

Proposed extensions & alterations including new  
cartlodge/garden store to 23 & 24 Park Cottages

Park Cottages (23-24)

Church Road

Tattingstone

Ipswich

Suffolk

IP9 2NA

March 2022

Ref: 488 – HS1



CHERRY TREE COTTAGE · HITCHAM ROAD · WATTISHAM  
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# Contents

- 1.0 Introduction
- 2.0 Proposal
- 3.0 General Historical Background
- 4.0 Statutory Heritage Constraints
- 5.0 Assessment of Impact on the Historic Fabric of the building
- 6.0 Changes to the Setting of the Building
- 7.0 Conclusion
- 8.0 Photographs
- 9.0 Historic Maps

## Images

- Image 1. Location plan showing proposed development site (blue dashed) and the relationship to surrounding listed buildings with listing categories denoted by colour (Grade I = Red, Grade II\* = Orange & Grade II = Yellow).
- Image 2. South elevation. (May 2021) Image of the principle elevation showing the 2 no. structures visible with 23 having a higher ridge and is still habitable. No. 24 is derelict and is not habitable in its current form.
- Image 3. South (Front) Elevation (March 2022). This image shows No. 24 is in a significant state of disrepair and will require a large element of reconstruction, The building has been 'propped' to avoid total collapse however, the built structure continues to deteriorate. This is clearly visible where the lead flashing meets no. 23 illustrating how much the roof has 'dropped'.
- Image 4. West Elevation. (May 2021) This image shows both 23 & 24 with the single storey lean-to addition and the two storey extension to the rear of no. 24.
- Image 5. West Elevation (March 2022). This image shows both 23 & 24 with the single storey lean-to addition and the two storey extension to the rear of no. 24. As with image 3, this clearly shows the significant deterioration over the past 10 months.
- Image 6. North Elevation. (May 2021) This shows the latter addition 2 storey rear extension to the rear of no. 23 along with the single storey lean-to additions to the rear of both 23 & 24.

## Figures

- Fig 1. Ordnance Survey '25 inch' Map 1882
- Fig 2. Ordnance Survey 'County' Map 1904
- Fig 3. Ordnance Survey 'County' Map 1926

## 1.0 Introduction

- 1.1 This statement was prepared by Sebastian Blemings of SJB Designs and in its final form submitted in March 2022.
- 1.2 The statement is in support of the planning/listed building application submitted for the proposal.
- 1.3 This statement assesses the impact of the proposed works at Park Cottage (23 & 24), Church Road, Tattingstone, Ipswich, Suffolk in relation to relevant statutory heritage designations. Park Cottage (Lodge Cottages) is/are grade II listed building(s).
- 1.4 This statement addresses issues of the setting of a listed building and the works associated with the proposed works/extension and its associated potential impact of the development on the wider heritage assets.
- 1.5 The proposals are attached to another heritage asset (combined listing) and there are further listed buildings in the local area albeit that these are distanced and not read within the same setting.  
The closest of these other listed buildings is the grade I listed St. Marys Church to the West (circa. 175m) and then the rectory to the South (circa. 110m) and the setting of these buildings will not be affected as part of the submission.

## 2.0 Proposal

- 2.1 The proposed development at Park Cottages (23 & 24) would create a rear extension to 23 & 24 of which an element would be 1.5 storey. The proposals also include a side extension to the side of no. 24. The position and scale of the proposed have been carefully considered to ensure that impact on the built form is minimized.
- 2.2 The proposal is to erect a single & 1.5 storey rear extension to the rear of the existing building. The 1.5 storey building is located to the rear of a prior (latter) addition with access gained through existing openings albeit that some of these are to be altered.
- 2.3 The existing built structure of no. 23 will remain with some minor internal alterations. The existing internal (non-historic) timber stud & plasterboard partitions will be removed. Some new partitions will be reinstated (refer to floor plans).

- 2.4 The structure forming 24 is derelict and will need a considerable amount of reconstruction. The existing built form will be dismantled and reconstructed to structural engineers approval. The existing derelict staircase will be omitted and floor reinstated to match existing.
- 2.5 The proposals also include the removal of the currently derelict single storey corrugated roof lean-to extensions. This includes the rear glazed porch.
- 2.6 The proposed works to the building exterior include the replacement of windows with replacement windows being on a like for like basis and replacement roofline timber as applicable.
- 2.7 A new cartlodge is proposed to the Western side of the site with access for parking gained from the Southern Gable. The height of this structure is minimized adjacent to the roadside.
- 2.8 External hard standing & patio areas are proposed along with retaining walls to address the change in levels between the highways and finished floor level of circa 2.0m.

