



**WINCER
KIEVENAAR**

Alterations to
Wynne Cottage, Boxford

Listed Building Consent
Application

**DESIGN, ACCESS
AND HERITAGE
STATEMENT**

Ref: 5880_B_DAS
April 2024

▶ 5880

Listed Building Consent Application

Address:

Wynne Cottage, Swan Street, Boxford, CO10 5NZ

Local Authority:

Babergh District Council

Client:

Mr & Mrs Copeland

Date:

April 2024

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1.0

INTRODUCTION

PROPOSAL SUMMARY

Wincer Kievenaar Architects were appointed to prepare this Design and Access Statement in support of an LBC application for the extension and alterations to Wynne Cottage, Boxford, a curtilage listed dwelling to Wynne House, Boxford.

This statement and supporting documentation is prepared in accordance with The Communities and Local Government publication “Guidance on Information requirements and validation” (March 2010) which sets out in Section 6 the requirements for Design and Access Statements.

A further amendment to the requirements for Design and Access Statements was made via The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 No. 1238. Article 4 states the following new requirements for Design Access Statements:

- (2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about—
- (a) the design principles and concepts that have been applied to the development; and
 - (b) how issues relating to access to the development have been dealt with.
- (3) A design and access statement shall—
- (a) explain the design principles and concepts that have been applied to the development;
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) explain how any specific issues which might affect access to the development have been addressed.

The proposal outlined within this document is comprised of alterations and extensions to 1no. Dwelling.

Within the larger site area there are two independent dwellings, Wynne House and Wynne Cottage. Wynne Cottage was subject to a Lawful Development Certificate in 2021. This established that Wynne Cottage was its own dwelling and not an annexe to Wynne House. Wynne Cottage has since received Householder and Listed Building Consent approval for referenced DC/23/05600 to extend Wynne Cottage to the rear of the site whilst protecting the setting of Wynne House (Grade II Listed).

The proposal includes the alterations under this application (DC/23/05600) with additional alterations including:

- The introduction of a new window to the utility room;
- Handing layout of the garden room to allow for doors to open on the south east elevation;
- Courtyard changes to accommodate the new doors;
- Emission of approved apex glazing and replacement with horizontal black cladding;
- New slimline glazing to replace the existing fenestrations.



2.0 SITE CONTEXT

EXISTING SITE

Boxford is classed as a Core Village by Babergh District Council and will act as a focus for development.

The village lies in south-west Suffolk, approximately 5 miles west of Hadleigh and 6 miles east of the Market Town Sudbury.

Boxford is a defined village with a range of facilities including a Village Shop, Post Office, Farm Shop, Coffee Shop, Hairdressers, Doctors Surgery Public Houses, Primary School, Butchers and Medical & Beauty Clinic. The residents of the dwelling will use established local services and facilities in Boxford, maintaining their viability.

Closest facilities

Primary School - Boxford VC - 300meters

Secondary School - Thomas Gainsborough, Great Cornard - 6.1miles

Bus Stop - Broad Street - 300meters

Railway Station - Sudbury - 6.5 miles

Village Shop - Boxford Village Stores - 300meters

Hospital - Ipswich - 17.7miles

Fire Station - Nayland - 5.4miles

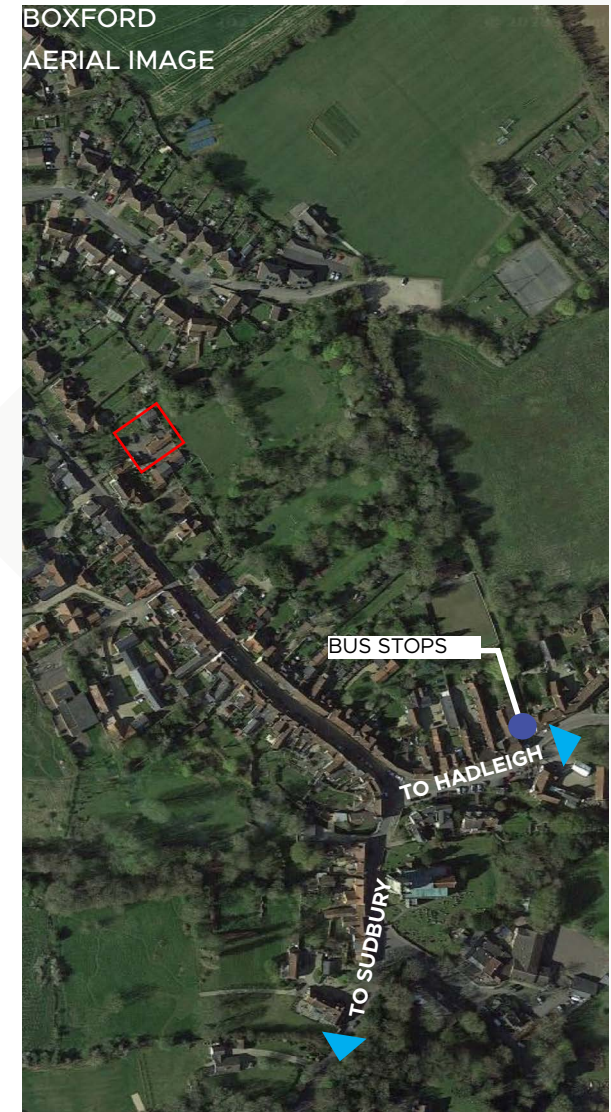
Doctors Surgery - Mill Surgery - 300meters

