

Item 9:

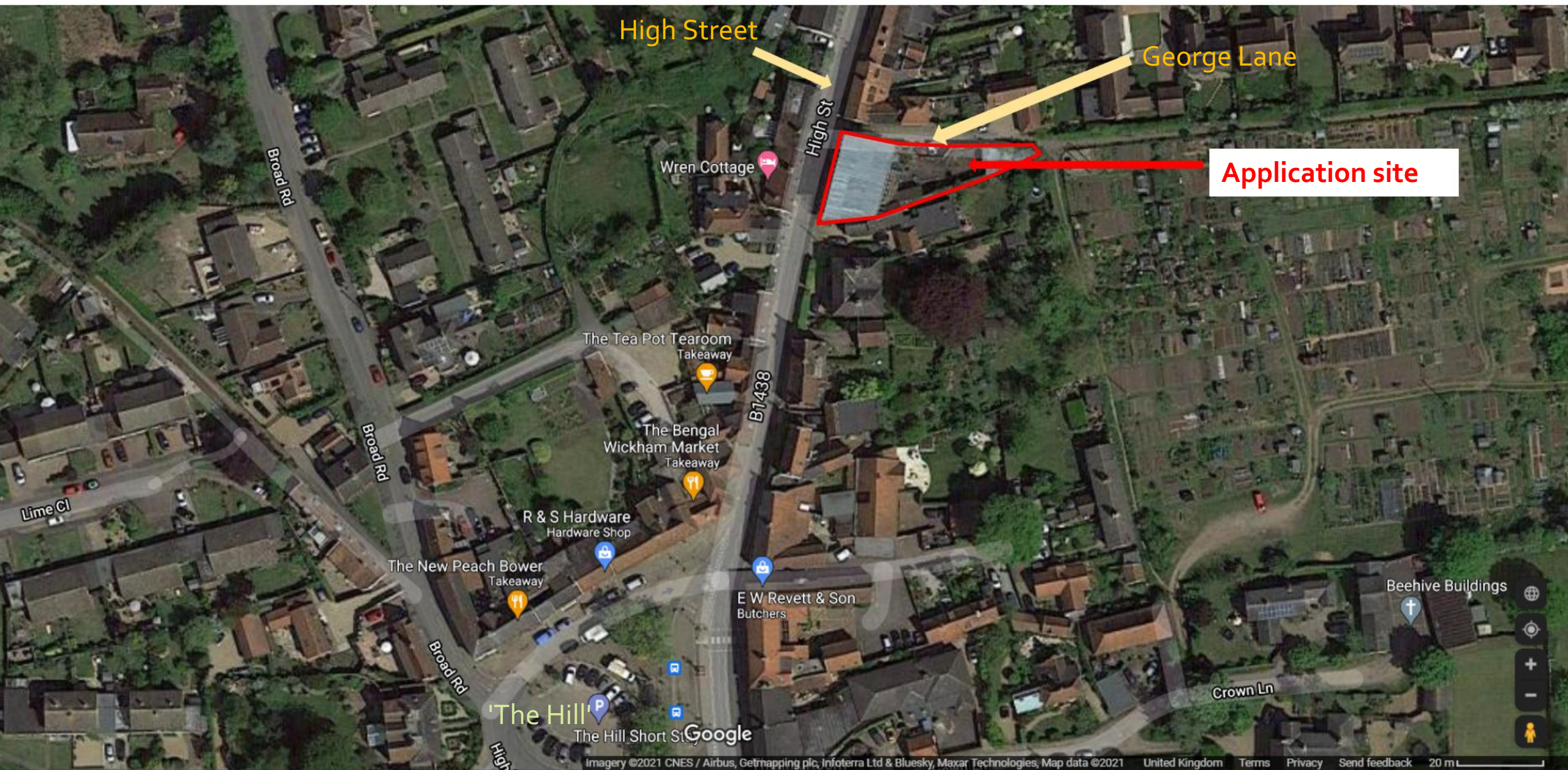
DC/21/1943/LBC

"Removal of Modern Extensions to Rear. Conservation and repairs to Historic Timber Framed Range to Front. New Two & One Story Extensions to rear in keeping with local vernacular. Internal Fit out of New Pub, Bar, Kitchen and Community Spaces. Refurbishment of Rear External Space to new Outdoor Courtyard. Refurbishment of end of Outdoor Courtyard for Bin/Keg Store & Plant.

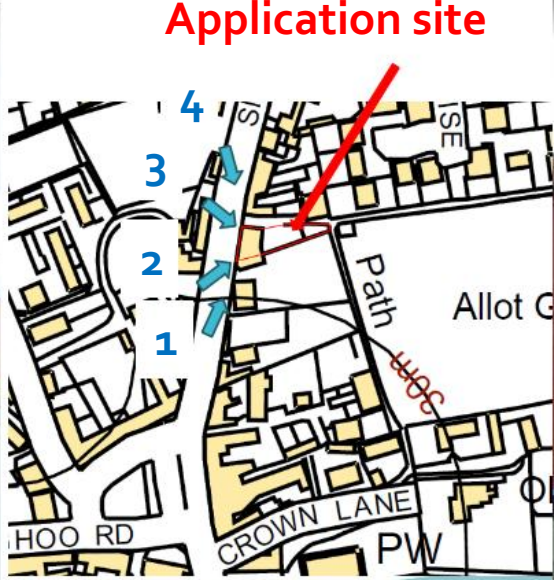
The George Community Inn, High Street, Wickham Market, Woodbridge, Suffolk, IP13 0SD



Aerial Photograph



Photographs pre-fire – From Google Street view (July 2011)

