

Heritage and Design and Access Statement to accompany a Listed Building Consent and Planning Application to construct a single storey rear extension for a (i) Study Area (ii) Raise existing Alleyway Wall up in height by 1,000mm :

Applicant & Address :

Mr. William Pate
43 Whiting Street
Bury St. Edmunds
Suffolk
IP33 1NP

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Photograph of Existing Rear Elevation

Heritage and Design and Access Statement to accompany a Listed Building Consent and Planning Application to construct a single storey rear extension for a (i) Study Area (ii) Raise existing Alleyway Wall up in height by 1,000mm :

This planning statement is in support of the planning and listed building application and drawings submitted to West Suffolk Council to create a rear extension for a study / book room area at the existing property of 43 Whiting Street Bury St Edmunds

Overview of 43 Whiting street:

The property is a mid terrace in a very well presented charming period cottage standing the medieval grid a short distance from the Town centre with accommodation over three floors. The property currently contains 2 Reception rooms, Small modern kitchen, and 4 bedrooms with 2 bathrooms/ shower rooms according to the estate agents Jackson- Stops who sold the property in October 2023.

The property is Grade II listed which was in the 17th century originally 4 cottages in a row now two decent sized houses over three stories.

Walls consist of a timber framed and rough cast render building to front and concrete block with render painted white to rear assume a later addition.

Windows to the front elevation mainly – light small paned casements to the front in flush frames softwood.

Windows to the rear elevation modern softwood timber casement style

Heavy Beams support a thin floor to first floor level.

Soft red brickwork 9 inch wall to side boundary with nice capping over.

Roof pitched approx 50 degrees with 20th century clay peg tiles and a wide wood eaves soffit

43 Whiting street is within the development core of the town and within the conservation area of “ Bury St Edmunds Town centre” and is close to the junction between whiting street and West-gate street.

The property is also protected under west Suffolk council policy Article 4 direction – this is part of planning legislation that allows the council to remove national permitted development rights (including change of use) from an area or a particular property in certain limited situations to protect it. For the owner/s of the property this means that if any changes or development to the property (including changes of render colours) or windows will need to approved in writing before this work is carried out to the property.

There are 3 tree preservation orders close to the site but actually on the site, one **235(1973)** at 61 metres away, (T33 **Beech** (Fagus Sylvatica) another at 69 metres away under **235 (1973) T34 Silver Birch** (Betula Pendula) and **TPO/012(2021) T1 False Acacia** (Robinia Pseudoacacia) at 71 metres away.

None of these trees are within any distance to affect the development of the proposed extension at number 43.

Whiting street in Bury St Edmunds is one of the principal north-south streets laid out by Abbot Baldwin in the 12th C and has an extremely rich architectural heritage reflected in high quality buildings of all ages from the early mediaeval to the late 20th century in the form of Langton

place. – Further information about this street can be found at Bury St Edmunds town trust .org.uk.

The road of Whiting street leads directly into the centre of Bury St Edmunds and has numerous architectural buildings of significance these being the only sole surviving “Regency” theatre in the country.

Overview of number 43 Whiting Street:

43 Whiting Street is located within the housing settlement boundary of Bury St Edmunds. The property is also within a conservation area it is grade II listed under reference (Images of England) – IOE01/07592/21 or English Heritage Number UID 1244848 on 12th July 1972. Furthermore, both neighbouring properties numbers 15 and 17 are grade II listed. The nearest tree preservation order is 66 metres away to the North under TPO/537 (2012). The property is within the historic core of the town protected under Article 4 Settlements. The property sits along way from the flood risk zones 2 and 3a of the River Linnet towards the end of Out-west-gate and Cullam Road close to the “water meadows” Land contamination is deemed to be low and the site sits within a total envelope of 0.063 Hectares or 632 square metres of land. (including the property and the alley footprint).

Planning history of Property:

Previous planning searches on the property register online can reveal that there are 3 historical planning applications for the property under the following listing:

E/79/1677/P – Part Demolition alteration and extension to form 2 number dwellings on 28th March 1979 **Planning Decision : Decided / Approve application**

E/79/1678/P – Alterations and extension of four properties to form two new dwellings on 28th March 1979 **Planning Decision : Decided / Approve application**

TCA947/267 – Felling of a Eucalyptus tree situated within a conservation area. on 1st January 1995 **Planning Decision : Decided / Approve application**

Archaeological assessment:

According to the Suffolk Heritage explorer an archaeological monitoring assessment was carried out on land further down the street at number 61 under site activity ESF20176 under Suffolk county council Archaeological service dated 2010/011. This was carried out in advance of a conservatory being constructed. Continuous monitoring was carried out for the excavation of the cut into the ground for the foundation slab . It was noted that a series of archaeological layers and features were encountered during site stripping for the conservatory concrete slab. It is possible with number 61 being fairly close along the street that archaeological monitoring assessment and report would be required for this project as below ground excavations would be required

Justification:

The submitted proposal involves the construction of a single storey rear extension of approx 8.6 square metres (as measured externally) with a mono pitch roof.

This will infill the existing courtyard next to the kitchen area to create a study for the owner.

The rear elevation of the property is constructed more of brick /block and render over and is newer in appearance to the front elevation.

Modern single pane possibly jeld-wen window framed to the rear elevation. Roof construction consist of peg tiles

Existing kitchen door is half glazed with kick-plate in softwood timber.

To the side elevation boundary the existing 9” wall will be investigated by a structural engineer (See report included within application) to determine (i) If the wall is structurally /laterally sound (ii) If the existing foundations are structurally sound.

