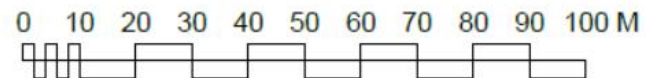
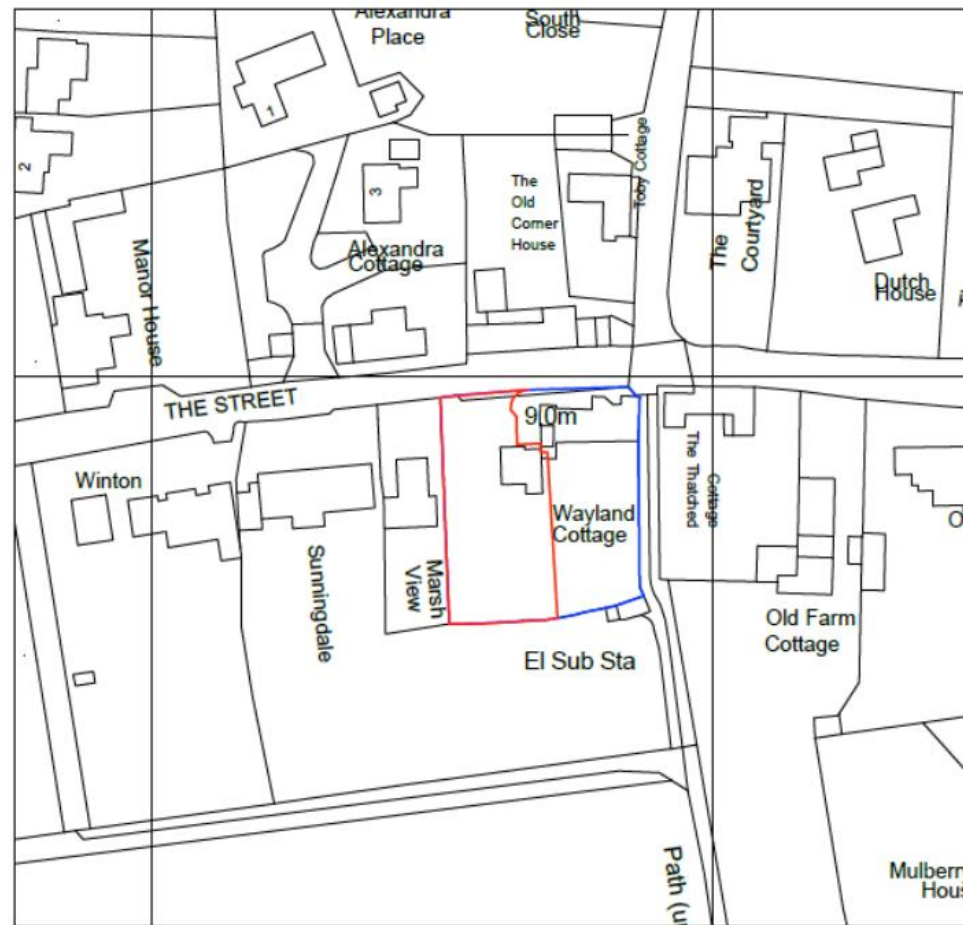


Item:

DC/22/1189/FUL

Construction of new sustainable dwelling and modified access  
Wayland Cottage, The Street, Walberswick





