

Tinkers, Walberswick Road, Walberswick, Suffolk

“Replacement dwelling (self build)”

07.06.26

1. Opinion

In the opinion of the Planning Advisory group this application can be **approved**, subject to the comments made in section 4 (below) being addressed.

2. Description

This application proposes a two bedroomed single storey replacement dwelling to the east of the burnt out shell of Tinkers. The shell is to be consolidated and retained as a walled garden and terrace, forming part of a dramatic approach to the new dwelling. The replacement dwelling is to be surrounded by a galvanised deck taking advantage of the views to the north. To the west, separated by a public footpath, is a garage, shed and bin store.

The site is located within the Suffolk & Essex Coast & Heaths National Landscape and overlooks the River Blyth estuary.

3. Comment

The proposal represents an imaginative response to the reuse of a challenging site and the ruined shell of Tinkers.

The design responds positively to the site by adopting an uncomplicated single storey form, which helps reduce the impact of development on the wider landscape.

The accommodation proposed is modest – two bedrooms and an open plan kitchen / living / dining / study area. This approach has ensured the plan form is kept tight, which has obvious benefits from a visual impact point of view.

Due to the flood zone location, it is required that the accommodation is raised above the surrounding landscape, which has the unfortunate consequence of the roofline of the new structure visually dominating the retained ruin. However, the setting back of the proposed house from the north elevation of the ruin does allow the retained house some visual prominence.

Doors, windows and rooflights have been kept proportionate in both number and size, and openings are to have galvanised roller shutters (with 3mm punched holes) which will assist in mitigating light spill from the property.

The materials proposed to the walls and roof of the main house (corrugated hemp board) are sustainable, good quality and visually recessive. The garage and store building is to be

clad in corrugated aluminium cladding. While this material will have some reflective qualities when new, it should dull in time.

It is requested that trees and scrub be retained on site to ensure the ruin and new dwelling sits in as natural a landscape as possible. The formality of hard landscaping should be avoided where possible, and a full lighting and landscape plan should be made a condition of any consent.

4. Summary

This is an imaginative design that responds well to its sensitive location. To ensure minimal impact on the wider landscape we request:

- The views of the National Landscape Officer be sought in relation to the design, specifically light spill, and the impact this would have on the National Landscape.
- A condition be attached to consent preventing the conversion of the ruin into a separate dwelling at a later date.
- A condition be attached to consent requiring a full landscape and lighting plan to be submitted.