

Planning Statement

INFORMATION

Date of Application	5 th September 2022	
Site Address	The Old Tannery, Bungay, Suffolk	
Development Description	Change of use of First floor from Office to Residential to form Live/Work Unit.	
Local Planning Authority	Broads Authority	
Applicant	Sarah Brown, Sarah Brown Cards Ltd	
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Checked By	Penelope Shaw	
Report Revision	V1.1	



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1.0 Introduction

This 'Planning Supporting Statement' seeks to convert the first floor of the Old Tannery to living accommodation to create a live/work unit for the use of the owners' elderly parents.

The site is used by Sarah Brown Cards Ltd which is a bespoke Cards and gifts of flower seeds.

[Sarah Brown Cards Ltd](#)

The Property lies within the Settlement boundary of Bungay which is a well-resourced town.

The application required some minor exterior additions to the building in the form of some new windows.

It also included the raising of the roofs of the garages which are currently used as storage to be able to raise the floor out of any possible flood risk.

It is only these parts of the building that are within the flood zone.

2.0 History of the building

The building historically was a tannery. Tanning is a part of the history of Bungay town which dates from Mediaeval times.

Bungay also prospered because of river trade and the Wherry's would have historically made their way into Bungay. This site is located adjacent to the Waveney. It is not a listed building.

2. Location

The site is located just off bridge Street Bungay. The access road serves a number of properties and is subject of a 20 mph speed limit. A check of Crashmap shows no injury accidents in Bridge street in the last 15 years.

3.0 The Application

The applications seek to convert the First floor from what is currently used as an office, and storage area into a Lounge/dinner 2 bedrooms, study, and kitchen bathroom. A small section of Office will be retained.

The storage area will be relocated to the two garages which are far more practical for the storage of heavy items. Its causing issues currently having storage on the first floor of heavy items as the stairs are not suitable.

The initial plan is for the business owners' parents who are aging to live in the unit so care will be able to be provided for them. In the future the business owner intends to live at the premises to reduce travel.

A lift is included as part of the design.

The business is a thriving one and employs four people full-time including the owner.

The Application requires the addition of some windows, so dormers are proposed to match the existing opening at the first-floor level.

4.0 Storage Areas

The Application will see the loss of two storage areas and replacement with a smaller storage area in size on the ground level.

Whilst the actual areas are smaller they are in fact much more practical in terms of use.

The larger storage area is primarily used as a Gym area as the stairs make it impractical to use for storage due to the risks involved in carrying heavy items up and down difficult stairs.

This is the same for the other first floor area.

The replacement of these areas with ground floor storage is much safer. It will also allow the use of a proper racking storage system.

See pictures below of current usage.





5.0 Local plan policies.

Policy DM.25; New employment development.

The Broads Local Plan states:

a) Live-work units

Proposals for live-work units should also be in accordance with the housing policies in this Plan.

Bungay is a service Centre in the local plan and this site is located within the Development plan area where residential development is allowed.

