

Design and Access Statement

- Client:** Mr D Grosch
- Project:** Retrospective Application for the demolition of an existing shed to the curtilage of Meadow Cottage and the erection of a new shed to the curtilage of Claude's Cottage.
- Site Address:** Meadow Cottage and Claudes Cottage,
Thorrington Street,
Stoke-by-Nayland,
Suffolk.
CO6 4SP
- Date:** 6th December 2023
- Reference:** 1433-02 - DAS-A
- Revision:** A

Introduction:

This report has been produced and is submitted in support of the new planning application for a 'Retrospective Application for the demolition of an existing shed to the curtilage of Meadow Cottage and the erection of a new shed to the curtilage of Claude's Cottage.' at Meadow Cottage and Claudes Cottage, Thorrington Street, Stoke-by-Nayland, Suffolk. CO6 4SP. The aim of this report is to provide additional information to further illustrate and assist the application.

Site description and History:

Meadow Cottage was possibly built sometime in the 18th century. It was formally 4 smaller homes which have been knocked through to create one dwelling. The cottage appears to be render over a timber frame with clay plain tiles. There is a single storey garage that sits on the southern end of the property built in single skin blockwork. There is also a single storey rear projection to the rear with slate roof creating a study. In the rear garden, there is a concrete slab where, until recently, there used to be a large timber shed.



Figure 1: Front elevation of Meadow Coattge Lookng South West

To the north of Meadow Cottage, is Claudes cottage, which the applicant also owns and is currently rented out. To the East of Claudes Cottage is a newly built shed. Both cottages are within the conservation area and AONB.



Figure 2: Concrete slab to the rear garden of Meadow Cottage looking South. (Location of previously demolished shed).



Figure 3: View from Hudsons Lane looking North West towards Meadow Cottage and Claude Cottage



Figure 4: Looking North towards New shed in the curtilage of Claudes Cottage

Historic previous planning applications:

- B/CA/94/01013 – Erection of two storey rear extension (existing single storey extension to be demolished). – It does not appear this work was carried out.

The Proposal:

Use: Prior to the demolition of an existing shed to the curtilage of Meadow Cottage and the erection of a new shed to the curtilage of Claude's Cottage, the applicant had been advised that the work would not require planning permission. Following the works completion, he later learned that their location within the conservation area might mean they were subject to a planning application. On hearing this, Mr Grosch, keen to do the right thing, contacted the local authority to seek clarification. He was advised that a retrospective application should be submitted for both the demolition of the original Shed and Erection of the new one.

This application seeks retrospective approval of the following work:

- The existing timber shed to the rear of Meadow cottage, was demolished. (work carried out on Monday 12th April 2021 until Friday 16th April 2021).
- A new timber Shed was erected to the curtilage of Claudes Cottage (work carried out on Wednesday 8th June until Friday 10th June 2022).

The original shed was in poor condition and was demolished as there were concerns over its safety and so was no longer considered fit for purpose. As such, the applicant built a replacement opting to relocate this to a more convenient location.



Figure 5: Looking South at previously demolished shed in the curtilage of Meadows Cottage



Figure 6: Interior of demolished shed in the curtilage of Meadows Cottage. Note the temporary propping introduced to try and stabilise the structure.

Amount: The new shed provides the applicant with additional non habitable storage space replacing that which had been provided by the shed that was demolished.

The new shed is smaller than the one it replaces and sits comfortably in the curtilage of Claudes cottage. Care was taken to ensure the proposed is subservient to Claudes Cottage and the neighbouring Bridge Cottage.

Layout: The new shed has been repositioned from the one it replaces sitting in the curtilage of Claudes cottage rather than Meadow cottage. However, the new shed sits in an open space between Claudes Cottage and the neighbouring Bridge Cottage creating no negative impact on the usability of Claudes Cottage.

On a historical note, the proposed shed also sits in a similar location to a long since demolished bakery though the shed site further back from Hudson's lane.



Figure 7: Looking North towards old bakery in what would become the curtilage of Claudes Cottage

Scale: The proposed new shed was designed to ensure it was subservient to the surrounding building.

Design & Appearance: The new shed was designed to be sympathetic to its rural setting with the choice of painted timber and metal roof. This also nods towards the timber shed that was demolished but is finished to a much higher standard. The use of timber also reflects the weatherboard that is present on both Bridge Cottage and Meadow Cottage. The use of timber fenestrations rather than UPVC is again intended to maintain the buildings quality. Although the

shed is used to provide storage. The windows are intended to provide natural light reducing reliance on artificial light.

Sustainability: The proposed will benefit from:

- Sustainably sourced materials from managed sources.

Waste / recycling: Current bin storage and collection points will not be impacted by the proposal.

Ecology and biodiversity: This application is retrospective and therefore an ecological report to accompany this application would be redundant. It should be noted that we are not aware of any protected or priority species being present. The demolished shed was at low level with shallow mono-pitch tin roof. It is my understanding that this would make this an unattractive habitat for bats. The demolished shed sat on a concrete slab which is still present.

The new shed also sits on small concrete 'staddles' in an area of lawn to Claudes Cottage. As such there is no clear loss of habitat to priority species.



Figure 8: Looking at the new shed the curtilage of Claudes Cottage showing the concrete staddles it sits on.

Archaeology: There are no known archaeology interests in the plot.

Contamination: The proposal makes use of land used as part of the domestic garden and privately used by the existing dwelling. There is a very low risk of contamination.

CLAUDES COTTAGE, THORINGTON STREET, STOKE BY NAYLAND, COLCHESTER, CO6 4SP

Rivers and the sea

Very low risk

▶ [More information about your level of flood risk from rivers and the sea](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Surface water

Very low risk

Figure 8: Looking at the new shed the curtilage of Claudes Cottage showing the concrete stables it sits on.

Flood Risk: The River Box sits on the Claudes Cottage's northern boundary. Looking at the YouGov website flood risk check indicates that Claudes Cottage is at very low risk of flooding from both Rivers and sea, and surface water. The new shed, as mentioned above, sits slightly elevated off the ground resulting in no detrimental effects of the sites ability to drain.

Conclusion:

This application aims to gain retrospective approval for the previous demolition of a structurally unsound shed of low quality. Its condition left it unfit for purpose and underutilised. The new shed replaced it with a smaller higher quality, more practically located building that is sympathetic to its surroundings and more appropriate to the applicant's needs.