With the facilities of Boxford, along with the main bus stop that provides links to Ipswich and Sudbury, it lessens the need for regular use of private motor vehicles.

The site is wholly within Flood Zone 1 and is not at risk of flooding. The site sits behind Wynne House which is grade II listed dwelling. It forms a parcel of land within the Conservation Area and within the Built up Area Boundary of Boxford.

The application dwelling was previously associated as an annexe to Wynne House but has since received lawful development as a dwellinghouse under application DC/21/03170, while still remaining curtilage listed. The property has received approval for an extension and internal alterations under reference DC/23/05600. The proposed changes in this document are in reference to minor amendments to that application.

Wynne House is a substantial two storey dwelling set amongst the properties fronting Swan Street with a formal garden to the south-east and outbuildings to the north-east. Wynne Cottage sits to the north east of Wynne House in a converted outbuilding that would have been associated to the listed dwelling. The cottage received lawful development and has since become an established single storey 2 bedroom dwelling house.



SITE PHOTOGRAPHS



Existing site access to be retained.

Rear of Wynne cottage where the proposal will be located.



Wynne cottage as seen from driveway.

View across two croquet lawns. The rear separated by existing tree belt.



2.0 SITE CONTEXT



Previous addition to Wynne Cottage to be removed.

Canopy attached to Wynne Cottage to be removed.



▼ 3.0 HERITAGE

WYNNE HOUSE

Listed building Entry Number 1351427

Details: BOXFORD SWAN STREET

1. 5377 (north-east side) No 46 (Wynne House) TL 9640 60/139 23.1.58 II GV

2. A timber-framed and plastered building with a cross wing at the south-east end, probably of C16-C17 origin but much altered in the C18. Two storeys. Four window range of double-hung sashes with glazing bars. The cross wing has tripartite windows. A 6-panel door has a wood doorcase with panelled pilasters and an open pediment with fret ornamentation. Roof tiled with slate at the eaves. The cross wing has a chimney stack with 2 octagonal shafts.

Listing NGR: TL9608140714

Wynne House is a Grade II listed building, consisting of 16th and 17th century origins as well as 18th century alterations which can be noticed along the street scene. The building is located within the Boxford Conservation Area, and is in close proximity to other listed buildings, the nearest being the Edwardstone Almshouses which is a Grade II property.

No changes are being proposed to Wynne House.

Wynne Cottage shares access with Wynne House and is considered Curtilage listed.



◀ Located to the rear of Wynne House, Wynne Cottage was an ancillary building along with two barns, a workshop and a garden room located at the rear of the site.



Location of Wynne Cottage when viewed from the street Scene (Swan Street)



WYNNE COTTAGE

The proposal is for minor alterations to the previously approved extension under reference DC/23/05600 and the replacement of the existing glazing with slimline variants. There are no alterations to the existing structure.

No changes are being proposed to approved elements that face the street scene and all alterations are proposed face away from Wynne House.

