

# **DESIGN AND ACCESS STATEMENT**

## **WOODLAND HOUSE, SEVERALS, NEWMARKET, SUFFOLK CB8 7BS**

**19.12.23**

### **1.0 INTRODUCTION:**

This statement is part of a planning application to support a scheme to convert the existing Woodland House into 3 separate dwellings, which includes the demolition of some later single storey additions and the addition of extensions across both the west and east elevations.

### **2.0 THE SITE:**

Woodland House forma part of an overall Victorian stable yard development built in 1871. The house forma part of a prominent position overlooking The Severals training grounds.

The site falls in to a classification of Flood Risk Zone 1, and is therefore not at risk of flooding. Therefore as part of this application, a Flood Risk Assessment is not required.

As part of the overall Woodlands Stables, it is identified as making a positive contribution to the Conservation Area, and particularly the views it enjoys across both to and from The Severals.

### **3.0 PLANNING HISTORY:**

A previous planning application was submitted and approved, DC/21/1852/HH, to partially demolish Woodland House and erect a single storey extension. As a result of a change of mind by the applicant, to change what was residential accommodation for stable workers in to three separate houses. The applicant will be living in the main Woodland House.

The applicants, Mr and Mrs Haggas, renowned and successful trainers, have invested considerable funds into the Woodland Stables as well as the adjoining Sommerville Lodge. This application does not in any way diminish that responsibility, but restores a currently unused residential facility.

### **4.0 PROPOSAL:**

The proposal is to restore the existing buildings, and in the process demolish the later unsympathetic extensions, and construct a second floor extension to the north end of the site to create a continuous roof, including a new dormer window to replicate the original Victorian details on the rest of the house, which was built in 1971.

The main house will be externally left untouched, apart from the demolition of the north side extension.

The three storey rear buildings will benefit from tidying up the west elevation from what are currently unsightly foul drainage pipes and removing certain openings which spoil the original harmony of the elevation. In addition to that, there is a proposal to construct a full length glazed canopy supported by columns as was typical of the type built in Victorian times. The result is to give the entire elevation an elegance to the building in keeping with this age of building. A further lean to type extension is also proposed to the east elevation. It will provide rear door access to each of the three houses, and for house 2 and 3, a ground floor WC / Cloakroom. This has been designed with a mixture of glazing, brickwork to match the existing house, and a glazed canopy under which refuse bins will be located.

The external works will provide a grassed and soft area in front of house 2 and 3, with house 1 having a garden to the south. The driveway and seven car parking spaces will be constructed with a shingle finish.

## **5.0 MATERIALS:**

WALLS: Brick to match existing, and re-use of any demolition bricks.

DOORS: Timber softwood.

ROOF: Where indicated on the planning application drawings. Slate to match existing on both the second floor extended roof, and the new rear access roofs. Glazing on canopy as per drawings.

RAINWATER GOODS: To match existing.

CANOPY: Aluminium construction with Victorian detailing as shown on the planning drawings.

## **6.0 ACCESS:**

The access to the site will be as existing. Access to Woodland stables will be from other access points on Woodland and Somerville Lodge.

All houses will have ground floor toilet facilities and house 2 will have a lift from ground to first and second floors.

## **7.0 ECOLOGY:**

On the previous planning application DC/21/1852/HH, a Bat Survey was carried out in great detail and this is included as part of this application. Further surveys will be carried out in the appropriate roosting dates after late spring 2024. It is not possible to carry out those findings at this time of the year.

As a result, the original Bat Survey is attached to this application to comply with registration, on the basis further information will be provided at the appropriate time.

## **8.0 CONCLUSION:**

The proposals in this application retains for the entire existing buildings the retention of a residential use. The building is currently vacant, and the proposals will allow a more this important Victorian asset to be used for the same use but in a more sustainable way in the 21<sup>st</sup> century.

Care and attention has been given to this local heritage asset within the local Conservation Area. The additions and changes enhance the original building yet demolishes later inappropriate extensions.

This application is in line with Local Planning Policy.