

## **HERITAGE, DESIGN AND ACCESS STATEMENT**

**Address :** Woodlands Farm, Woodlands Road, Holbrook Ipswich IP9 2PT

**Applicant :** Mr & Mrs C Suckling

**Date :** 17/01/24



East elevation



South elevation (part) where proposed conservatory to be constructed

## **Description**

Demolish existing lean-to roof on south elevation and construct a conservatory on south elevation

## **Site**

Woodlands Farmhouse resides at the end of Woodlands road surrounded on the south, west and north by a collection of varying aged farm buildings, redbrick barns with pan tiled roofs and more modern asbestos clad larger barns.

The Farmhouse is listed grade II list entry number 1036849 as follows :

TM 13 NE HOLBROOK WOODLANDS LANE  
2/52 Woodlands Farmhouse  
- II

House. C17 or earlier. Timber framed and plastered rear range, C18/C19 red brick front range. Red plain tiled roofs.

Left ridge chimneystack and a stack to rear right. Dentilled eaves cornice. 2 storeys. 3-window range of leaded 2-light case-ments with transoms. Central pedimented doorway, 4-panel door, semi-circular fanlight with rayed glazing bars.

Listing NGR: TM1607237304

Use : Residential dwelling and farm office

Planning History :

12 July 2013 : Erection of single storey rear extension (west elevation) following demolition of lean-to building.

11/Jan 2020 : Erection of four bay cart lodge

## **Design**

The applicants wish to remove the existing lean-to alongside the kitchen which is in a fairly poor condition and construct a conservatory to provide a more usable weather-proof space which can be used all the year round. There will be access doors on all the elevations.

The walls are proposed to be constructed of red bricks using previously salvaged red bricks from previous buildings on the site which should match the existing brick work.. see picture below



The existing rendered and brickwork walls and windows now proposed to be internal to be left as existing internally.

The fenestration of the conservatory to be white upvc with wood grain effect. The roof (due to the shallow angle) is proposed to be constructed of "Tapcoslate Classic, Coachman blend mix, pdf information attached separately. Due to the orientation of the conservatory on the south elevation it was advised by the conservatory company that a glazed roof would provide too much overheating, so an insulated construction is proposed.

### **Landscaping**

No additional changes to the mature gardens and landscaping

The building is not thought to be at risk of flooding.

### **Appearance**

The simple shape and matching brickwork appearance of the conservatory should blend in with the existing traditional styled buildings and outbuildings

### **Access**

The existing access will remain and the footpath at the edge of the curtilage will be unaffected.