in 19th century. The small-paned timber casement windows are from the 19th century. Likewise, the entrance doorway consists of a 19th century doorframe and mid-20th century half-glazed panelled door. To the right hand side there is a lean-to extension estimated to be built in 19th cum 20th century. To the rear elevation, there is a narrow single storey lean-to extension that matches the width of the house with a shallower pitched roof finished in matching red pantiles. The rear addition is built in brickwork (painted)



At the rear is a single garage (brick built with a red pantile roof), which replaced an original garage, originally detached, now linked to the rear of the house with a lightweight constructed addition to create a rear lobby entrance.



The cottage fronts the green in the village of Tostock with a vehicle access to the left hand side that leads to a driveway and car parking spaces in front of the garage. Originally the cottage would have been at the end of the group of buildings around the green; now there are additional modern houses to the west.

The layout of original two roomed cottage can be seen internally, however it has been modified and had several additions over the last century including a new stair up into the roof space which starts in the rear lean-to extension and cuts through the roof at the rear. Other than the side lean-to extension, the front remains largely unchanged principally maintaining it's appearance in the street scene.

### **Recent Planning Approval**

A recent application for a rear single storey extension, replacing the rear link and garage, was approved with a reference DC/21/00611. The extension replaced the existing garage and link and measured 11.8m by 4.5m running parallel with the original cottage. The proposed extension has a hipped end roofs. The application also indicated changes to the rooms within the rear lean-to extension with new openings.

### **New proposed rear extension**

The applicants are in process of purchasing the cottage. They would like to make a new application for a rear extension, ground floor with rooms on an upper level within the roof space. It is proposed that the existing garage and link are taken down.

The extension is to be positioned perpendicular to the rear of the cottage and abuts the lean-to rear extension with a 4.5m wide end. The contact with the cottage is minimal and largely looks like a separate building. This minimises the effect of the proposed extension on the original fabric of the cottage using an existing doorway to link the spaces. Other than the removal of the existing kitchen in the rear lean-to, there is only one addition to the original house which comprises of a small window in the east elevation of the rear lean-to section to replace the window that will be lost in the bathroom. This window will match the other existing windows.

The extension has a footprint of 10m by 4.5m with a small eastern single storey projection of 1.7m by 3m. This roughly matches the footprint area of the previously approved extension. The eaves height is similar to that of the original cottage, the overall height of the extension is lower (subservient) than that of the original cottage.

The extension is placed behind the cottage and is virtually invisible on the front elevation of the cottage (less than the existing garage). Impact on the street scene is therefore minimal and does not affect the relationship between the cottage and the green. The side projection has a lean-to roof.

The proposed extension provides a larger kitchen and dining space with a small utility room on the ground floor. Access out to the drive and garden. On the upper level, there is an additional bedroom and bathroom.

The extension is to be constructed in timber frame (highly insulated) with a weather boarded finish and a slate roof. This will clearly differentiate the new build from the original cottage as a modern addition. The extension adopts a barn style appearance.

Windows and doors on the ground floor primarily face the drive and garden to the west. The upper level has a small dormer (over the stair landing) and a metal low profile roof window to the west. A matching roof window to the bathroom on the east roof slope and a juliette balcony to the new bedroom in the rear gable facing north.

The proposed extension will not have any impact on existing access points to the site or the cottage. It will not affect the outlook from the original cottage. No existing trees will need to be felled to accommodate the proposed extension.