A structural engineer from Brett Design Partnership visited site on 23rd February to examine the wall and prepare a structural report to determine if we can increase the wall height by 1,000mm.

The proposed 7 square metre rear “lean –too” extension is designed to complement the building with the existing properties architectural features in regards to the choice of materials these being softwood timber sash casements Victorian style brickwork, (old English Multi-Stock) for the construction of the cavity walls and clay peg tiles from Marley.

The proposed softwood timber windows and doors are detailed in the joinery drawings submitted with this application.



Photograph of Existing Rear Elevation

Access to Property (A)

State how the site relates to the surrounding road layout and public transport as well as any footpaths, cycle ways or other transport connections in the area

The property is in the central walking location of Bury St Edmunds off Whiting Street and Cullum Road.

Access to Property (B)

State how your proposal has considered all potential users regardless of age, disability, ethnicity or social grouping.

The access to the front of the property and parking provisions remains unchanged. In connection with access to the proposed the new French double doors sized opening into this will satisfy Part M of the building Regulations.

The client will make a full building regulations application and employ a structural engineer to carry out any necessary calculations for structural beams marked in red on the drawings. There are no changes to parking areas or access to the front elevation and rear garden area.

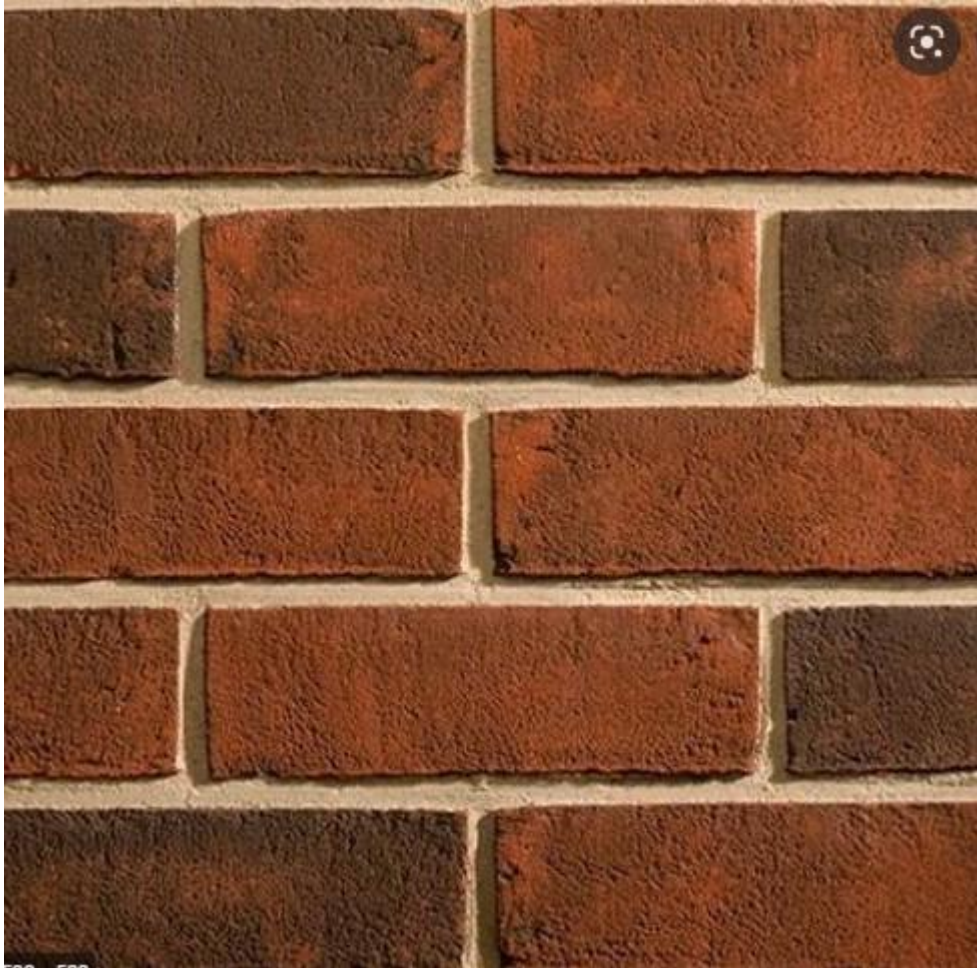
Material Selection:

It is envisaged, subject to planning and listed building consent that the materials used for the construction of the rear extension will be:

- External walls and boundary wall: Cavity Wall construction to meet building regulations finished in Old English Multi-Stock facing Brickwork by Traditional Brick and Stone.
- Proposed roof finishes would be “Acme” clay peg tiles measuring 270mm long by 170mm wide x 5mm thick colour : Grey Sand faced which would suit a 30 degree roof pitch by Marley.
- W1 Trapezoidal window on drawing - Handmade softwood timber window 950mm high 1470 mm wide and painted Black by Farrow and Ball over proposed French doors – See Joinery Details
- Double french doors to be handmade softwood timber at a size of 1470mm wide x1940mm high and painted ‘White’ fully glazed using toughened Low – E slim-light glazing. – See Joinery Details
- Fascias and barge boards to be softwood timber painted white to match existing. Using sadolin or similar paintwork.
- Black Upvc Osma or similar guttering and downpipes.



Example of the “Acme” clay peg tiles by Marley



Example of the Proposed brickwork – Old English Red by Traditional Brick & Stone

END OF HERITAGE AND DESIGN AND ACCESS STATEMENT

**Prepared by Mark Lewis at MNL Designs Ltd on 29th January 2024 My Job No. MNL448
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