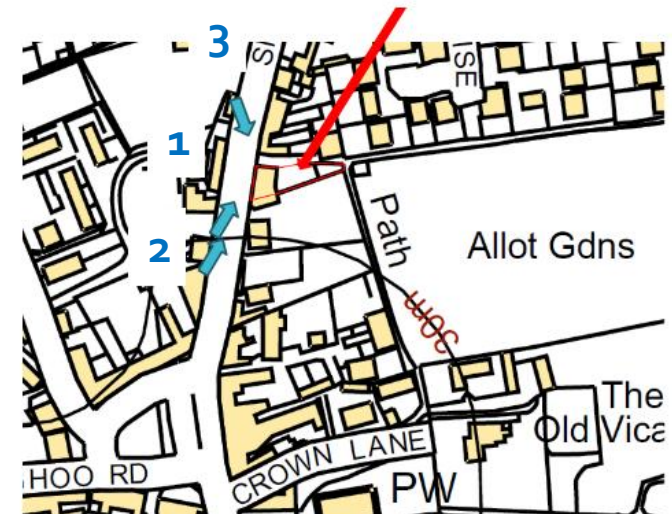


1



In 2021

Application site

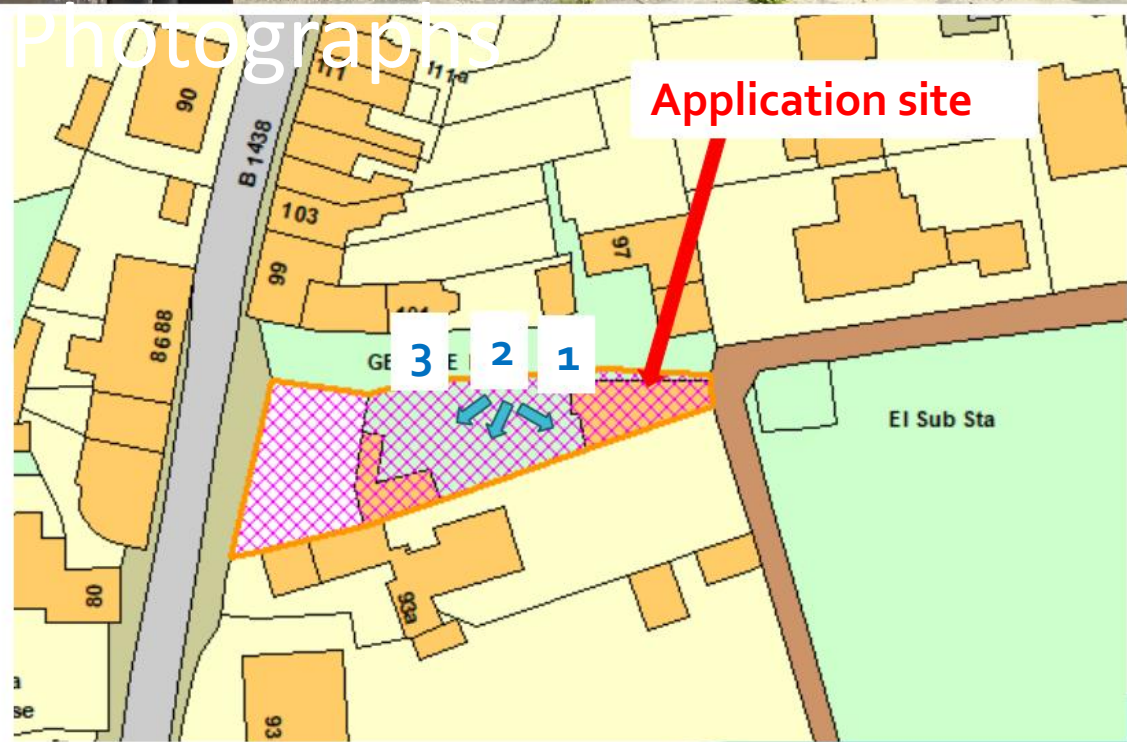


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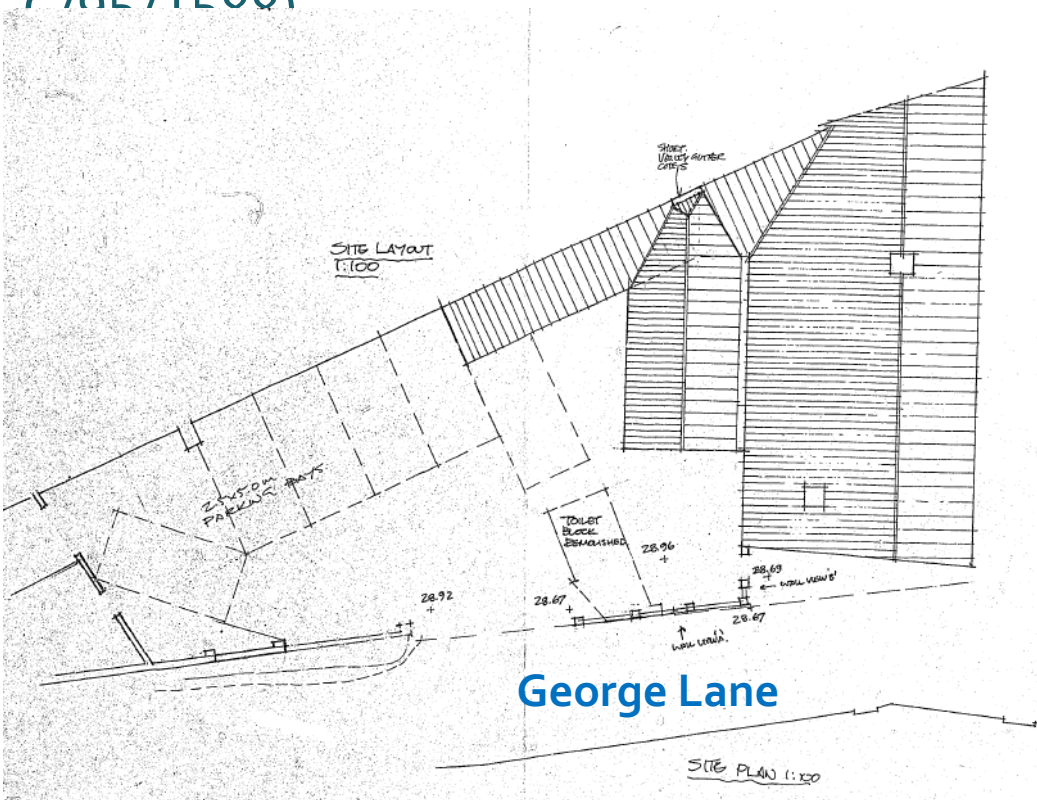


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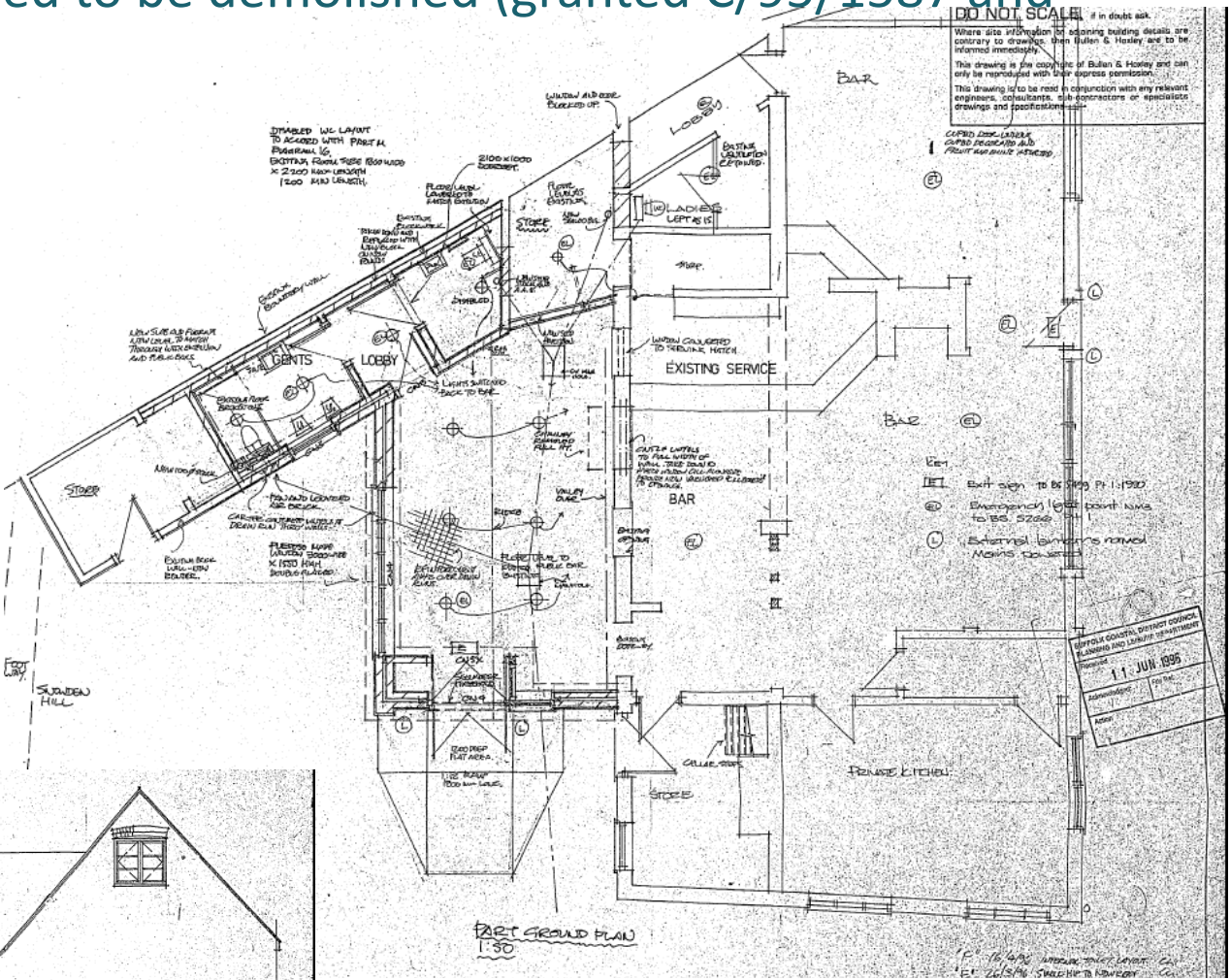
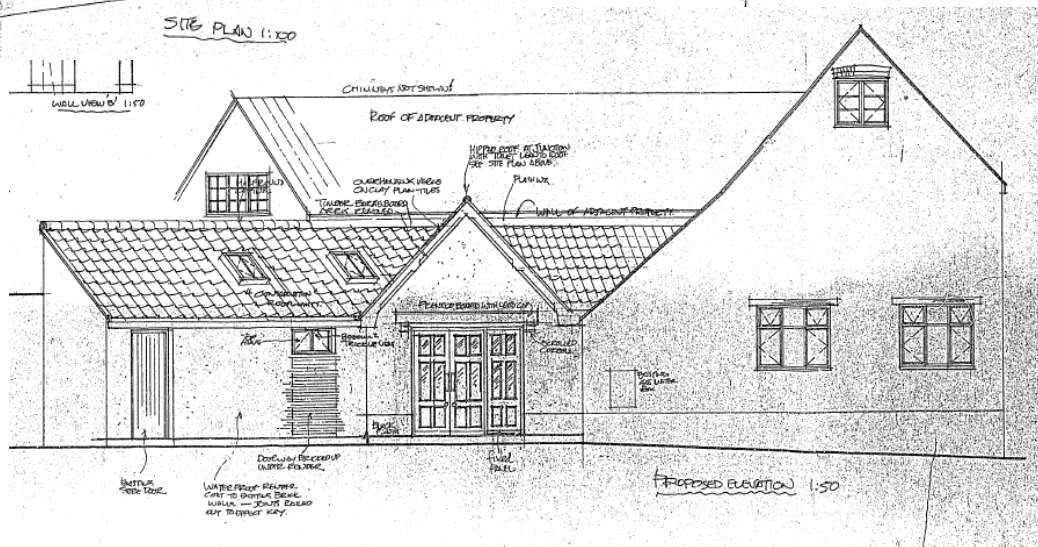