The Black Dog Deli  
Takeaway



Leverett's Ln

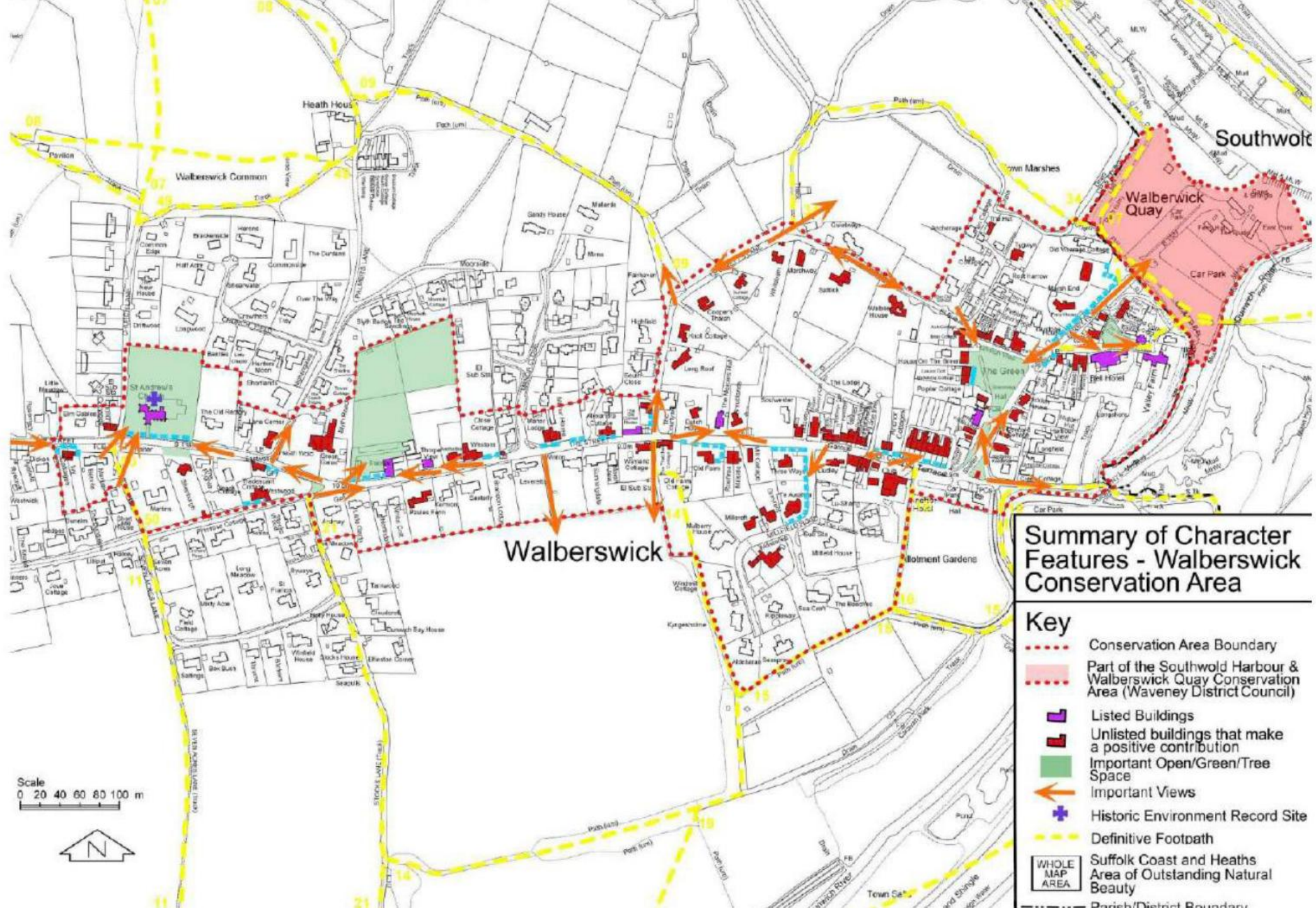
B1387

The St

SITE

Old Farm





## Summary of Character Features - Walberswick Conservation Area

### Key

- ..... Conservation Area Boundary
- Part of the Southwold Harbour & Walberswick Quay Conservation Area (Waveney District Council)
- Listed Buildings
- Unlisted buildings that make a positive contribution
- Important Open/Green/Tree Space
- Important Views
- + Historic Environment Record Site
- - - Definitive Footpath
- WHOLE MAP AREA Suffolk Coast and Heaths Area of Outstanding Natural Beauty
- Parish/District Boundary