Due regard should be given to the following application:

DC/23/05600 | Application for Listed Building Consent. Erection of extension and alterations, including the partial demolition of the existing extension and adjacent outbuilding. | Approved



Existing extension to Wynne Cottage

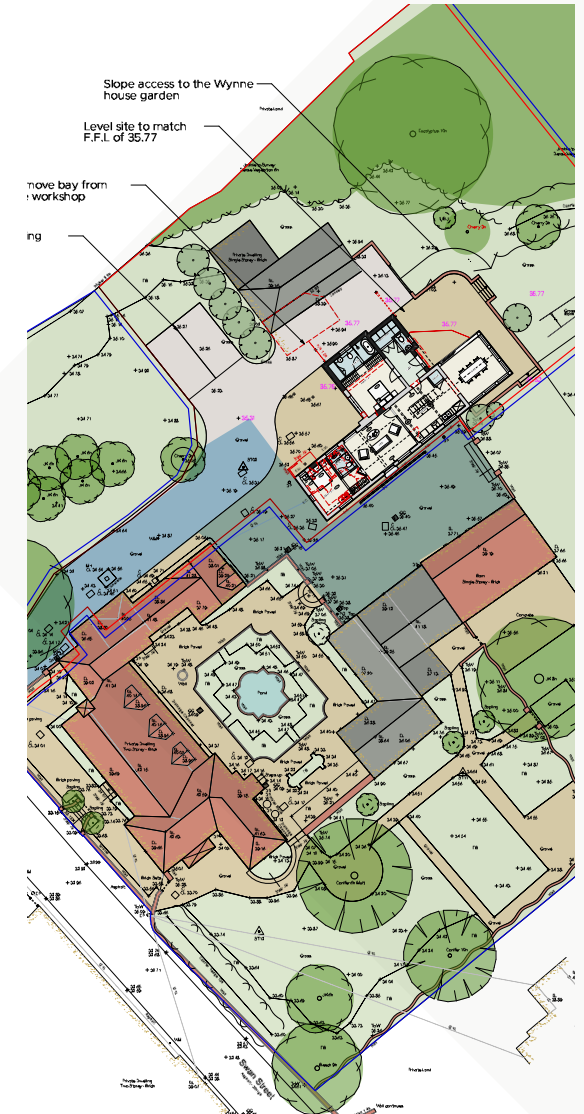
The Cottage is located to the rear of Wynne House, a suitable distance from the listed property. The existing drive is shared by both properties and connects to a gravel courtyard to the north south of the cottage, both will be respected by the alterations proposed in this application.

The cottage is screened from the street view by Wynne House and further to this, the approved extension offers an additional buffer, separating the rear of the cottage from public view. The south west elevation, facing the street, is not being altered.

The approved extension to the cottage preserved the historical character of the cottage, which previously functioned as a piggery building while also reflecting and improving the domestic elements which were introduced when the cottage became an annexe. The proposed alterations respect this and further improve the function of the cottage by introducing a timber window to the utility room and altering the circulation out of the dining room to improve the privacy. The material changes to the application reintroduce the horizontal cladding to the rear elevation which makes it coherent with the south west elevation.

The existing fenestrations of the property are not original as the cottage was originally used as a piggery so changing them to slimline glazing will not have a substantial impact on the significance of the dwelling.