Previous/existing rear extensions which are proposed to be demolished (granted C/95/1587 and C/05/1500)

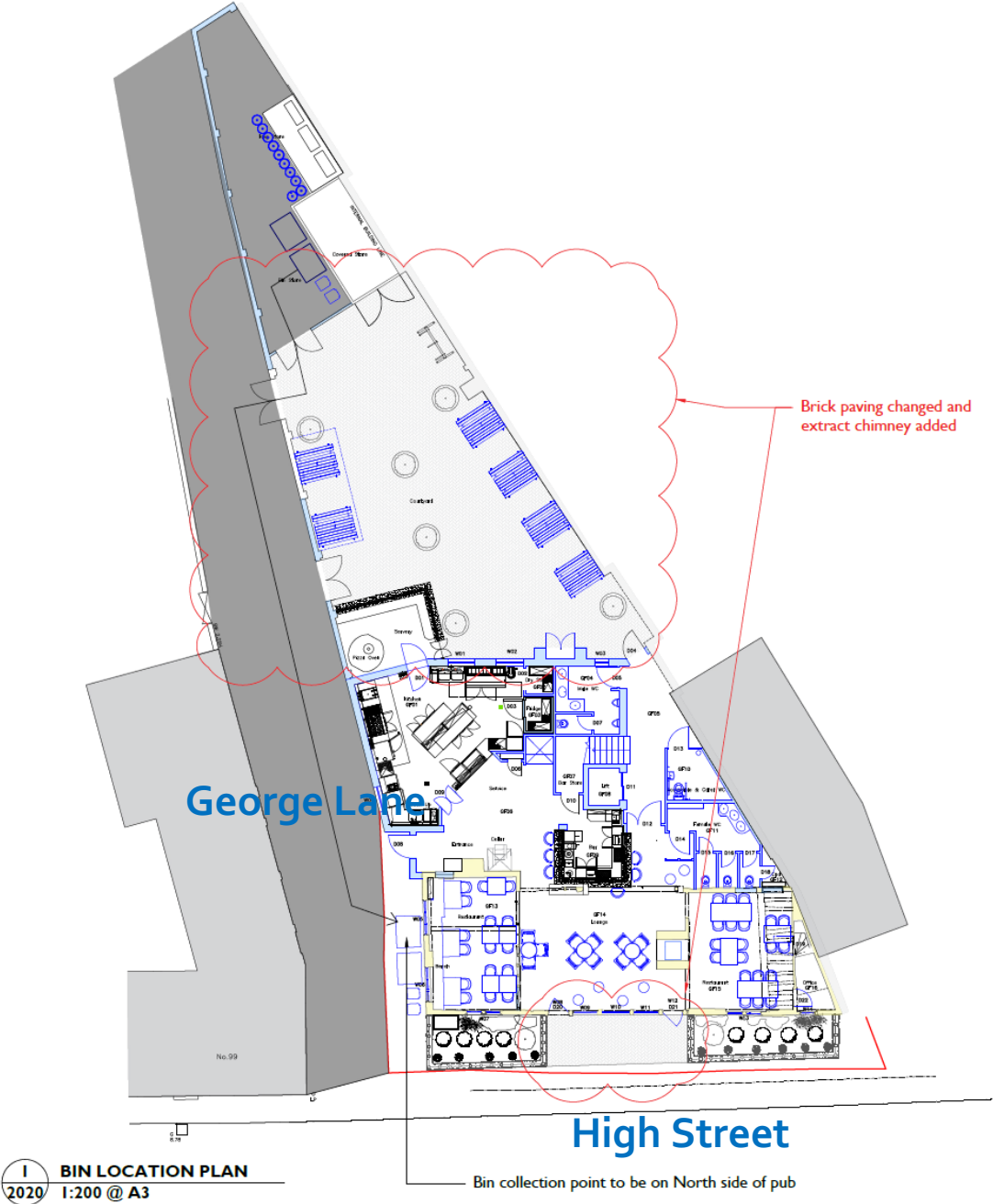


High Street

George Lane



Proposed block plan



Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Parcel shall be notified in writing of any discrepancies.

The floor plan shows a large central hall with a staircase. There are several rooms of varying sizes, including a large room on the left and a smaller room on the right. The plan is oriented with North at the top.

- Reduced ceiling height in this part of store room due to quarter landing above.