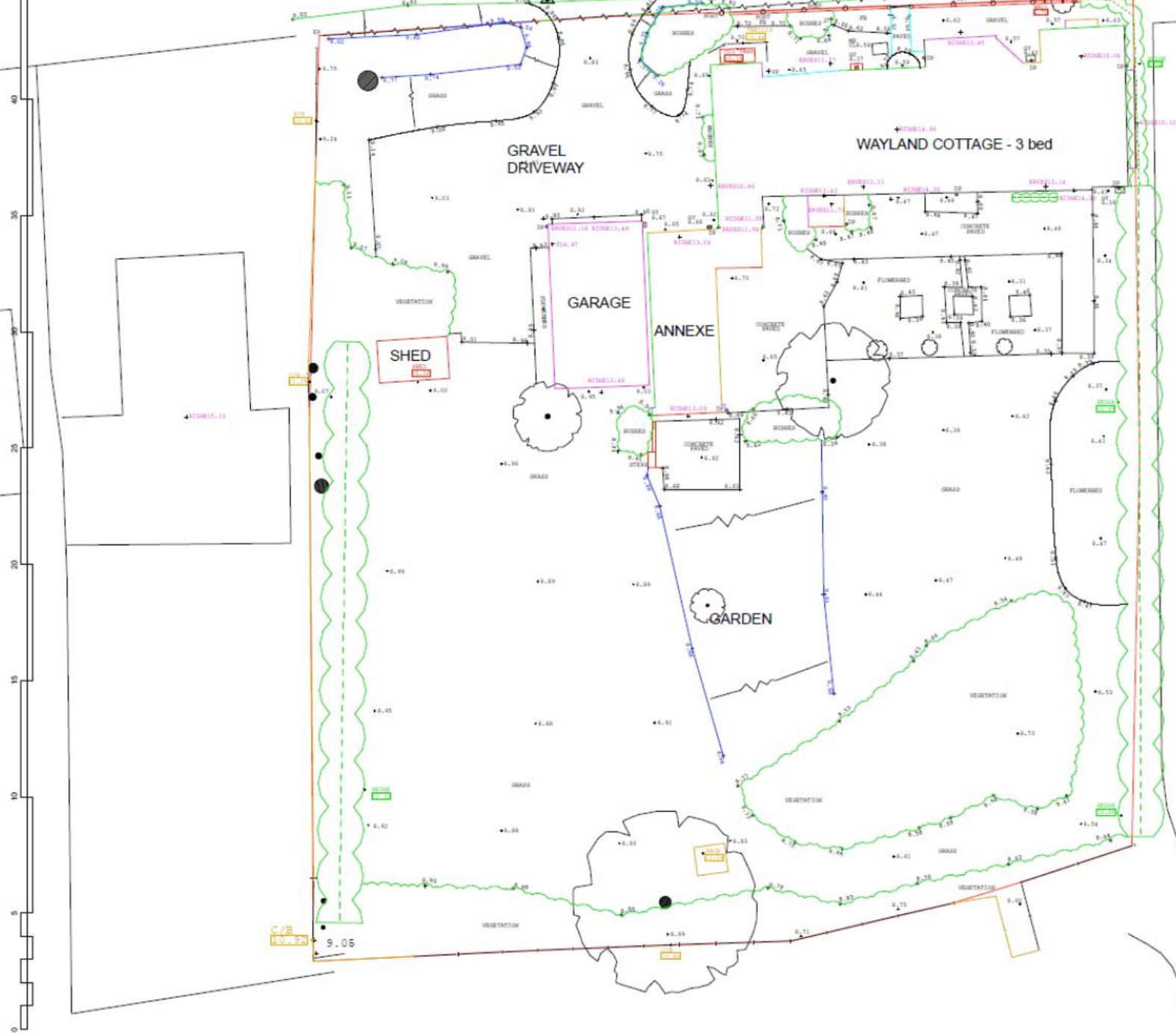








The attractive red brick listed house opposite sits parallel to and commands the street scene at this location being on the street and visible on approach from both East and West. As such the design decision was made to ensure subservience and respect for this listed building by pushing the proposed dwelling back to be hidden from view by Marsh View and Wayland either side and to keep the proposed height to a minimum so there is no challenge to the listed houses dominance or position/ hierarchy in the street scene as well as ensuring no shadowing/ loss of light or loss of amenity. The historical relationship of Wayland and The Old Corner Cottage remains unaltered and the conservation



Rev

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**CLIENT**  
 Michael & Caroline Wright

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 Walberswick,  
 IP18 6JG

**DRAWING**  
 Existing Site Plan

SCALE 1:100 @ A1	DATE Apr 2021	DRAWN BY	CHECKED
DRAWING NUMBER 02	JOB NUMBER 561	STATUS Not For Construction	REV

