

**DESIGN & ACCESS STATEMENT**

**For changes to the existing first floor extension, as required  
by East Suffolk Council Conservation Department  
at  
Homeleigh, The Common, Southwold, IP18 6HR**



**January 2024**

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Conservation Department**

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### **The Property**

Homeleigh comprises a two-storey detached property. The property is not a listed building nor is it identified as an important building within the Southwold Conservation Area Appraisal.

### **Location**

Located to the east of Southwold Common, the property is situated within the Southwold Settlement Boundary, is within the Conservation Area and within the setting of a Grade II Listed Building, being the Church of the Sacred Heart and attached Presbytery. The surrounding area is predominately residential with Southwold High Street located to its east, being at the rear of the property.

### **The Brief and Proposed Simple Solution**

The first-floor extension, in its original form, has been in position since 1994. Photographs within this document show the existing extension being renovated in 2023. The photographs show clearly that patio doors were present in the extension between 1994 and 2023. Drawing No 005, attached to this application, shows the building as it appeared between 1994 and 2023.

In 2023 the existing structure became somewhat delapidated and innocently the owners carried out modifications to the structure without reference to East Suffolk Conservation Department. Those alterations are depicted on the cover of this Design & Access document. The patio doors were removed and the sides and front were clad with upvc, together with a upvc window which was inserted in the side elevation. The front elevation, facing Southwold Common, was left open as often in the summer the room was too hot to be used when the patio doors were present.

Subsequent to the latest alterations, East Suffolk Conservation Department served a letter on the owners confirming that the alterations carried out in 2023 were unsuitable for a building within the Conservation Area. The owners were asked to remove the structure, or to make a planning application showing how they intended to change the structure to be more in-keeping with a building within the Conservation Area.

The owners appointed Southwold Building and Design Consultancy Ltd to carry out consultations with East Suffolk Council as to how the building may be changed with their approval. Subsequently, Rachel Smith has agreed in principal, but subject to a full planning application and process, that the scheme as presented may be the best solution to solve the current problem.

The original scheme recently provisionally approved by Rachel Smith had an open-ended southern end facing Southwold Common, as that was the owner's preference. However, heavy rains over recent months, have changed the owners' minds and they now wish to enclose the southern end of the extension with aluminium sliding patio doors, as per the original arrangements between 1994 and 2023.

## **Access**

There are no changes to vehicular or pedestrian access or to parking facilities.

## **Pre-app Application Advice**

Pre-App Advice was sought for this project and was issued on 27<sup>th</sup> November 2023 reference DC/23/4214/PREAPP and the case officer was Gerald Chibumu.

The Advice stated;

*The proposal seeks advice on an existing first floor extension which was erected above a ground floor garage, and a proposed revision to the works carried out. The submitted details state that a covered terrace area has been in existence since 1994 and was erected with planning permission.*

*Following a complaint received by East Suffolk Council, an enforcement case was raised (ENF/23/0311/DEV). The applicant has stated that the structure of the extension especially the side and front walls had fallen into disrepair and remediation works have been carried out with the glazed side being replaced with studwork and white upvc cladding. The front, which previously had been aluminium sliding doors with two side panels, was replaced with two stud end panels clad with white upvc and the centre section was left open.*

*The applicant was informed that the construction works are not considered suitable for a building within the Southwold Conservation Area and hence East Suffolk's letter confirmed that the extension should be removed, or that a Planning Application should be submitted showing how the proposed extension would be sympathetic to, and in keeping with, the local Conservation Area.*

*The proposed design would replace the upvc cladding with red brick to match the side wall of the property. This choice of material would be much more acceptable in the Conservation Area.*

*The proposed drawings also refer to the use of k-rend however it is unclear exactly where this would be - presumably the front elevation. This would likely be acceptable as set behind the existing front wall of the terrace and therefore screened from public views. It is not clear what the original or proposed roof material would be. Assuming the previous structure was light-weight and the proposal is for similar, this is likely to be unobjectionable.*

*Without knowing the original appearance, design or layout of this space, it is again difficult to consider any impact on residential amenity however if it would be of a similar form, scale and use, it is not likely to have any unacceptable impact.*

*The proposed drawings showing a similar sized structure of a similar form using red brick to match the existing side wall, and assuming a similar front elevation to that previously on the property, the revised scheme is likely to be supported by officers*

## **In Conclusion**

The Pre-App Advice stated that the proposed proposals are likely to be acceptable and accord with the Council's policies, and it therefore hoped that permission can be granted.

**David Vaughan**

**Director**

**Southwold Building & Design Consultancy Ltd**

**Dated: 17<sup>th</sup> January 2024**

## Homeleigh, The Common, Southwold, IP18 6HR

Photo showing front screen being removed in 2023 with patio doors clearly visible to the south elevation.





Photo looking southwards from within the extension, whilst the front screen was being demounted, again showing patio doors were present up until 2023, when they were removed.