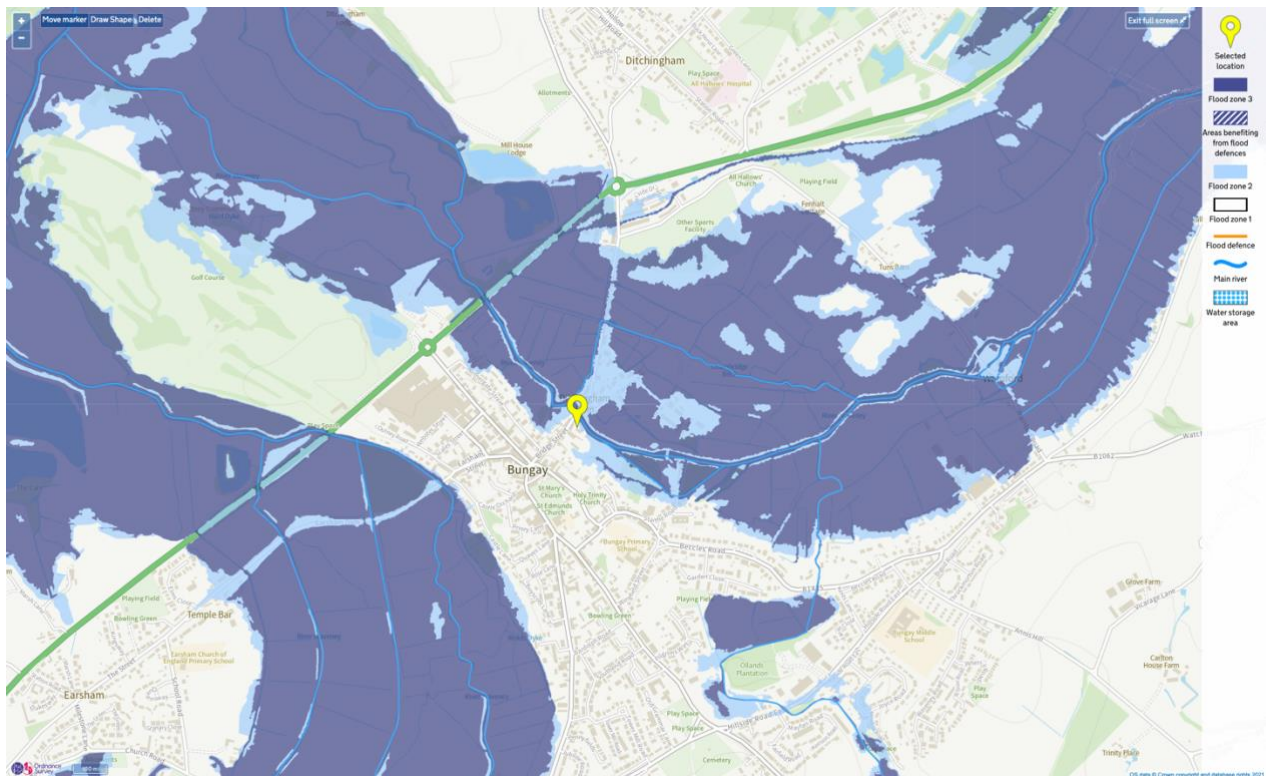
National Planning Policy Framework.

Paragraph 82 states that plans should be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changing economic circumstances.

This proposal is exactly what this paragraph is referencing.

5.0 Flooding

The site is predominately outside the **Flood** risk. A flood risk report is included.



6.0 Conclusion

This is a sustainable location. It will allow the care of the owner's parents in the short term and then a live work unit in the long term in what is a fantastic location for this thriving small business which is providing much needed economic bonuses in the Town of Bungay

Appendix 1

Heritage Statement

Description of Nearby (50m radius) Heritage Assets and Significance (East Side of Bridge Street).

1. BRIDGE HOUSE, 34, BRIDGE STREET: C18 block to road frontage dated 1776. Late C16 with later modifications at rear. Occupied by Gregory Clarke in 1688 who was rebuilding it at the time of the great fire from which it was saved by the watchman. West portion 2 high storeys with 2 blank-window panels at each floor, with flat arches, and stone cills. Red brick. Cornice, below parapet with stone cope. Pantiles. Entrance front on return south. 3 windows, sash, with glazing bars, 6-panel

door with arched patterned radial-bar fanlight, in case with panelled reveals, fluted Doric columns, triglyphs and dentil pediment. Interior: panelled room with enriched cornice, converted to Veterinary Surgeons dispensary, in room above, marble mantel attributed to John Adam with Ionic pilasters tapering downwards, Earlier portion at rear, 2 storey and attic, 3 dormers with segmental pediments. Brick, rendered. Tiles. 5 flush frame sash windows with glazing bars, and canted oriel. 4-panel central door in wood case with consoles. Second door, right, with 6 flush panels and pedimented hood. Chateaubriand resided here in 1795 when the house was occupied by Rev J Clement Ives.