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H - 8/9/22-plans updated  
G - 11/1/22-plans updated  
F - 19/12/21-plans updated  
E - 25/8/21-plans updated  
D - 8/7/21-plans updated  
C - 3/7/21-plans updated  
B - 12/5/21-plans updated  
Rev A - 5/5/21-plans updated

**Beech**  
ARCHITECTS

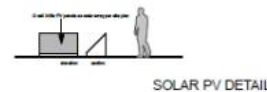
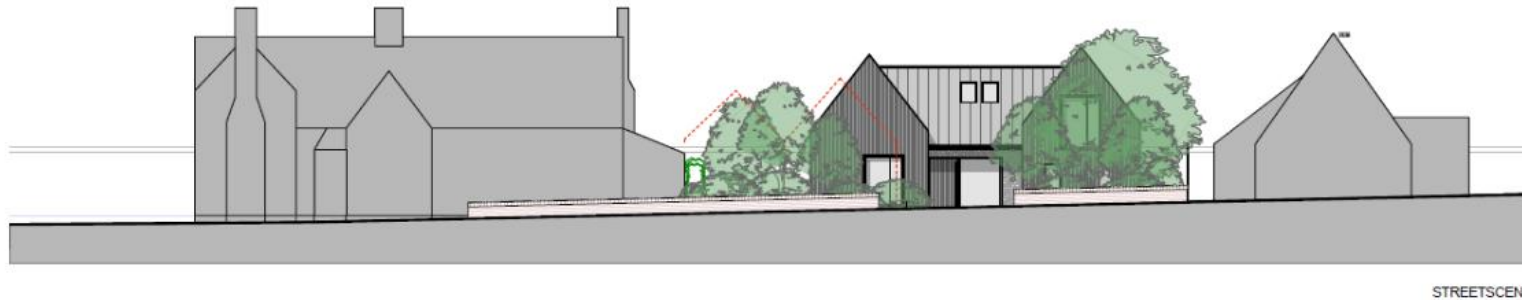
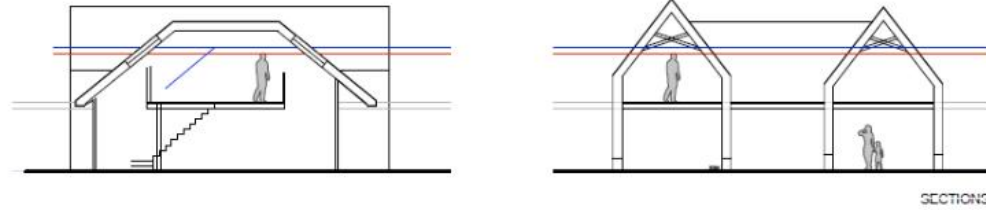
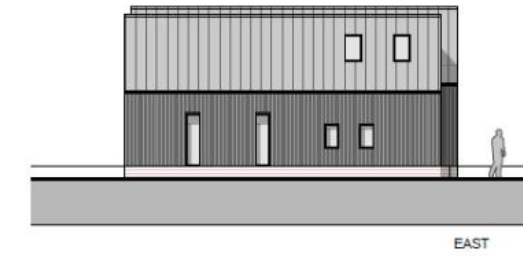
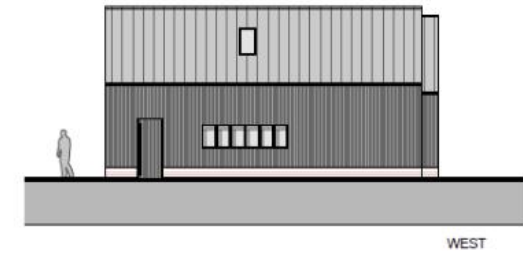
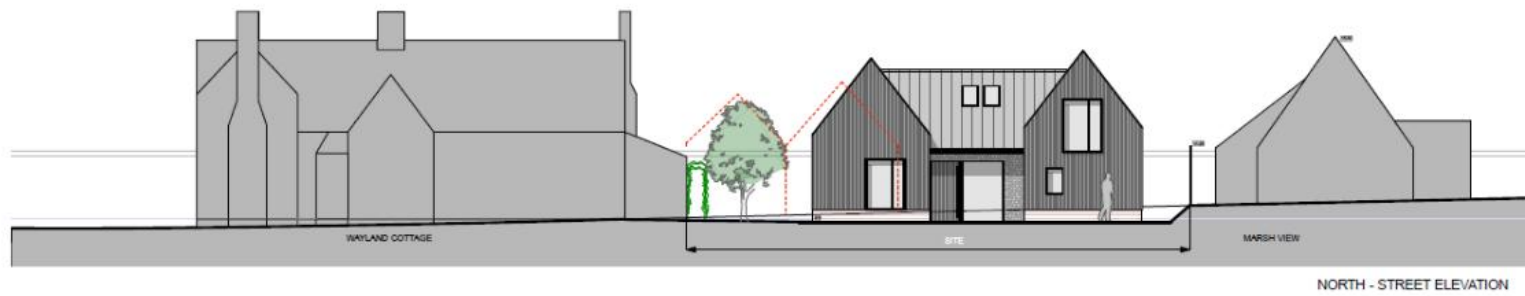
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Waterswick,  
IP18 6UG