- Existing chimney re-lined & new double-sided woodburner installed

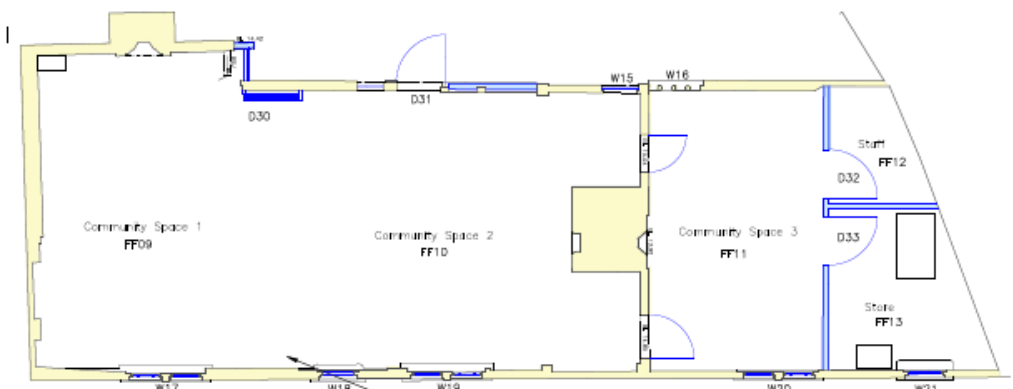
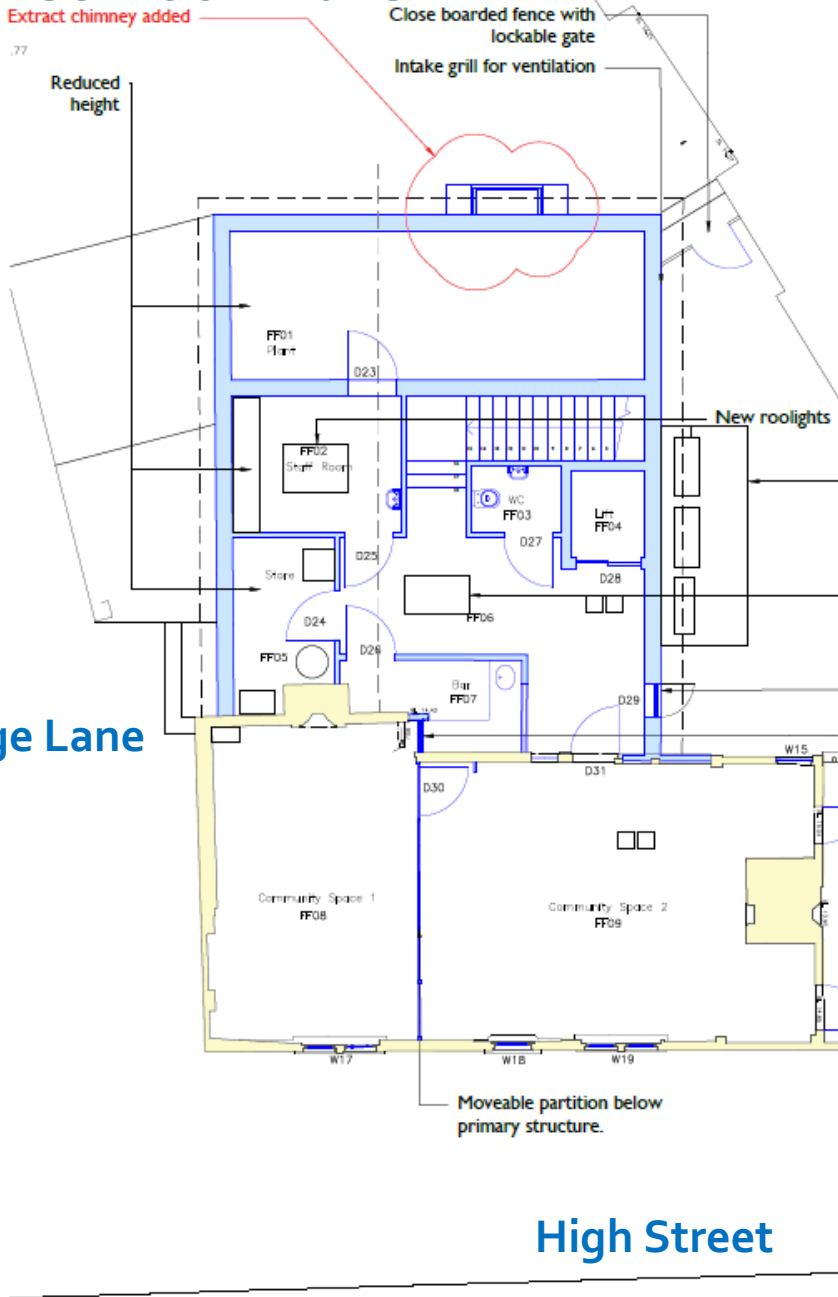
- Existing staircase to be retained and incorporated into new office.

- Grasses - Festuca
- Lavandula - Large variety
- Assorted bulbs for additional colour

240653-PUR-00-XX-DR-A-2003

Client	ES&M	DE	OC	
BLK	DATE	DRAWN	CHECKED	DESCRIPTION
CLIENT	Greenwood Projects Limited			
PROJECT	The George , Witham Market			
TITLE	Proposed Ground Floor Plan			
SIZE & SCALE	A3L			
STATUS	S4 - Planning			
JOB NUMBER	240653			

Proposed First Floor Plans



2
2004
1:100 @ A3

- 3no air source heat pumps with acoustic enclosure.
- Ceiling hatch with ladder
- Maintenance hatch to access roof. Accessible and lockable internally.
- Private service hatch to bar from Community Space 1
- New hatch with ladder from First Floor to Attic Space only.
- Currently Community Space 3 can only be accessed through Community Space 2 unless the historic staircase at the east end of the pub is retained in use.

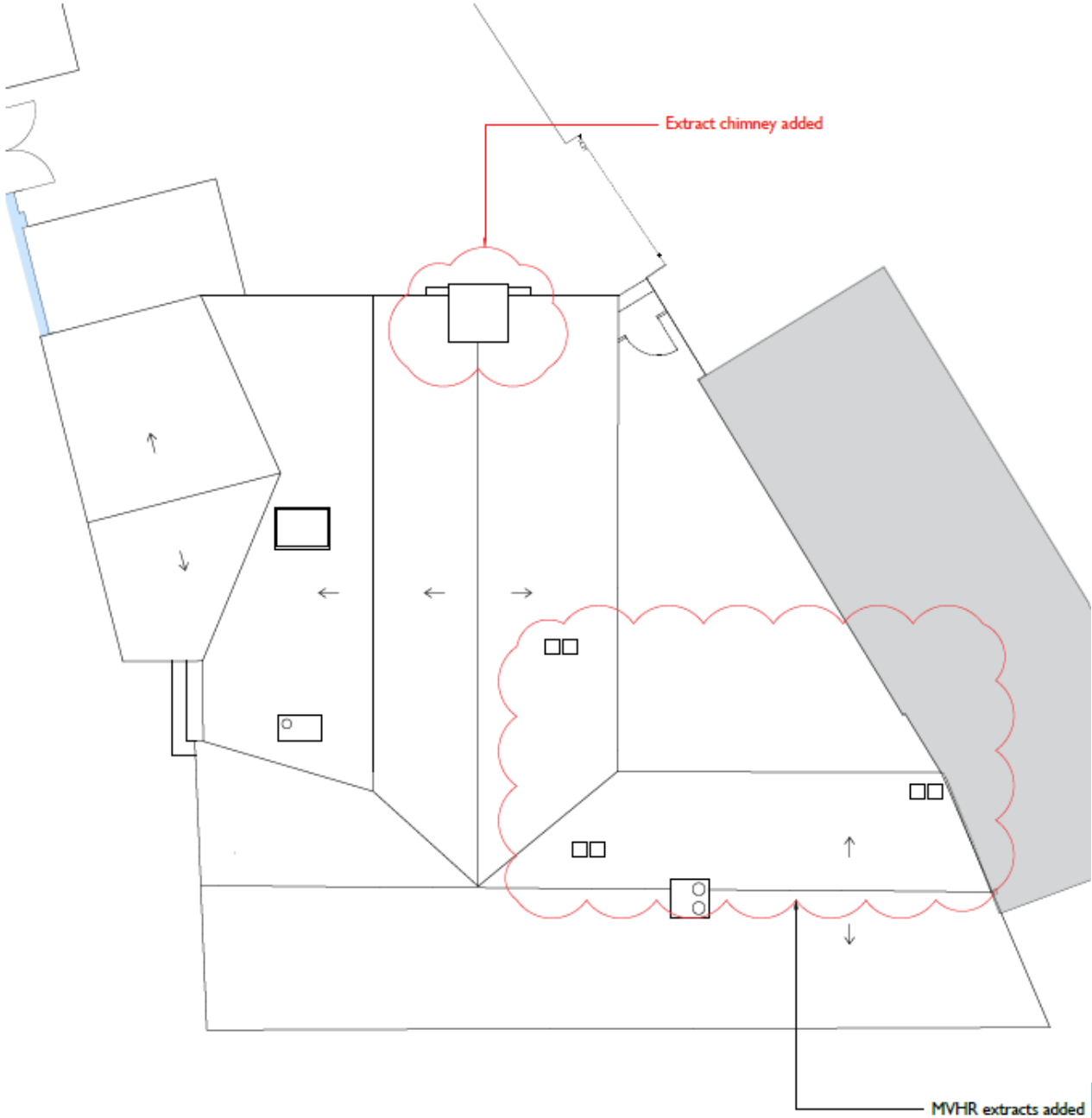
Notes:
Drawings are based on survey data and may not accurately represent what is physically present.
Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
All dimensions are in millimeters unless noted otherwise.
Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

