

APPLICATION FOR PLANNING PERMISSION - DC/21/02933

DESIGN ACCESS & HERITAGE APPRAISAL STATEMENT

1st June 2021

Location:

Gipping Lone, Chapel Green, Gipping, Suffolk IP14 4PU

Application description:

Proposed alterations and extensions to domestic leisure and garage building to form, gym, enclosed access to first floor, and enclosed balcony and jettied dormer. Single storey extension to pool house to form gym.

Introduction:

Application is being made to Babergh Mid Suffolk District Council for the works described above. The domestic leisure building is set within the curtilage of a scheduled heritage asset (Gipping Lone Listed grade 2).

This document shall describe the proposed works and the impact on the heritage asset.

Heritage:

Historic evidence from the 1885 Ordnance Survey map, describes the property as 'Old Vicarage or Coppings' The map shows ancillary buildings to the west of the house and outside the present ownership. These historic buildings no longer exist, The present service range dating from 1980's is located closer to the main house.



Gipping lone is described by Historic England as follows;-

“GIPPING TM 06 SE

5/39 Gipping Lone - 9/12/55 -- II*

House, built in 2 stages: a lower 3-cell range said to be of late C15 origin, and a range added to form L-plan in c.1600 and containing hall and parlour cells. 2 storeys. Timber-framed and plastered: the south gable tiebeam oversails and is well-carved, incorporating Tyrell coat of arms. The studding of the gable above has been exposed. Concrete plaintiled roof. A fine axial chimney of c.1600 red brick has 4 circular shafts with moulded bases. The shafts are formed of terracotta tiles with various patterns impressed upon them. Exterior remodelling of early C20 includes casements with leaded lights. A number of these are of oriel form with ovolo-moulded cills, mullions and transomes in the early C17 manner, some perhaps being original. In the re-entrant angle between the wings is a flat-roofed early C20 leaded roofed entrance porch with boarded door. Interior features include moulded stone fireplaces and oak wainscotting and overmantels of c.1600. Formerly known as the Old Vicarage. Suffolk Houses: Sandon: 1977.

Listing NGR: TM0721864152” – *Historic England*

Description:



Gipping Lone is a substantial house of c15 origin. The building is the prominent feature in a rural landscape, Historic legibility is maintained in the present arrangement of house, gardens, service buildings, driveways and courtyards. The C20 service range of part single and part 2 storey form is a linear range of render, weatherboard and pantile.

Proposals:

1. Single storey extension (south end) to form gym.
Justification – A suitable scaled down termination to an established range.
2. Enclosure of first floor access stairs and present open balcony.
Justification – A simplification of an unresolved three roof composite.
3. Jettied (dormer) bay to east elevation to form sitting area.
Justification – A unification of a disparate element.
4. Part open framed and roofed extension to west elevation to form covered balcony accessed from snooker room.
Justification – By facing away from the heritage building the element will not intrude.

Design layout:

A single storey extension to the south end of the building. Plan width inset from flank walls of pool house.

A jettied first floor extension replacing present oriel dormer windows. Aligned with the centre of the snooker room.

A post and framed western extension aligned with the proposed eastern extension.

Design form:

Single storey extension to the southern end of an extended range maintains the linear form. Plan width and vertical profile are subordinate to the main building.

A southern extension to the two-storey element extrudes the present profile.

West and east extensions copy the established profile.

Design external appearance:

Timber framing, timber weather boarding and openings of non-domestic proportion maintain a service range aesthetic.

Access:

Present external and internal access is maintained.