

# J.A.P. Architects

**Proposed Domestic Outbuilding**

**at**

**North Lodge, Wepstead**

**Planning & Listed Building Application**

**Design, Access & Heritage Statement**

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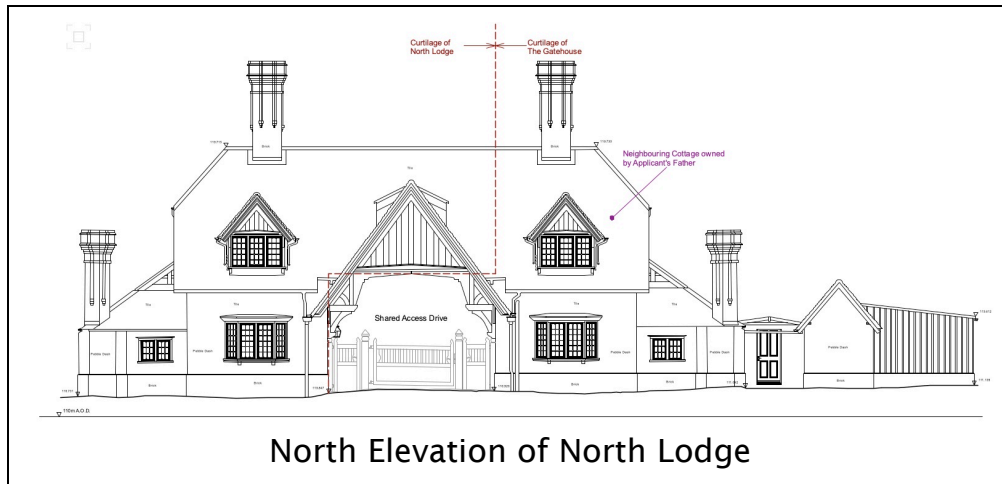
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## 1.0 Introduction

- 1.1 J.A.P. Architects were appointed in 2020 to explore potential for a large extension to the rear of North Lodge.
- 1.2 Following positive Pre-Application advice from Conservation Officer, Christine Leveson, permission was granted in December 2021:
- Householder Planning Application ref: DC/21/2058/HH — a) part single and part two storey rear extension to include side verandah and rear verandah, b) dormer and French doors.
  - Application for listed building consent ref: DC/21/2059/LB — a) part single and part two storey rear extension to include side verandah and rear verandah, b) dormer and French doors c) insertion of first floor window on side elevation d) demolition of existing single storey and rear extensions.
- 1.3 Following receipt of the aforementioned approval (construction of which is imminent), our clients have asked us to explore the possibility of an outbuilding providing covered parking, garden storage and a utility/plant room to serve the host dwelling.
- 1.4 At present parking at North Lodge is not ideal with cars having to park along the side of the old access road to Plumpton Hall.