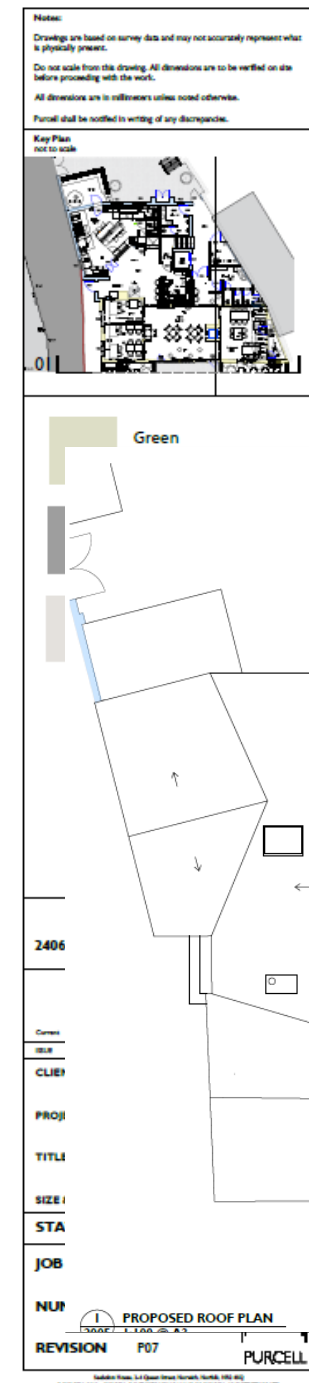
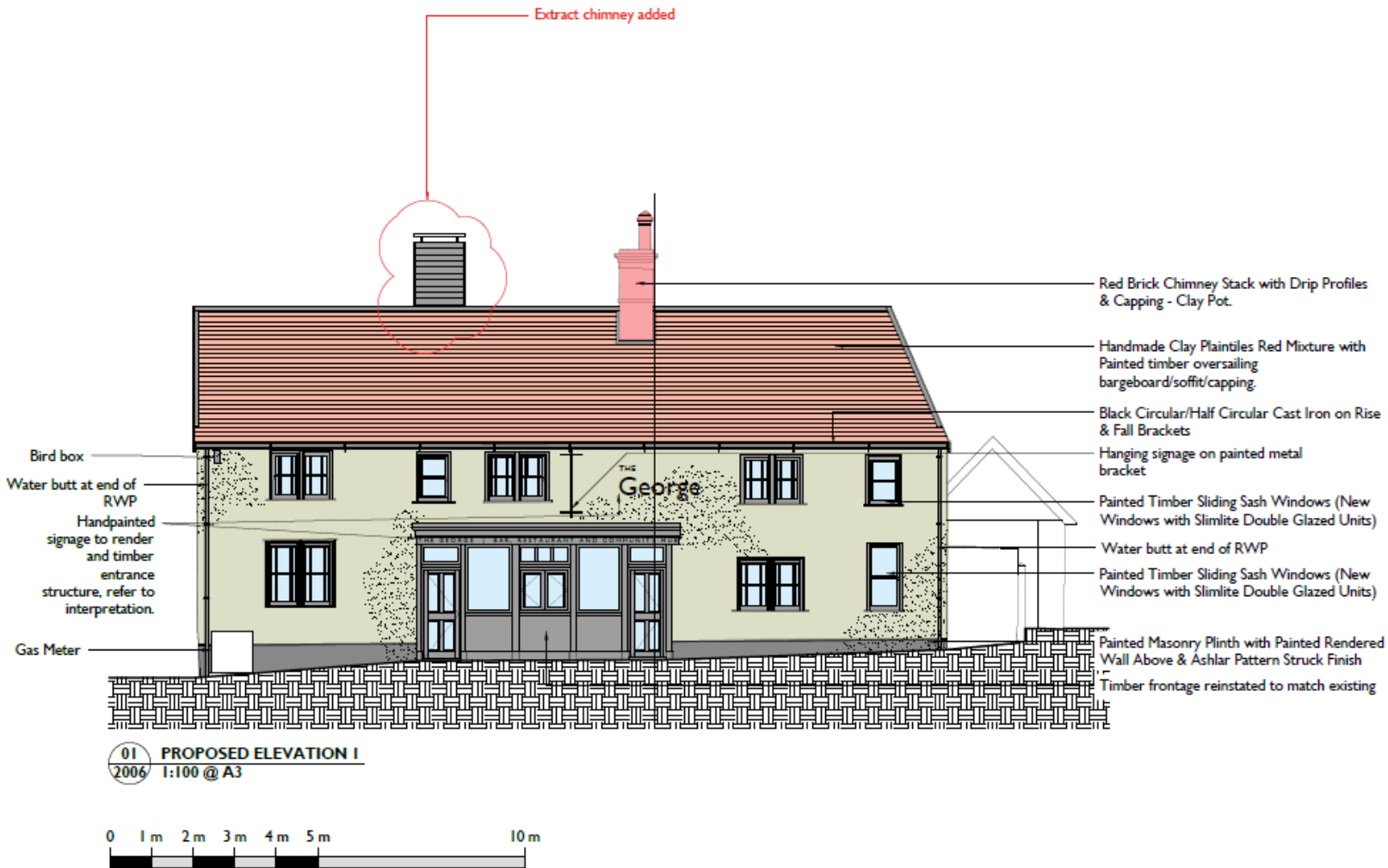
240653-PUR-00-XX-DR-A-2004

DATE	ISSUED	DATE	BY	DESCRIPTION
2004	2004	2004	2004	2004
CLIENT	Greenwood Projects Limited			
PROJECT	The George, Wickham Market			
TITLE	Proposed First Floor Plan			
SIZE & SCALE	A3L			
STATUS	S4 - Planning			