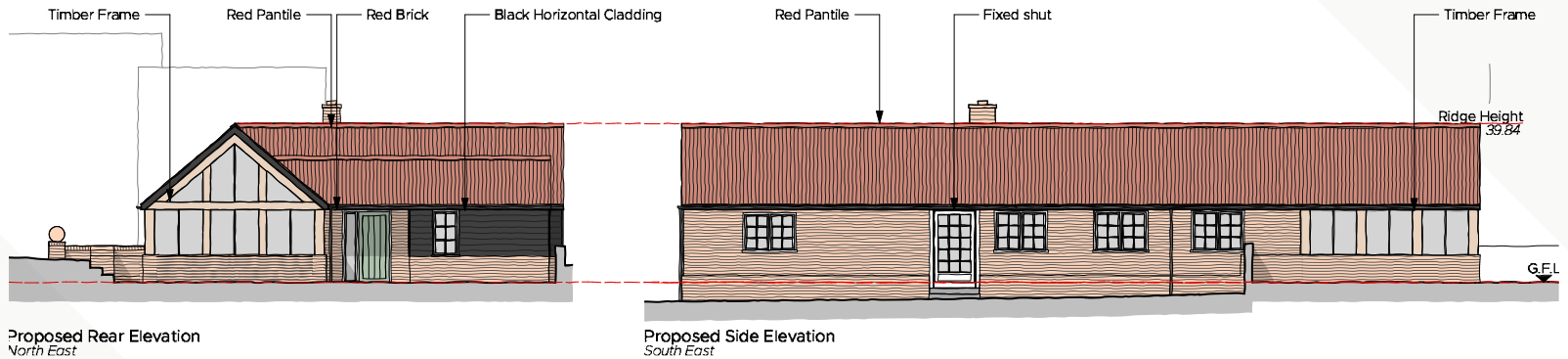
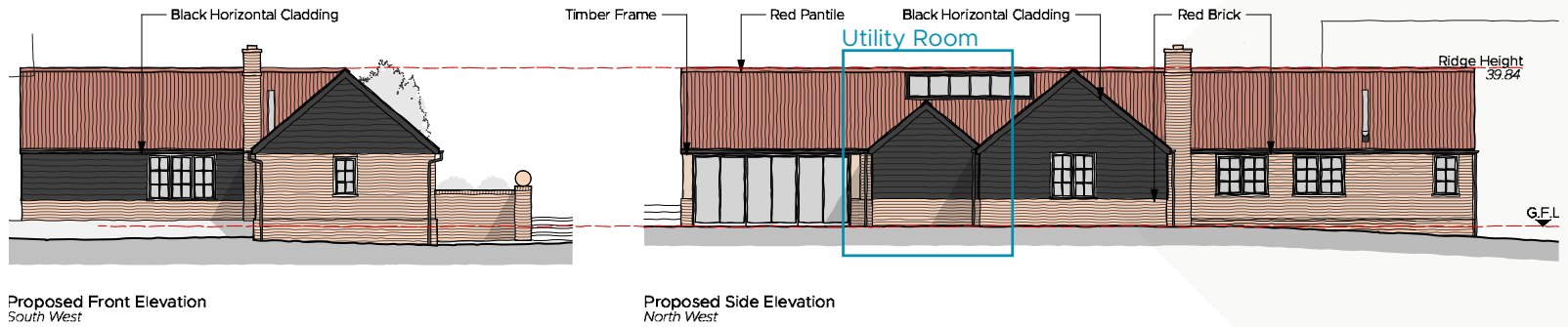
3.0 HERITAGE



▼
4.0
PREVIOUS APPLICATION

A Householder and Listed Building consent application for the extension and alterations of Wynne Cottage received positive feedback and was approved on the 30th of January 2024.

The application consisted of the creation of a timber frame garden room to the rear which had high level glazing in the gable, and doors opening towards the front door of the property. Secondly, the utility room proposed did not have any glazing and relied on artificial lighting.



5.0 USE AND AMOUNT

USE

The application proposal will not change the use of the dwelling and it will remain as C3 Residential.

While the use is being retained, the proposal will improve the functionality of the property by altering previously proposed elements.

AMOUNT

The proposed alterations are concentrated on the previously approved additions and no changes are being proposed to the existing layout of the dwelling. The alterations include:

- The introduction of a new window to the utility room;
- Handing layout of the garden room to allow for doors to open on the south east elevation;
- Courtyard changes to accommodate the new doors;
- Emittance of approved apex glazing and replacement with horizontal black cladding;
- New slimline glazing to replace the existing fenestrations.