## 3.0 General Historic Background

- 3.1 The listed building(s) Park Cottage (no.23 & 24) also known as Lodge cottages (1, 2 & 3) are recorded on the ordnance survey map 1882 and subsequent maps beyond (1904 & 1926). Over this 40+ year period the built form and general relationship between the application building and the surrounding buildings remained unchanged.
- 3.2 The relationship of the application site and the surrounding historic buildings have been significantly eroded since the 1950's with the additions of new dwellings to the North, West & South-West of the application site.
- 3.3 Historic mapping indicates that the outbuilding to the rear of 22 & 23 dates to the early 1900's. The remaining built forms on site have remained largely unchanged.
- 3.4 Alton Water (reservoir) is located the East of the development site. This reservoir was constructed in 1987.
- 3.5 The English heritage listing description describes the buildings as 17<sup>th</sup> century although possibly with earlier with later alterations and red brick facing.
- 3.6 The English Heritage listing description also advises that building(s) were formally estate cottages to Tattingstone Place (also listed) located to the South of the application site.

**GRADE II**

**TATTINGSTONE CHURCH ROAD (EAST SIDE) TM 13 4/114 NO'S 1- & 3 LODGE COTTAGES**

Row of cottages. C17 or earlier with later alterations and red brick facing. Timber framed, brick faced of 3 or more builds, red plain tiled roofs, that to central cottage rised, all with parapet verges. End left chimney stacks to left and central cottages, central stack to right cottage. One storey and attics. 1:2:2: gabled dormers. Dentilled eaves cornices 2:1:3 2-light casement windows with glazing bars, segmental heads. Central board door to left cottage, door with top light to right of central cottage, no front door to right cottage. Although much of the original frame is covered, chamfered bridging joists and some wall studs are visible in the left cottage, also two C18 corner cupboards. There is a small C19 bakehouse at the rear. Originally estate cottages to Tattingsstone Place.

Listing NGR: TM01380837091

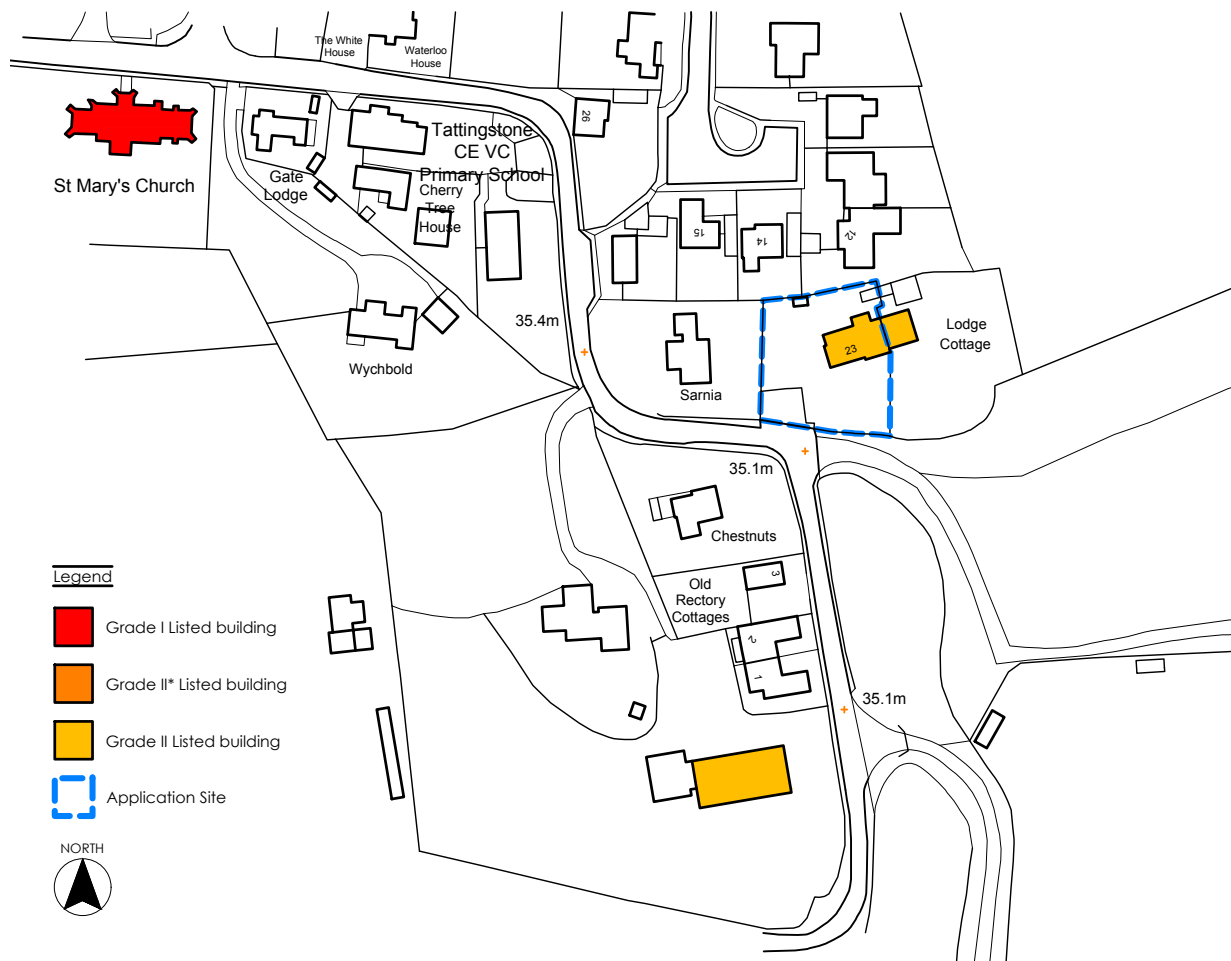


Image 1. Location plan showing proposed development site (blue dashed) and the relationship to surrounding listed buildings with listing categories denoted by colour (Grade I = Red, Grade II\* = Orange & Grade II = Yellow).

