

The Hadleigh Society

Caring about Hadleigh - yesterday, today and tomorrow

Richard Fletcher
on behalf of
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Growth & Sustainable Planning

Babergh District Council
Endeavour House
8 Russel Road, Ipswich
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26 July 2018

Dear Sir or Madam,

**Response from the Environmental & Planning Group of behalf of the
Hadleigh Society.**

concerning;-

AMENDED APPLICATIONS

Application. No: DC/18/01675

**Erection of two bay cart lodge and Boundary Brick Wall
and**

Application. No: DC/18/01674

**Application for Listed Building Consent, Replacement of front boundary hedge with
Brick Wall. Erection of two bay cart lodge.**

1 Bridge Street Hadleigh Ipswich Suffolk IP7 6BY

These comments are submitted on behalf of the Hadleigh Society, one of whose aims is:-

“To protect and enhance Hadleigh’s heritage and environment by supporting and promoting high standards in planning, conservation, regeneration and development of features deemed to be of historical or environmental significance in the town.”

The Society considers that the proposals for both the building and walling are not in keeping with their location adjacent to a Grade II listed building, set at the northern entrance to the High Street and all within the Hadleigh Conservation Area.

In summary outline it is considered that the proposals are contrary to the saved Local Plan policies CN01, CN06 & CH08; CS15 of the Core strategy, and paragraphs 131, 132 & 133 of the NPPF; as

they are not of an appropriate scale, form, siting and detailed design to harmonise with the existing buildings and the setting; they do not preserve nor enhance the character of the Conservation Area, nor the setting of the adjoining listed buildings including the space, the views to and from the building, and the historic layout. In conclusion the proposals, if permitted, would cause substantial harm to the special character of the Hadleigh Conservation Area and the setting of adjoining listed buildings.

In regard to details:-

The Walling

In principle the proposed walling is eminently better than willow fencing however, as with this entire submission, the details of the wall are somewhat schematic with no proper elevations, nor construction details on whether single or double brick width, no proposed brick bond, nor how the wall is curved through two 90 degree turns. Similarly no details of the gates shown on the plans are provided.

The Cart Lodge

It is considered that the proposed structure if permitted would appear out of keeping and detrimental to the special architectural and historic character of the area by reason of:-

Materials - The building is depicted as built of light stained timber boarding and plain tiles. Whilst plain tiles are in common usage there is no use of light stained, nor even dark stained, boarding within the area and when viewed with surrounding buildings would appear totally out of keeping with the local palette of traditional materials found in the locality and described in the Hadleigh Conservation Area Appraisal.

Siting - The site is set in a prominent street frontage location which is open to public view along about 200 metres of Bridge Street. The building is proposed to be sited very close to a distinctive timber framed and whitewashed listed building. Added to these aspects, the submitted plans are contradictory and inaccurate.

Having studied plans of the site it is obvious that the cart lodge cannot be built in the position shown in *Proposed Plan : Willow Fencing to Front Boundary & Two Bay Cart Lodge*, without demolishing part of the side wall of the adjoining listed building. If positioned as shown in *Block/ Site Plan* then the cart lodge would appear curiously skewed within the street scene and against the proposed brick wall, plus making 5 metres of the adjoining listed building wall difficult, if not impossible to maintain.

Such siting with the corner of the cart lodge on the back of the public footpath would be in stark contrast with the character and positioning of surrounding properties with consequent its visual detriment upon the street scene. Such out buildings traditionally ought be set in rear garden areas.

Scale and Form - The proposal to erect a 5 metre wide and deep building with height ranging from about 2 to 4 metres adjacent to the back of the public footpath will introduce an overbearing structure within the street scene. The adverse impact of the proposed building is heightened by its asymmetrical roof structure, which is untypical of buildings in the area, and which will be viewed against and mask the timber frame and whitewashed listed building.

Added to the above objections it has been difficult to fully describe the proposals adverse impacts due to woefully inadequate, contradictory, incomplete and inaccurate plans, specifically:-

- The proposed survey details of the *Block/Site Plan* do not accord with those shown in the *Proposed Plan*.
- The siting of the building is shown in significantly different positions between the *Block/Site Plan* and *Proposed Plan*.
- The ridge of the building is shown running at right angles to the road in the *Proposed Plan* whilst IT IS PRESUMED it ought be parallel to the road, but this is not shown in any plans and it therefore cannot be so considered as such.
- No "rear" elevation is provided.
- The ridge of the roof is shown in the *Proposed Plan* to run along the centre line of the structure, whilst the elevation shows the ridge to be clearly off-set from the centre line of the structure.
- The true form of the asymmetrical roof is difficult to interpret, in the *Proposed Plan* as there appears to be a shallowing of the roof pitch on the lower section, whereas in the photograph, which is submitted as 'depicting the design' it shows no such change in roof slope.
- The elevation in the *Proposed Plan* shows the two bays to the garage to be open and with no doors, whilst the photograph submitted as 'depicting the design' of what the building might look like shows one bay with doors.
- The drawings lack provision of basic dimensions, all the necessary elevations, details of rainwater goods, design of eaves and verge/bargeboard details and drawings showing the proposals relationship with adjoining building, all as advised in national validation procedures.
- There is a failure to provide any proper and reasonable details of materials and finishes that might be expected for development in a Conservation Area and next to a Listed Building, and finally,
- Details of the proposed brick wall are inadequate for reasons set out above

In conclusion it is considered that although the proposal should be refused irrespectively based upon the demonstrated adverse impact the building and wall would have upon the area; no approval could be granted in any event based upon the submitted drawings, and to do so would be considered maladministration.

Yours faithfully,

R. Fletcher

Richard Fletcher
Lead for the Environment and Planning Group of Hadleigh Society