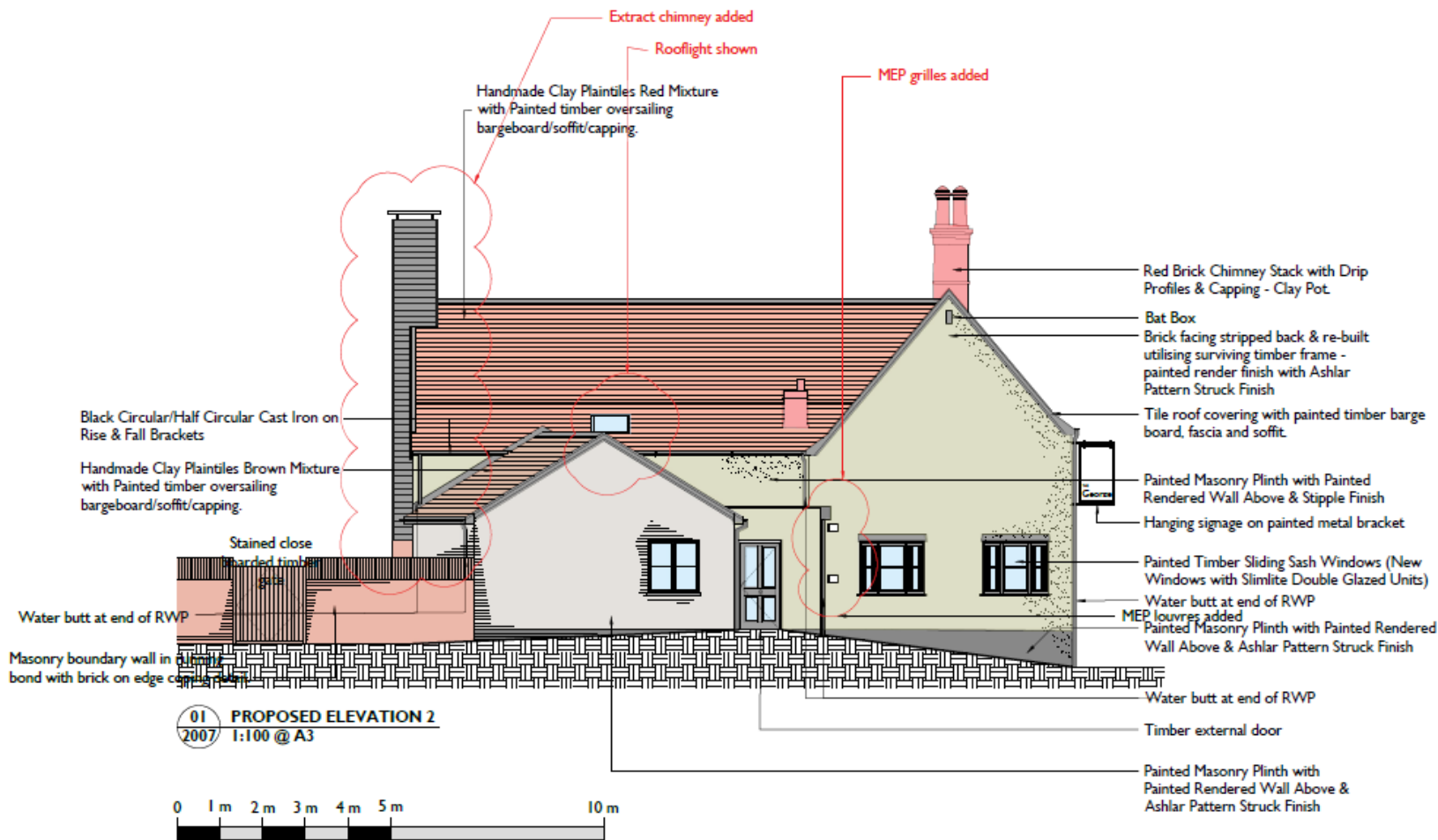
Proposed roof plan



Elevation - Front



Elevation – facing George Lane



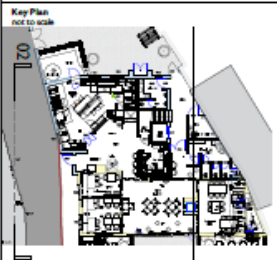
Notes:

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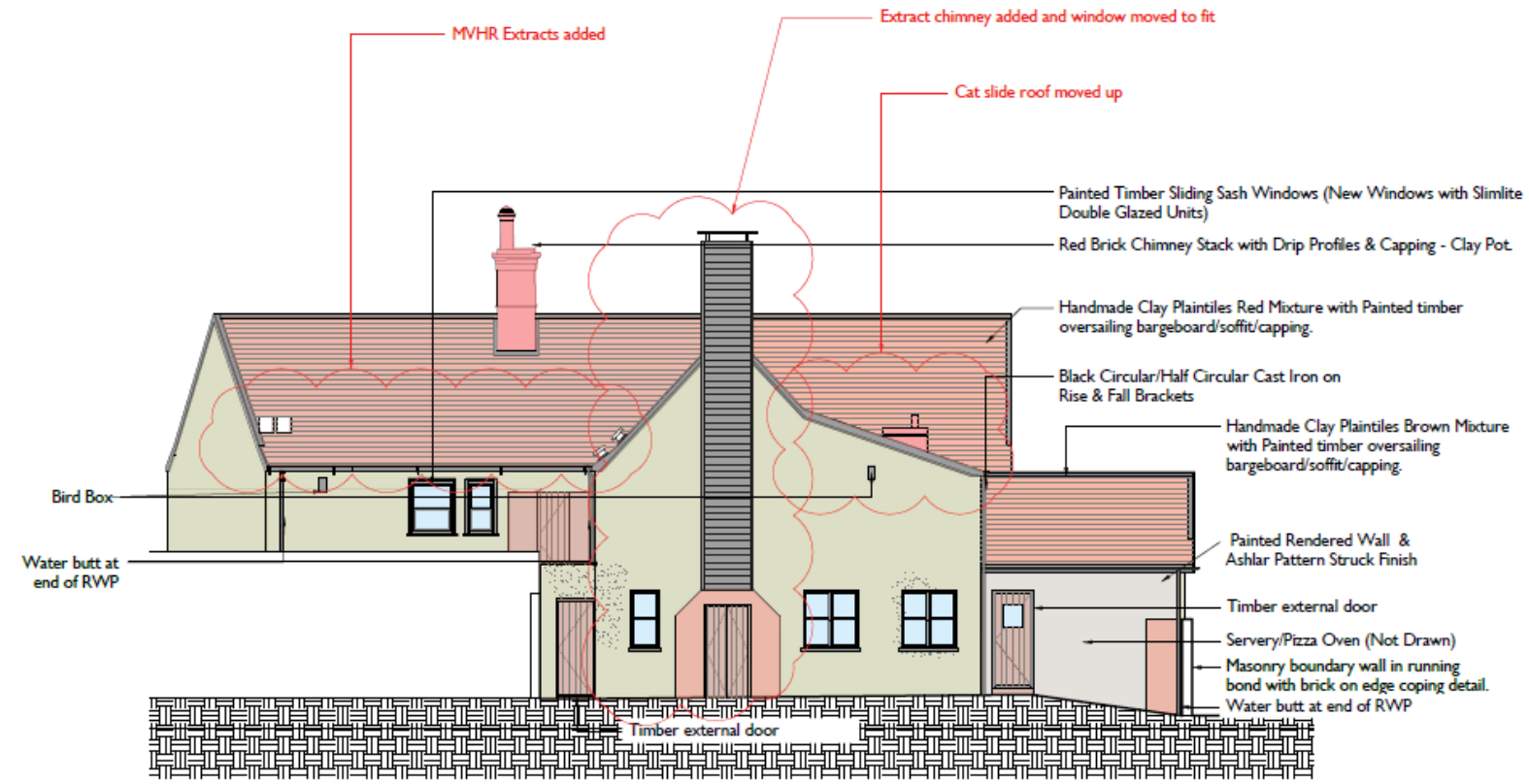
Green
Pantone 5787 C



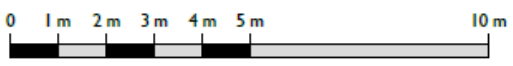
CLIENT
PROJECT
TITLE
SIZE & SCALE
STATUS
JOB NUMBER
NUMBER
REVISION

PROPOSED ROOF PLAN

Elevation – Rear



01 PROPOSED ELEVATION 3
2008 1:100 @ A3



Notes:

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Partial shall be noted in writing of any discrepancy.