2. 40-44, BRIDGE STREET: C17 with alterations, 2 storey and attics. Pantiles. Part with 1st floor band. One original 1st floor massive frame casement at front and one at rear. One flush frame sash window with glazing bars, blank panel and 3 other casements. Ground floor door and windows with cambered arches. Extra 1st floor sash window with glazing bars, left. Now 4-panel doors. No 40, 2 storey and attics refaced front with grey brick, gauged flat arches. Flush frame sash window with glazing bars at each floor. Flush frame cambered headed entrance door.
3. 48, BRIDGE STREET: C18 with 1804 addition, 2 storey 2 flush frame sash windows now with centre glazing bars only. Stucco, lined and painted. Pantiles. Small former shop window right, and 4-panel door all in wood case.

Nos 2, 4, 6A, 12 to 20 (even), 24 to 34 (even) 40 to 44 (even), 48 and 50 form a group.

4. The Hermitage, 50, Bridge Street, NR35 1HD: BRIDGE STREET (east side). GV II Early C18, two storey, brick, limewashed. Pantiles. Two flush frame sash windows, with glazing bars, at each floor. Four-panel door with flush frame.

Nos 2, 4, 6A, 12 to 20 (even), 24 to 34 (even) 40 to 44 (even), 48 and 50 form a group.

Conservation Area

The application site sits within the "Market" area of the conservation area.

The Market Character Area

Borough Well Lane, Bridge Street, Cross Street, Earsham Street, Market Place, Trinity Street (north of Cross Street)

Character Area Summary

These streets are the residential and commercial streets at the heart of the town. The Market Place is at least as old as the castle, and originally occupied a large area outside the castle gate.

Bridge Street and Earsham Street were major routes leading to the river bridges and out of the town. There were shops, workshops, houses, inns, and beer houses, and near the river in both streets there were tanneries. In Earsham Street there was also an ironworks and at the bottom of Bridge Street there was a wharf.

The development of the Market Place has created a close-knit series of interlocking spaces and closed views around the Butter Cross, the Black Dog standard, and the adjoining streets.

There are good views down the streets and interesting visual sequences amongst them. Most notable is the view down Bridge Street, with its slightly winding rows of houses and diverse roofscape. A further memorable view is that looking south from the Three Tuns which includes the Butter Cross, St Mary's tower, and the façades of St Mary's Street. The area's character is derived from the layout of high quality and varied historic buildings around the town's oldest historic spaces, and from being the commercial centre.

Bridge Street

Bridge Street drops quite steeply from the Market Place down towards the river. At its junction with the Market Place, it is enclosed by three storey buildings, which give way to two storeys as the incline becomes less steep. Because of this, the experience of the street is particularly picturesque, as a journey. The street follows a gentle serpentine course, which continuously exposes the façades and closes serial views. In the nineteenth century it was lined with shops and inns, but it is today primarily residential. The pinch-point at the western end of Bridge Street is formed by the three-storey gables of Nos 1-3 Market Place and Aldeby House (Fig 61). The scale of buildings decreases quickly with Nos.1&7 Bridge Street (Fig 62). The building line is entirely linear, although it is broken up in a few places.

On the north side the building line is broken by the Bridge Street car park, which forms a subsidiary space at the junction with Nethergate Street (Fig 62). The car park was formed by the demolition of cottages in the later 1960s; it is enclosed on three sides by buildings and by trees on the fourth. The parked cars are for the most part successfully screened from the street by a shrubbery. The street line, and sense of enclosure are again interrupted by the Chequers car park which was created by the demolition of seventeenth, and eighteenth century cottages c1970. The reinstatement of buildings on the street frontage would be of considerable benefit to the streetscape.

The only breaks in the building line on the south side of the Street are for courtyards and the drive and gardens of No.34, and Bridge House. Further east are two more yards. Nearest the river is Wharf Yard, with its former smoke house and warehouse.

buildings. From here there are good views across the river, and of the backs of buildings in Bridge Street. The buildings in the yard are prominent in views of the River from the footpath known as the Bigod Way. The second yard is at the rear of Nos.24-26 where a range of little altered nineteenth century, red brick workshops and stores enclose a cobbled courtyard.