**DRAWING**



J - 20/10/22- PV section added  
 I - 8/3/22-plans updated  
 H - 11/1/22-plans updated  
 G - 4/1/22-plans updated  
 F - 19/12/21-plans updated  
 E - 25/8/21-plans updated  
 D - 8/7/21-plans updated  
 C - 3/7/21-plans updated  
 B - 12/5/21-plans updated  
 A - 5/5/21-plans updated

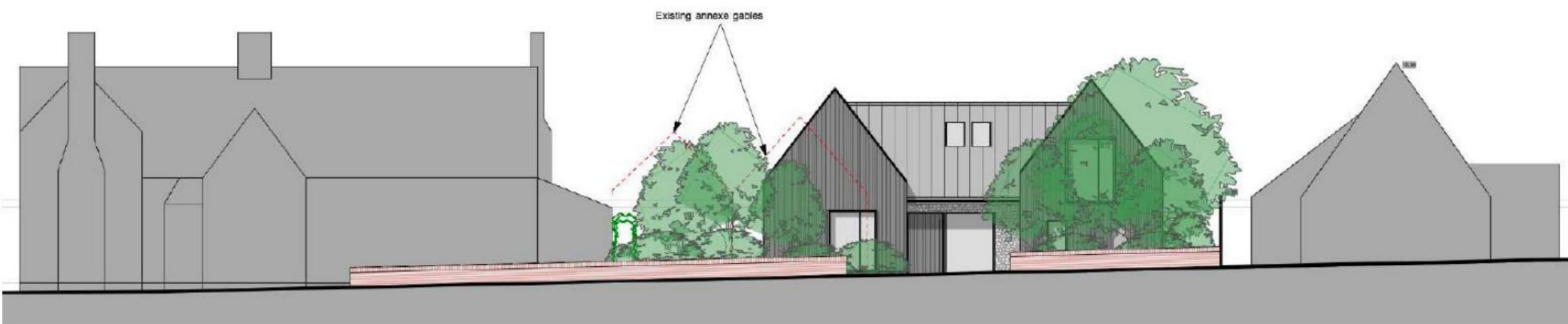
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CLIENT Caroline Wright and Philippa Easterbrook			
PROJECT Wayland Cottage, The Street, Waterswick, IP18 6UG			
DRAWING Proposed Elevations and Section			
SCALE 1:100 @ A1	DATE Apr 2021	DRAWN BY	CHECKED
DRAWING NUMBER	JOB NUMBER	STATUS	REV





Streetscene Pre App




Streetscene Current Application - greatly reduced in scale, height and massing with additional landscaping

The current site offers very little to enhance the street scene as seen in the earlier photo. The new dwelling includes extensive landscaping to front

# Recommendation

**Authority to Approve subject to receipt of RAMS payment.**

**Conditions regarding:**

- **Implementation in accordance with drawings and D&A Statement;**
  - **Ecological mitigation and enhancement**
  - **Ecological timing of work**
  - **Access visibility**
  - **Parking and manoeuvring**
  - **Unexpected contamination**
  - **Landscaping (including implementation)**
  - **Submission of further details**
  - **Archaeology**
  - **CMS**
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide, extending from the bottom edge towards the center.