Key Plan
not to scale

Green
Pantone 5787 C

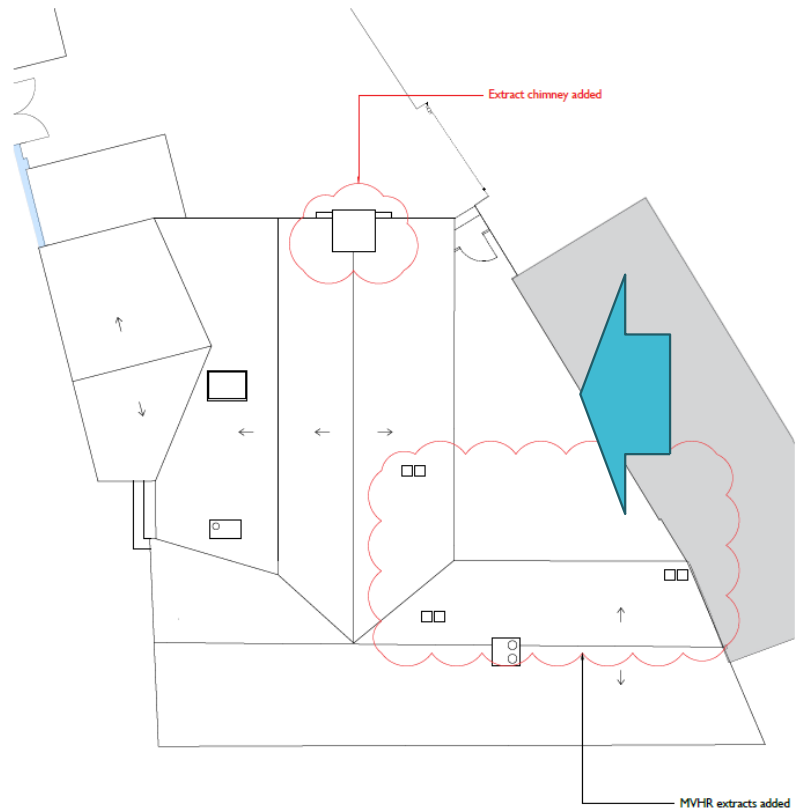
240

Extract chimney added

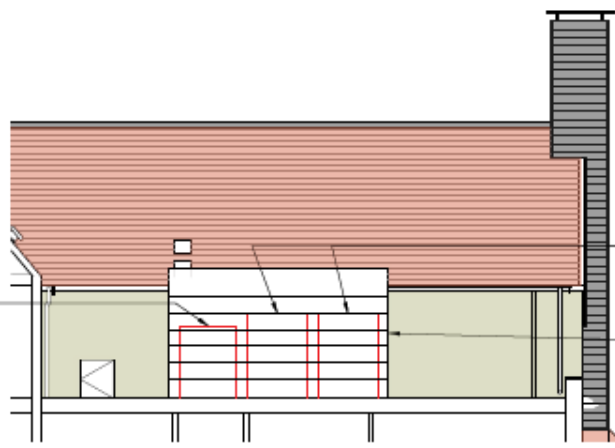
MVHR extracts added

01 PROPOSED ROOF PLAN
2008 1:100 @ A3

Elevations – south



Air conditioning external unit



PROPOSED ELEVATION 4
2021 1:100 @ A3

Material Considerations


- Impacts upon the heritage upon the Listed Building:
 - Restoration of the long term historic use a Public House
 - The impacts of the extensions upon the Listed Building
 - Restoration/reinstatement of the fire damaged building, and securing its long term future.

The proposals would preserve the special interest of the Grade II Listed Building, its setting and the setting of the nearby listed buildings.

The scheme therefore complies with the requirements of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, and Local Plan Policies SCLP11.2 (Historic Environment) and SCLP11.4 (Listed Buildings).

Recommendation

Approve subject to controlling conditions including:

1. Standard 3 year time limit for implementation
 2. Drawings/Plans approved
 3. Materials and detailing – submission and approval of details
 4. Rooflight
 5. Rainwater goods
 6. Internal wall finish
 7. Submission of the Heritage Assessment to the Suffolk Heritage and Environment Record.
- 
- A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.



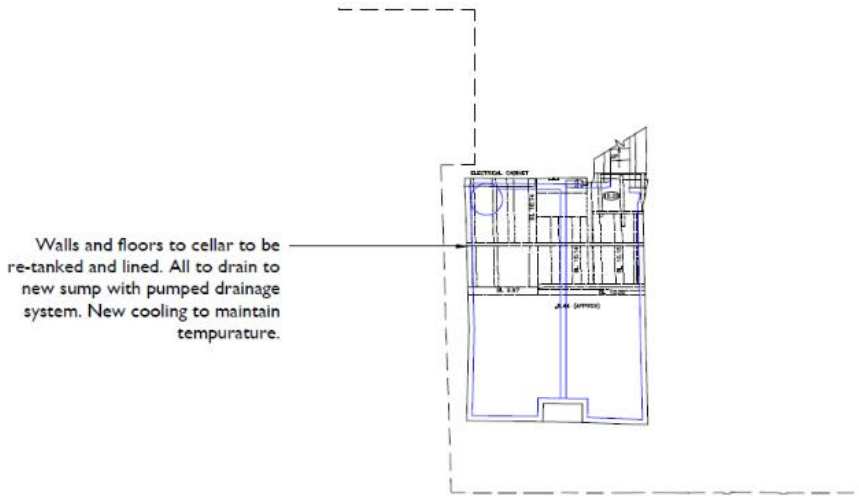
Architectural elevation drawing of a house with the following annotations:

- Extract chimney added:** Points to a new chimney structure on the left side of the roof.
- Rooflight shown:** Points to a small rectangular window added to the roof.
- MEP grilles added:** Points to small rectangular grilles added to the exterior wall near the windows.

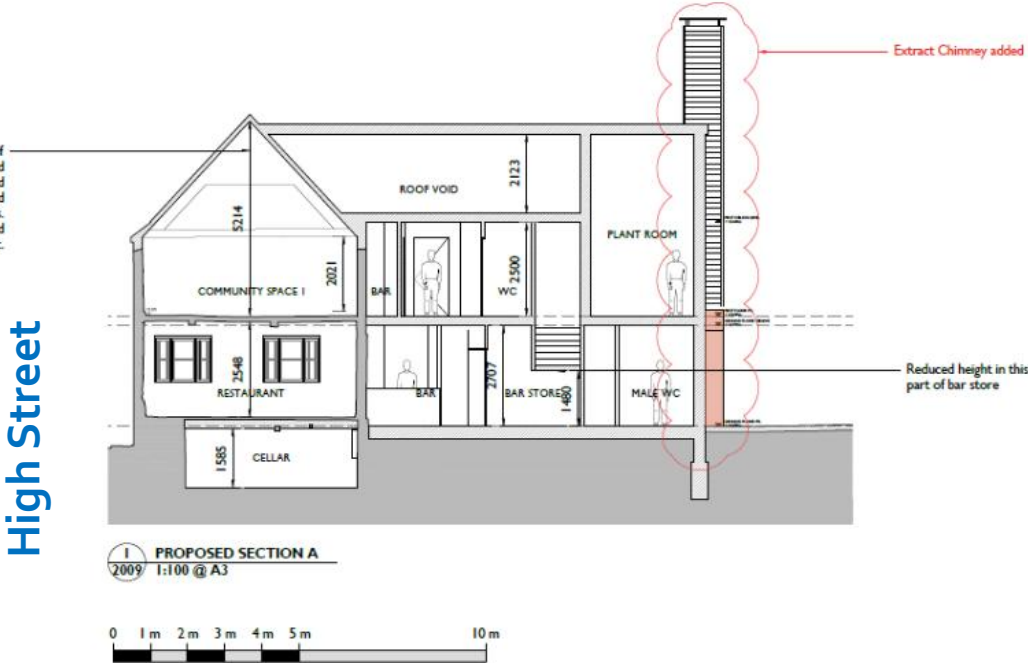
A horizontal beam of total length 10 m is shown. The beam is divided into segments of 1 m each. The segments are colored alternately black and grey, starting with black at the left end. The segments are labeled 0, 1 m, 2 m, 3 m, 4 m, 5 m, and 10 m at the top.

