

DC/24/0601/FUL

The Boathouse, Southwold Harbour Walberswick Side, Ferry Road, Southwold, Suffolk IP18 6TJ

“External fire escape staircase”.

08.03.24

1. Opinion

In the opinion of PAG, this application will preserve the conservation area and can be **permitted**.

2. Description

The Boathouse is one of a group of large shed-like buildings that are located on Walberswick Quay, with views over the marshes to the North-West and both Walberswick and Southwold broadly to the North and South. It adjoins The Yacht Yard.

This area of the village used to be covered by the Southwold Harbour and Walberswick Quay Conservation Area, but in January 2024 was included in the Walberswick Conservation Area (Walberswick Quay Extension area). This is covered by the supplementary document ‘Extension of the Walberswick Conservation Area Supplement to the 2013 Conservation Area Appraisal’ published January 2024 and appended to the Walberswick Conservation Area Appraisal 2013. The Boathouse is mentioned in this supplementary document, but the statements made are not pertinent to this application.

The Boathouse is predominantly red brick, with a black stained timber weatherboarded gable and red pantile roof. A Juliet balcony on the gable facing West has metal balustrades.

3. Comment

“These buildings have since been converted into residential and commercial use; however, the majority retain their utilitarian appearance and character” - Extension of the Walberswick Conservation Area Supplement to the 2013 Conservation Area Appraisal.

By using metal and oak and a fairly simplistic design, the proposed staircase will retain this utilitarian appearance and somewhat mirror the staircase belonging to the adjoining property, the Old Yacht Yard.

The proposed staircase will be visible from the Blackshore Character Area of the Southwold Conservation Area.

A new fire door is also included within this application, at the head of the main staircase. The new staircase will provide external access to Bed 2 and a bathroom. Should the owners wish to let this part of the property independently of the main house, the proper permissions should be obtained.

4. Summary

The materials used, and design proposed are sympathetic to the existing building and site, causing no undue affect to either the Southwold or Walberswick Conservation Areas. Accordingly, the application can be approved.