

The Hadleigh Society

Caring about Hadleigh - yesterday, today and tomorrow

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Growth & Sustainable Planning
Babergh District Council
Endeavour House
8 Russel Road, Ipswich
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7 May 2018

Dear Sir,

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

concerning;-

Application. No: DC/18/01675

**Erection of two bay cart lodge and willow woven fencing
and**

Application. No: DC/18/01674

**Application for Listed Building Consent, Replacement of front boundary hedge with willow woven fencing to match existing willow fence to property. 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 fencing are not in keeping with their location adjacent to a Grade II listed building, set at the northern entrance to the High Street and within the Hadleigh Conservation Area.

In summary 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. They are not of an appropriate scale, form, siting and design to harmonise with the existing buildings and their setting; they do not preserve or enhance the character of the Conservation Area and do not positively contribute to 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 Fencing

The fencing by reason of its design, materials, and colour is considered wholly out of keeping with the proposed siting. All frontage enclosures on this section of Bridge Street are of brick walling and of a scale and appearance compatible with their urban location.

The dark, woven, willow fencing with a height of 1.8 to 2 metres and erected on the back of the public footpath will appear in stark contrast to the distinctive local architectural character and consequently be out of character and incompatible with the street scene of the Conservation Area.

The existing willow woven fencing erected at the property is not considered to have set a precedent as this is erected well back from the street frontage and visually read with neighbouring garden walls and thus does not dominate public views as the new fencing would. It would also be abutting the timber frame and whitewashed Grade II Listed Building and public footpath.

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. When viewed with surrounding buildings, this would appear totally out of keeping with the 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 structure is to be erected on the back of the public footpath thereby emphasising its stark contrast with the character of surrounding properties with consequent visual detrimental impact to the street scene.

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 describe fully the adverse impact of the proposals 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 to be parallel to the road. This is not shown in any plans and 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. 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 minimal 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.

- In regard to the proposed fencing no height is given, and to say it will “match existing fencing” is unhelpful as that is of two varied heights.
- There is a failure to provide any proper and reasonable details of materials and finishes that might be expected for a Conservation Area and next to a Listed Building.

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

Yours faithfully,

Margaret Woods
Chair of The Hadleigh Society
On behalf of the Environment & Planning Group of The Hadleigh Society