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Proposed Basement Floor Plan and Sections



Basement (beneath area labelled 'Restaurant' on Ground floor plan)



George Lane

High Street



Appendix 5.4: GF, main bar area looking west to the main entrance.



Appendix 5.5: The southern 'restaurant' area.



Appendix 5.6: View from within the main bar, through the frame of F1 into the northern 'kitchen' area.



Appendix 5.7: First floor, Bay 5 with Bay 4 to left. Southern part of the building.



Appendix 5.8: First floor central area of the building, looking north east.



Appendix 5.9: View south over the roof valley between the rear extensions to the building.

Photographs post fire

Photo 6 [below]: View of outer face of first floor of the east wall Note medieval window.



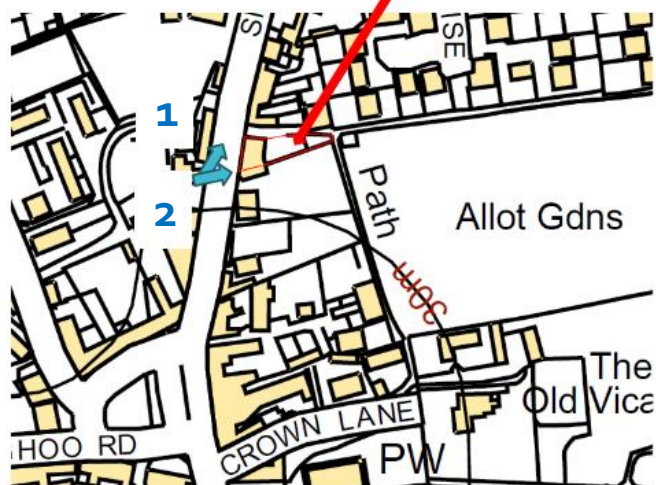
Photo 8 [above]: View of north bay at ground floor looking west

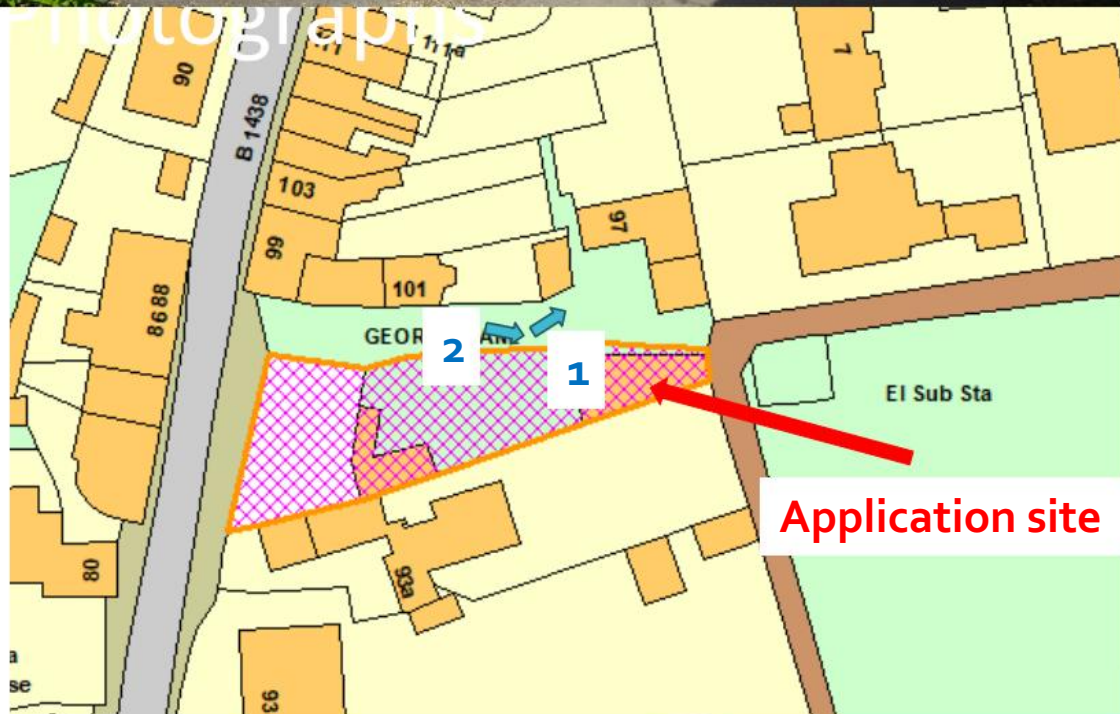


Photo 7: View of central bay at ground floor level looking east



Application site

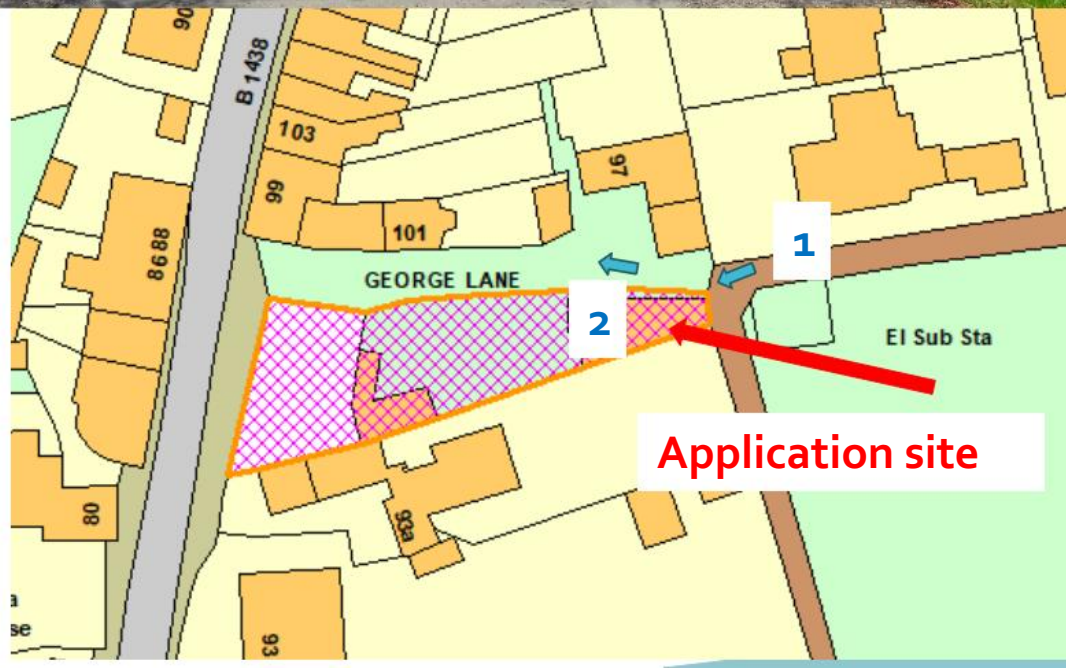




1



2



1



2



Application site

1

Photographs



2

Application site

