



DESIGN & ACCESS STATEMENT

(Incorporating heritage impact assessment – see associated photographic record, legend plan and schedule of works)

Proposal

Internal / external alterations to existing (G.II) dwelling and single-storey contemporary extension to existing ancillary outbuilding (following demolition of existing extension).

Site

Perserverance House, 47 High Street, Lavenham

Applicant

For: Mr & Mrs Revill

Jan. 2024

INDEX

1. INTRODUCTION

2. SITE PLANNING HISTORY

3. THE SITE & IT'S SURROUNDINGS

4. ACCESS / HIGHWAY ISSUES

5. THE DESIGN SOLUTION

6. OTHER CONSIDERATIONS

7. CONCLUSION

1. INTRODUCTION

- 1.1) This **design & access statement** has been prepared to accord with the requirements of Article 4C of the Town & Country General Development Procedure Order 1995, as amended, together with Section 3 of the DCLG Circular 01/06.
- 1.2) It is required for validation as this is a *householder/ listed building and conservation area* planning application. The aim of this statement is to demonstrate in detail why it is considered that this application is appropriate and worthy of planning permission, taking fullest account of its siting, design, context and policy constraints.
- 1.3) The proposal is for Internal / external alterations to existing (G.II) dwelling and single-storey contemporary extension to existing ancillary outbuilding (following demolition of existing extension).
- 1.4) The development is to be served via the existing vehicular access/ parking area (unaffected).

2) SITE PLANNING HISTORY

- 2.1) See Babergh planning search attached for full history.
- 2.2) See *Historic England* listing attached.
- 2.3) No pre-app undertaken in advance of application as works considered of minor scale/ neutral affect to setting and character of the listed asset and its curtilage outbuilding.
- 2.4) No other specific or *relevant* history exists on this site.
- 2.5) See B/07/01397 – extensions and artist's studio (completed)

3) THE SITE & ITS SURROUNDINGS.

- 3.1) The site appears within the defined Lavenham, Built Up Area Boundary and Conservation Area to the west side of the High Street.
- 3.2) The proposal site is relatively large when compared to many with a substantial area of -offset garden to the rear. It fronts onto the public footpath and benefits from a generous secure parking area set behind 1.8m gates. The rear of the property is accessed via the private drive between No's 46 & 47 High Street in an otherwise dense/ terrace frontage. To the north, south, east and west are further residential development of similar (two-storey) scale.
- 3.3) Perserverance House (host) built in the early 19th Century and is Grade II listed (see HE listing attached) under listing reference: 1285308. It was erected as a dwelling house and has never been a commercial building as far as is known. It can be described in three principal elements. First, fronting the High Street is a C19 white brick, two-storey mass, with attractive and generously proportioned rooms (4 no.) at two-storey scale with 2 no. bays at ground floor level to the street. Adjoined to this is a (perhaps) lighter later red brick (two-storey) element with secondary accommodation and staircase. To the rear of that is an early C21 single / two-storey extension comprising of both pastiche and contemporary *new-build* elements, albeit constructed simultaneously in 2008. The large single-storey contemporary building has been used as a studio by the current occupier / local artist. Adjacent to the house is the tri-gabled outbuildings (stables) a modest red brick and slated building of two (low) storeys. Containing garage / storage and first floor annex accommodation.

- 3.4) As with the host property, the general pattern of development in the locality is dense frontage terrace and abutting development of mixed two-storey housing/commercial property. A plethora of examples of similar period architecture are still evident throughout Lavenham, many of which are most important in terms of their special individual / group architectural / historic interest.
- 3.5) Topographically, the site rises slightly from front to rear (east to west). This does not affect the proposal herein.
- 3.6) The boundaries of the site are all well established and consist principally of high walling and close board fencing (again unaffected).

4.0 ACCESS / HIGHWAYS.

- 4.1) The site is located just to the north of the centre of this popular and thriving village which has an excellent range of services and facilities.
- 4.2) The village has a magnificent Church, primary school, supermarket, employment opportunities, pubs, GP's surgery and shops. The larger surrounding towns of Sudbury , Hadleigh and Bury St Edmunds are close by. *Sudbury having rail-connections to London.*
- 4.3) The village is well-served by local bus services. However, the primary mode of transport remains the car.
- 4.4) The site is currently accessed from the public highway via a private *gated* access (unaffected). Parking already exists in the rear of the property with existing vehicular gates to secure the property. A C20 *lean-to* extension to the front of the outbuilding has enabled the creation of a secure garage / store to the property.

However, the angle of the driveway relative to the buildings and width of the garage door creates a difficult parking scenario hence the application proposal.

- 4.5) The High Street is a designated 30 mph zone and vehicle speeds due to on-street parking etc are generally very low. The location of the site has a wide area of public footpath / space to the front of the dwelling.
- 4.6) The property has stepped entry and internal steps within the layout (including attic store and basement which are *not* to be altered.

5.0 THE DESIGN SOLUTION

- 5.1) The brief comprises of minor renovations, decorations, re-siting of kitchen / dining room and alterations to sanitary accommodation with the primary alteration being that of the single storey extension to the outbuilding. These changes are all as described with the schedule of works attached and are as required / preference of the applicants who have recently purchased the property as their principal home.
- 5.2) The proposals are considered appropriate, harmonious and of neutral effect on the host asset and appropriate within the context of the dense development within the core of Lavenham. The wider C.A is effectively unaffected by the proposals.
- 5.3) The scale and design of the proposed extension compliments yet remains subservient to the host structure and listed dwelling albeit in a distinctly contemporary character which better retains and explains the chronology of the works rather than the existing accretion to be removed. Traditional materials shall ensure this proposal harmonises and enhances the Listed Building and the wider Conservation Area setting.

6. OTHER CONSIDERATIONS

- 6.1) **FOUL WATER:** To existing system.
- 6.2) **SURFACE WATER:** To existing system.
- 6.3) **PROTECTED OR PRIORITY SPECIES SURVEYS:**
An Ecological report does not accompany this application due to the very limited scope of proposal. The applicant is aware of their duties under the Law.
- 6.4) **ARBORICULTURAL SURVEY:** An independent Arboricultural report is not deemed required. However, the applicants shall ensure any tree near the works shall be protected in accordance with BS5837:21012 using 2.0m high Heras fencing with no materials or plant permitted over the root protection zone.
- 6.5) **LANDSCAPING:** None (additional) proposed / existing driveway made good to match existing subsequent to works.
- 6.6) **FLOODING:** The site is not at risk of flooding as expressed on the Environment Agency data-base.
- 6.7) **CONTAMINATION:** None known or suspected (existing residential uses unaffected).
- 6.8) **ARCHAEOLOGICAL:** – See previous results attached from re: B/07/01397/HH
- 6.9) **PLANNING STATEMENT/ POLICY ISSUES:** This proposal has been designed with regard to all *relevant* Local & National planning policies.

7. CONCLUSION

It is considered therefore that the proposal now before you, when judged on its merits will be one of neutral change / enhancement to the listed building and the Conservation Area.

The proposal fulfils *and, in our opinion, exceeds* the criteria as set by the relevant policies and guidance against which it is to be assessed.

On behalf of the applicants in this case, we respectfully request therefore that your Authority be minded to approve this application.