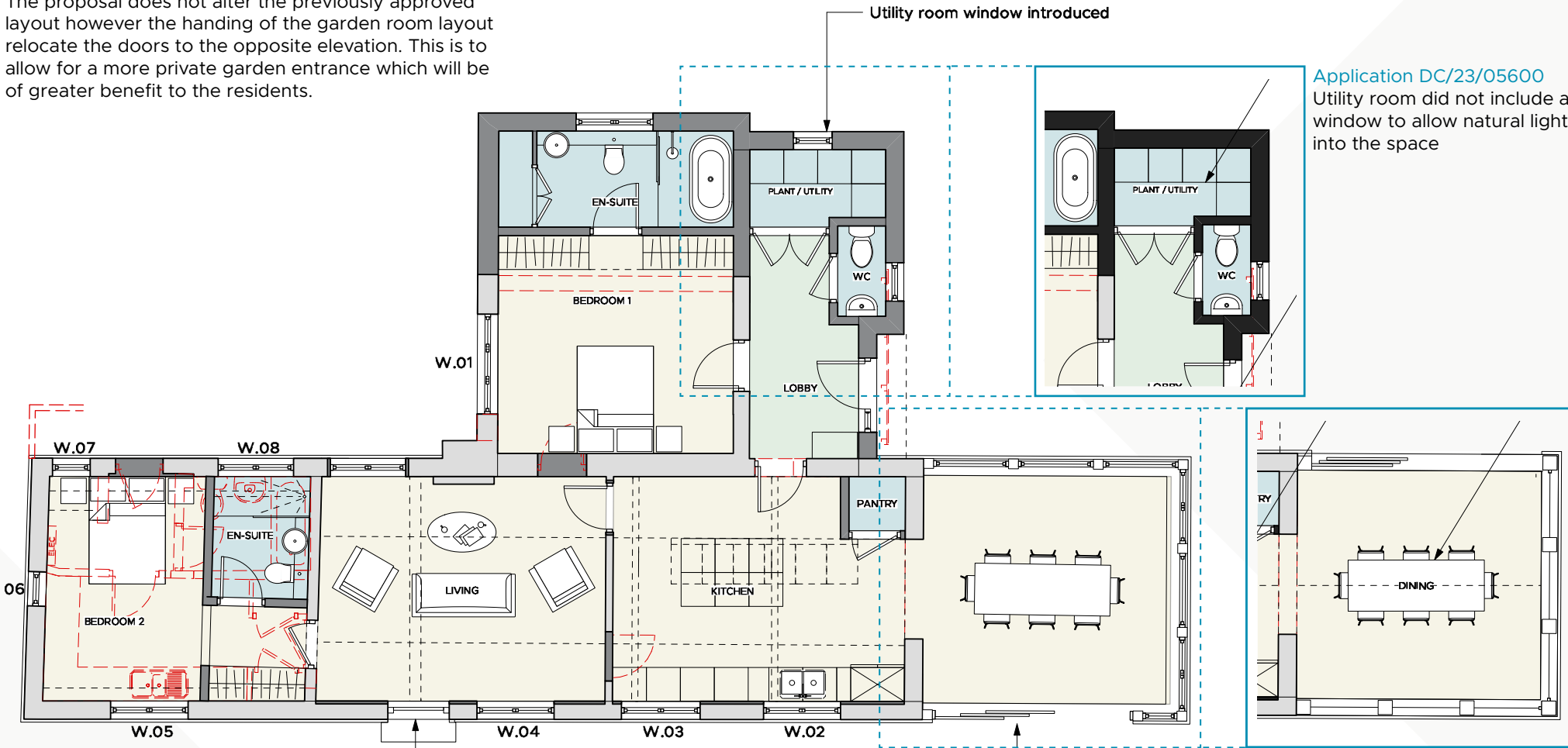
The proposal does not increase the proposed footprint of the building which will remain as 119 sq.m as previously approved and no additional walls are being proposed.

Application DC/23/05600



6.0 LAYOUT

The proposal does not alter the previously approved layout however the handing of the garden room layout relocate the doors to the opposite elevation. This is to allow for a more private garden entrance which will be of greater benefit to the residents.



Application DC/23/05600
Utility room did not include a window to allow natural light into the space

Application DC/23/05600
Extension opened to the north west where the front door is located.



7.0 SCALE & APPEARANCE

The utility room window will match previously approved fenestrations with two horizontal glazing bars and one vertical bar in a timber casement.

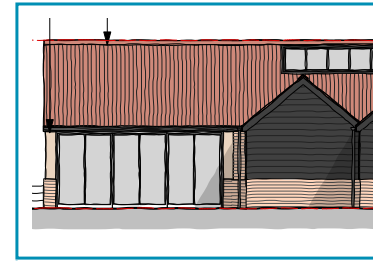
The alterations to the gable end will retain the contemporary appearance of the approved frame however the apex glazing on the gable is to be emitted and proposed to be replaced with horizontal cladding, reflecting the existing front gable.

Application DC/23/05600

The approved application had sliding doors that opened towards the front door.



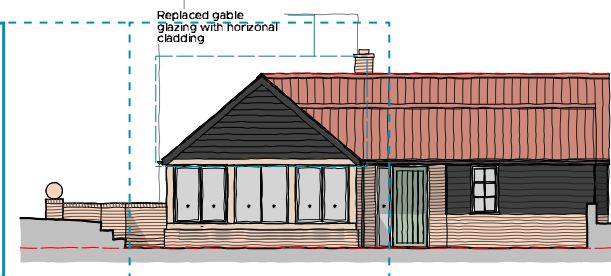
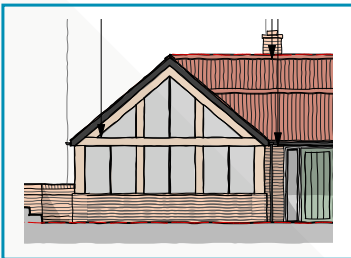
Proposed Front Elevation
South West



Proposed Side Elevation
North West

Application DC/23/05600

The approved gable end featured high level glazing



Proposed Rear Elevation
North East



Proposed Side Elevation
South East