## 4.0 Statutory Heritage Constraints

- 4.1 There are listed buildings within the vicinity of the proposed development with the grade I listed church being the most significant albeit some 175m away to the West. The rectory associated with the Church is located circa. 110m to the South and is grade II listed. The proposals would not have any impact on the setting of either of the above heritage assets.
- 4.2 Tattingstone Place to the South of the application site would have been the 'host' estate for the application buildings. This building is located 320m to the South and the relationship (land) between this and the application site is very much uninterrupted therefore this relationship should be carefully considered. The frontage of the application buildings face towards Tattingstone Place albeit that neither is visible from each other.
- 4.2 As indicated below in Paragraph 3.30 of Planning Policy Guidance 15, any buildings constructed prior to 1<sup>st</sup> July 1948 and located within the curtilage of the listed building would be subject to the same statutory designation as curtilage listing buildings. Therefore the single storey outbuilding could be curtilage listed as these were both present on the 1926 OS map.
- 4.3 Tattingstone does not have a conservation area and therefore associated constraints do not need further consideration.

## 5.0 Assessment of Impact on the Historic Fabric of the Building

- 5.1 The proposed works to Park Cottage (a grade II listed heritage asset) should be carefully considered with regard to the proposed works and the impact on the heritage asset and the impact on the surrounding heritage assets. The proposed works to Park Cottage do involve works to the host dwelling although all proposed works have been carefully considered and where works are proposed this is generally in areas where latter additions have been added or where the host structure requires reconstruction due to significant dilapidation and partial collapse.
- 5.2 The proposed extension to Park Cottage will minimise impact on the setting of Park Cottage (1-3 Lodge Cottages) as a heritage asset. This is due to the scale and positioning of the proposed works.
- 5.3 The proposed material finishes for the works have been very carefully considered and assessed against the surrounding buildings. There is clear evidence within the immediate surroundings with regard to the proposed materials. The proposals use carefully selected materials ensuring the proposed works would fit seamlessly within the local vicinity.

- 5.4 The proposed works include a proportionately sized 1.5 storey rear extension along with single storey additions to the rear and West of the host dwelling. Whilst this will provide a generous internal space the positioning of the proposed extension(s) to the rear and side will remain subservient to the host dwelling and ensure that there is no associated impact on the setting of this or any other listed buildings within the local vicinity.
- 5.5 The proposed internal works are generally limited to modern walls/partitions that have been added in the building relative recent history. There are 2 no. areas where proposed historic fabric is to be altered and this includes a ground and first floor access between 23 & 24.

## 6.0 Changes to the Setting of the Listed Building

The proposed changes to the setting of the listed building by the addition of the proposed extension(s) and the surrounding heritage assets are minimized by the positioning, use of scale and material finish.

## 7.0 Conclusion

The proposed development and renovation propose to utilize the existing building form with only minor modification to the host built historic fabric ensuring that impact on the built form is minimized. The proposed extension(s) have been very sensitively considered in terms of their position, scale and material finishes to ensure that impact on the setting of the listed heritage assets is not adversely effected. The proposed addition of the cartlodge to the Western portion of the site has been positioned to remain functional whilst not adversely effecting the setting of the relationship between pedestrians (viewing from the highway/footpath) to the front of the property and the heritage asset. The proposed additional single storey addition (the only extension visible from the road/footpath) has been carefully considered with the position and scale of this building remaining subservient to the current linear form. The proposed ridge height is significantly below that of the adjacent building (no. 24) and is also set back from the principle elevations ensuring that this is not read in conjunction with the existing principle façade.

## 8.0 Photographs



Image 2. South (front) elevation (May 2021). Image of the principle elevation showing the 2 no. structures visible with 23 having a higher ridge and is still habitable. No. 24 is derelict and is not habitable in its current form.



Image 3. South (Front) Elevation (March 2022). This image shows No. 24 is in a significant state of disrepair and will require a large element of reconstruction, The building has been 'propped' to avoid total collapse however, the built structure continues to deteriorate. This is clearly visible there the lead flashing meets no. 23 illustrating how much the roof has 'dropped'.





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Image 6. North Elevation (May 2021). This shows the latter addition 2 storey rear extension to the rear of no. 23 along with the single storey lean-to additions to the rear of both 23 & 24.



## 9.0 Historic Mapping



Fig 1. Ordnance Survey '25 inch' Map 1882



Fig 2. Ordnance Survey '25 inch' Map 1904



Fig 3. Ordnance Survey '25 inch' Map 1926