

07.06.2022

Ms Rose Wolton
Planning Officer
Babergh/Mid Suffolk District Councils
Endeavour House
Ipswich IP1 2BX

Dear Ms Wolton

DC/22/01341 Householder Application - Erection of side and rear extensions and rebuilding of no. 24 along with associated internal works. Erection of cart lodge building and associated works

Park Cottage 23 Church Road, Tattingstone, Suffolk, IP9 2NA

I am writing on behalf of the Suffolk Preservation Society to object to the application for listed building consent to the above property on the grounds of scale and bulk of the proposed rear extension, the loss of historic fabric to the heritage asset and the lack of justification for the proposed structural repairs.

While the SPS supports the investment in this pair of estate workers cottages, which are in an advanced state of disrepair, the extent of the proposed works which the potential to cause harm to their significance. Accordingly, we wish to raise the following points of concern:

Scale of extensions: the part full height and full width rear extension will dominate and obscure the rear elevation of this pair of humble dwellings, which will detract from their special interest as examples of small, workers cottages associated with the Tattingstone Estate.

Internal alterations: we are concerned by the proposed removal of the staircases in both cottages. These, however simple, narrow and steep are significant architectural features and their removal requires convincing justification. We are also unclear as to the justification for the widening of the openings on the rear elevations of both of the cottages, other than to give access to the link extension from garden room to living room, and kitchen respectively. The partition on the ground and first floor of the western most cottage is not described (or photographed) in the heritage report and it therefore not possible to make a reliable assessment. If it is original to the cottage, careful consideration should be given to its removal.

Justification: We note that no structural engineers report has been submitted in support of the extent of the rebuilding works, and the Heritage Impact Assessment has not been undertaken by a

specialist in historic buildings. This lack of expert assessment and supporting information undermines the case for the proposed works.

Outbuilding: We note that the outbuilding is shown as being reduced in length (presumably to accommodate the rear extension), and neighbours have made the point that this is shown on earlier OS maps, raising the question as to whether it forms part of the curtilage of the heritage asset. The application is largely silent on this point, with no details or drawings submitted to indicate the age or condition of this structure. This is an omission that needs to be addressed in full. Given the age of the outbuilding (pre 1947) it is, in the opinion of the SPS likely that it will form part of the curtilage of the listed cottage, and should therefore benefit from the same level of protection.

In summary, whilst we support the restoration and re-use of this pair of vernacular cottages, we are concerned that the ambitions of the scheme have the potential to cause significant harm to the modest character of the dwellings. We would advocate that the scheme is limited to single storey side and rear extension, removing the first-floor elements and the linking section, to avoid a loss of character. We would also suggest that a more conservative approach to the internal elements retaining the staircases and limiting the loss of historic fabric.

We trust that you will find these comments helpful in the assessment of this case.

Yours sincerely

Fiona Cairns IHBC MRTPI
Director

CC: Tatingstone Parish Council
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Beverley McClean, AONB Partnership
BMSDC Heritage Team