

HERITAGE, DESIGN AND ACCESS STATEMENT

126 and 128, High Street Needham Market IP68DW

The cottage is a grade 2 listed building mid to late C16 situated in Needham Market conservation area.

It is a 2-storey timber framed building to the front with lime mortar render.

The rear of the cottage is timber framed with lime mortar render to the 1st floor.

The ground floor had been extended around the C19 with red brick.

The roof is pantiles with red brick chimneys.

We would like to erect a summer house at the rear of the garden with a sheltered seating area attached.

We would also like to have a decking around the summer house.

At the rear of the cottage, we would like to lay a patio adjacent to the back doors.

ACCESS

The summer house will be situated at the bottom of the garden .500 from the rear and side fences to allow for any maintenance, the rear access to the garden is to the left-hand side of the summerhouse, which leads to our parking area on Victoria Gardens. This is where all materials will delivered and transported to the site. Ther will be no impact on nearby residents.

LAYOUT

We would like the summerhouse to be erected on a concrete base 4LM in length, 3.5 LM in width with the seating area 4LM in length and 3.5 Lm in width attached, Height of structure will not exceed 2.5 meters. The construction will be of 100mm x 50mm timber stud with 18mm OSB board with a vapor barrier 50mm x 25mm batten followed with a composite wood effect Hardie plank cladding, or if not possible wooden ship lap, there will be wooden double doors to the front elevation partly glazed, and a single wooden door to the seating area side partly glazed. The roof will be a flat roof with a fall of 25mm per Lm to the rear with guttering to collect any rain fall into water butts. The roof is to be 100mm x 50mm timber with 18mm OSB board with a heavy-duty mineral felt. We would like to have an electric supply to the summer house to be installed by a competent electrician. Colour of structure to be dark green. A composite wood effect decking to the front and sides of the summer house, if not possible we would use timber decking.

The patio adjacent to the rear of the cottage will have reclaimed rail sleepers around the perimeter to bring the slope of the garden level, infill with hard core and concrete for the base, then lay reclaimed floor bricks to match existing to keep an old English garden effect.

We feel the summer house and seating area will have little impact to the heritage of the property, as we will endeavor to be as sympathetic to the property as we can.

Regards Robert Dean