Although now primarily a residential street, a number of good nineteenth century shop facias have been retained. Amongst the most impressive is the late nineteenth century restored facia to No.36. No.26 has a perfectly preserved mid nineteenth century shop facia to its street and return elevations which retains its original glazing and pilasters. Nos. 28 (Fig 65) and 32 retain elegant bowed early nineteenth century shop fronts. At the Market Place end of Bridge Street, the mid and later nineteenth century facias to a cluster of former pubs have also survived.

Bridge Street is distinctively colourful, with rendered façades in soft pastel tones as well as brighter shades of blue and pink, which complement the earthy red tones of the few exposed brick frontages. While the street is relatively quiet, in part due to the one-way traffic system, the colourful façades give a vibrant character to the street.

Most buildings have their roofs side-on to the street, with steep roof pitches of approx. 45-55 degrees, clad with black or red pantiles. The relative uniformity of the roofscape with regular placement of chimneys, combined with the variety of colourful façades provides a strong sense of place. The sense of place is enhanced by the clear termination of the street at Falcon Bridge (Fig 67).

The most notable buildings in the street are Bridge House and No.34, the former a sixteenth century timber-framed mansion with elegant, later-eighteenth century façades.

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[Reference: Bungay Conservation area appraisal document.](#)

History of Tanneries

The history of tanning in Britain. The work of an ancient tanner was unglamorous to say the least. It started with an arduous preparatory stage that could take several weeks.

First, the animal's skins were cleaned and softened with water. Once cleaned, the tanners still had to pound the hides to remove excess fat and flesh. Next, to loosen the hair follicles, they would either coat the hides with an alkaline lime mixture, leave the hides out to putrefy for months, or soak them in vats of urine before removal with a dull knife (scudding). In the 'bating' stage, tanners worked animal dung or brains into the skins either by beating with sticks or kneading them in a vat of faeces and water.

The combination of bacterial enzymes found in animal waste and the beating or kneading action fermented the skin and made it supple. Understandably, ancient tanneries were always found on the outskirts of towns. With the malodorous preparatory work complete, the hides were ready for tanning. From ancient times and through the 18th century, tanners used a chemical compound called tannin, derived from tree bark and certain plant leaves. Hides were stretched out on frames and immersed in vats of concentrated amounts of tannin. Tannins bind to the collagen proteins in the hide and coat them, causing them to become less water-soluble, more bacteria-resistant, and more flexible.

'Pure finders' were the people who picked up dog excrement in the street to sell to leather dressers and tanners. Over the next year, the hides would be soaked in various tanning solutions before the meticulous rinsing and drying out process began. The work was dull, strenuous, and very, very smelly. Little wonder that tanners usually married other tanners! By 1900, centuries old village-based tanneries specialising in single products had been completely replaced by industrial scale urban tanneries producing a variety of leather products.

[References](#)

The application building was so placed because of the proximity to the water.

Site History

The Application Site was subject to an application to convert the building to 3 craft units 22nd April 1998. The Plans are quite basic on the application an just show three units in what is now the whole application site.

Guidance

Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision Taking in the Historic Environment - Historic England (2015)

Assessment of the effect of the proposed development Scale, Massing and Layout

The proposals cannot be viewed from the conservation area as it is hidden behind the buildings. It does not affect the settings of the listed buildings as the listings refer to the front vista of the buildings Bridge Street itself. The building is hidden behind the buildings.

The building is however visible from the river and the Bridge.

The actual changes involved in the re-purposing of the building are very minor and will not have a material effect on the visual look of the building.

Materials

The materials proposed are the use of materials used on other building already.

Access and Landscaping

The proposals are to make use of an existing access and parking, with no landscaping necessary.

Views

There is a minimal view of the building from the Bridge and the additional windows probably cannot be viewed except from a canoe.

Change to general character

There will be minimal change to the general character of the area.

Conclusion

There will be no impacts on the conservation area and street scene of Bridge Street.

It is considered to maximise enhancement and minimise harm to the significance of the heritage assets in accordance with guidance set out by Historic England, and in the National Planning Policy Framework. It also provides an important viable use for the business.

It is considered that the development complies with the requirements of Section 66 (1) of the Planning (LB and CA) Act, section 16 of the NPPF as well as The Broads Local Plan.