

DESIGN, ACCESS and HERITAGE STATEMENT

Asfield Lodge, Ashfield cum Thorpe, Stowmarket. IP14 6ND

Applicant : Mr T & Mrs A Gibbon

Date : 23/3/2021



Ashfield Lodge & old farm building as seen from the road

1 **Description :**

Conversion of building to ancillary accommodation to Ashfield Lodge.

2 **The Site**

2.1 Ashfield Lodge is listed grade II, List entry Number 1352468. The listing is as follows:

5/6 Ashfield Lodge 9/12/55 (formerly listed as Ashfield Lodge and barn) - II

Farmhouse. Late C16. Rear service range to right of C17 and later. Substantial early C19 alterations, including raising and re-roofing of original house and addition of rear wing to left, incorporating the parlour cell. Main range. Timber framed and plastered, lined to imitate ashlar; hipped slated roof with wide plastered eaves. 3-cell form. 3 storeys. A range of 5 first floor windows: C19 mullion and transom 3-light casements without glazing bars. 3 half-height C19 casements to second floor. Mid C20 standard casements on ground floor. 2 doorways. To left a lobby entrance: C19 6-panel door, the upper 2 panels glazed. 4-panel door to right. Internal stack with good original shaft comprising 4 flues grouped in sawtooth pattern, with projecting bricks at the base. C19 wing. Red brick with hipped slated roof. 2 storeys. Symmetrical 3-bay facade, the centre bay set slightly forward. Inset sash windows, 9, 12 and 16-paned, under rubbed brick arches; the centre window is set within a 3-centre arched recess. Upper right window is a dummy. Doorway has 6-panel raised and fielded door and semi-circular fanlight with glazing bars, set within a semi-circular arched recess. Service wing. Timber framed and plastered, above a ground floor underbuilt in colourwashed brick. Pantiled roof, not steeply-pitched. Several slatted windows, one diamond-ledged window. Interior of house not examined but thought to be largely unaltered since C19.

Listing NGR: TM2164063731

The cart lodge / old farm building to be converted is not mentioned in the listing but due to the proximity of Ashfield Lodge is possibly considered as a curtilage structure.

2.2 The property is not within a designated "Conservation Area" or an "Area of Outstanding Beauty".

2.3 Leigh Alston MA produced a "Heritage Asset Assessment" of Ashfield Lodge and its surrounding buildings dated January 2018, see attached.

The assessment on page 2 estimates the building as being "mid-19th century" (ref the blue shaded barn) and describes it as a remaining part of a large complex of mid-19th century buildings as seen in aerial photographs see page 7, figures 6 & 7.

2.4 The building is currently used as a cart lodge and open fronted workshop area as part of Ashfield Lodge and has long since been in agricultural use, probably about 40 years.

3 **Layout / Design**

- 3.1 The proposed use of the building will be as annex accommodation to Ashfield Lodge and for an elderly relative to provide sheltered style accommodation.
- 3.2 The building is a linear form with an open north side off the old farmyard to the north. An existing door within the south wall is the only opening in this wall from the lodge.
- 3.3 Proposed new windows and a new doorway have been designed to be on the northern side. To gain daylight to the southern side of the rooms rather than insert new windows in the wall it was felt that conservation style rooflights would have less impact and retain the historical and visual context between the buildings.
- 3.4 To minimise internal corridors and allow spaces to achieve natural daylight with new windows on the north side, bedrooms have been planned at each end with a central living area in between and the old doorway retained for able bodied stepped access. Wheel chair access is provided by a small ramp on the northern side off the existing yard as the levels at the existing southern door would be difficult and result in an excessive length ramp.
- 3.5 A high brick wall with a large pair of gates exist on the eastern side of the old farmyard so views of the development from the roadside are restricted.

4 **Size**

- 4.1 Measured internally per square metre

	Ground Floor
Existing	95 sqm
Proposed	95 sqm

5 **Appearance**

- 5.1 Roofs : The existing pan tiles are to be reused and any damaged tiles to be replaced with matching.

Walls : Brickwork to be repaired as necessary using lime mortar and any damaged bricks carefully removed and replaced with matching second hand bricks.

New external walls will be softwood feather edge timber boarding sized to match existing and stained black.

8 **Access**

- 8.1 It is proposed to use the existing vehicular entrance drive and parking area to the south of Ashfield Lodge rather than the existing gates on the eastern side which due to the proximity of the building to the road have limited visibility to the south.

9. **Ecology**

- 9.1 The building is mainly of brickwork construction in residential use as a workshop and 2 parking bays. The yard to the north and the driveway to the south are hardstanding areas with very limited obvious natural habitat. The opportunity for bats or other species to use the buildings is thought to be unlikely due to the current residential use.

10. **Landscaping**

- 10.1 No additional landscaping is proposed as the occupants will use the main house gardens. The immediate area in the yard to the north will remain as hardstanding with a few plants in pots.