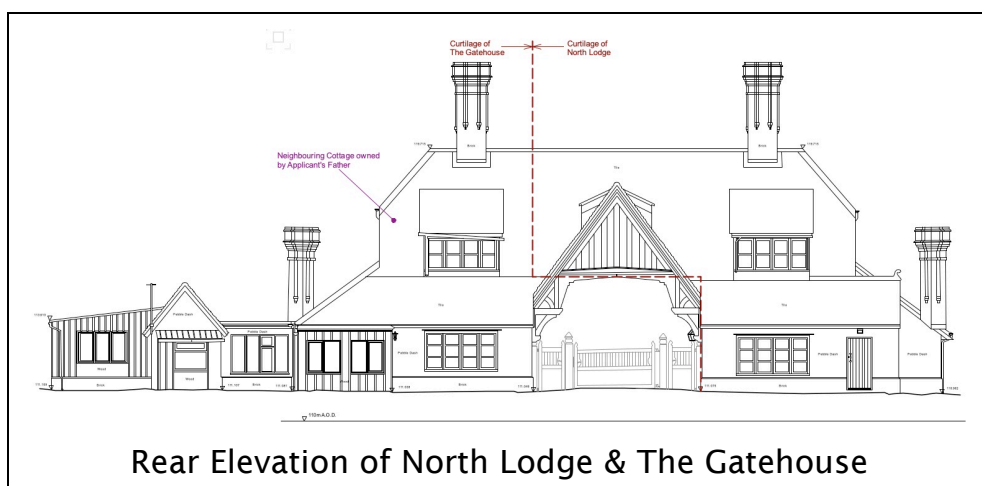
## 2.0 The Site & Heritage

- 2.0 A location plan, topographical site survey and photographs are provided at drawings 20003-01, 02 & 03.
- 2.1 The application site is known as North Lodge — it is a semi-detached, two-storey dwelling through the middle of which runs an access track, travelling south to a small group of properties known respectively as Pattels Grove, Plumpton Hall (a contemporary house built in the 1980's) and Plumpton House (formally known as Plumpton Hall), which is situated approximately 600m south of North Lodge, is Grade II listed.
- 2.2 North Lodge is located on the Chedburgh Road, approximately one mile west of the village of Whepstead. It is owned by the applicants, Richard Jump and Gail Biggs.
- 2.3 The application site comprises North Lodge, a small Well House and two further small, unremarkable outbuildings to the east. The buildings stand in a generous plot measuring approximately 0.27ha which includes domestic gardens to the north, east and south. Further east is open pasture land and countryside; south of the application site is an area of pasture land owned by Mr Jump's mother.
- 2.4 The site is set back approximately 25m from Chedburgh Road — North Lodge's front (north) elevation is visible from that public highway, but its east and west elevations are largely obscured by trees and planting.

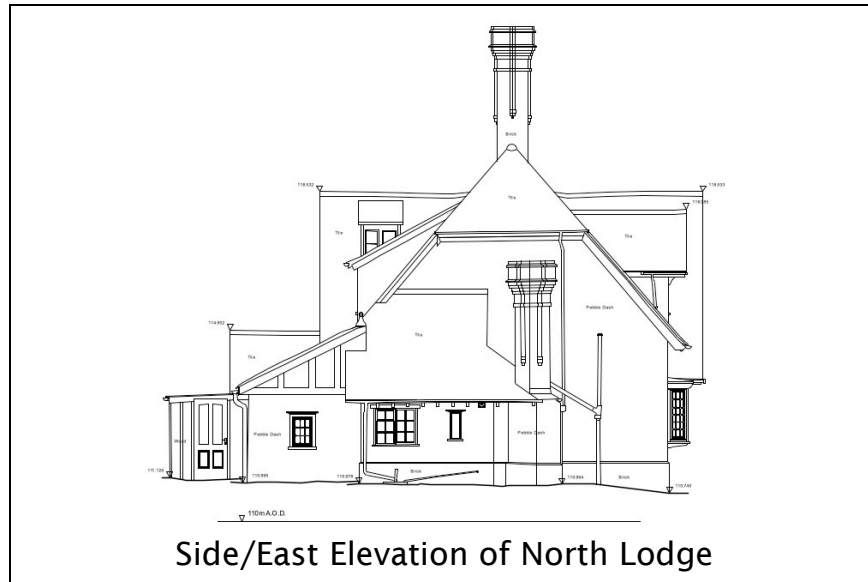


2.5 North Lodge itself (together with its attached neighbour, 'The Gate House') is also Grade II listed. In October 2019, the applicants commissioned a report on the *Setting, Evolution and Development at North Lodge*. The report was prepared by Donald Insall Associates and a full copy is provided here at Appendix A. The following is a brief summary of key aspects of the report:

- North Lodge and its neighbour, The Gate House, was once the northern gateway to the Plumpton Hall Estate, but is now in private ownership (Mr Jump's father lives in The Gatehouse).
- A second pair of attached lodges (again formerly associated with the Plumpton Hall estate) is located further south, on the Rede Road, approximately one mile south of Whepstead.
- The first floor accommodation spanning the shared access drive forms part of North Lodge.
- North Lodge: List Entry Number: 1131002; 14<sup>th</sup> July 1988.
- Plumpton Hall was subdivided into three separate residential units in the 1980's, known as Oak House, Plumpton House and Gate Cottage (together these three dwellings are collectively known as Plumpton House).
- North Lodge is thought to have been built in the late C19, though architectural evidence also hints at an Edwardian construction (possibly circa 1910, when Plumpton House itself underwent alterations).
- Whilst architecturally a single entity, North Lodge and the adjoining Gate House were originally conceived and constructed as two separate dwellings.
- Ground floors at both adjoining properties have been extended (significantly more so at The Gatehouse).



- External characteristics include facades of mock-timber with rough cast render infill panels and a high brick plinth; a hammer-beam roof structure, with arched braces over the shared driveway; studded gable apex, large dormer windows; ornate brick chimney stacks, projecting bay windows, casement windows with beaded glazing.
- The north elevation generally retains its original symmetry, but the side and rear elevations are much changed with various, ad-hoc extensions and alterations.



- The shared driveway links Rede Road to the south, with Chedburgh Road, north of North Lodge.
- The Grade II listed status gives North Lodge 'National significance' (though of the lowest category). It is also considered locally significant, given its contextual relationship with the Gate House and the historic Plumpton Hall Estate.
- As a pair, North Lodge and The Gate House comprise one of very few examples of mock timbering in this part of Suffolk.
- Their role as a 'gateway' to the estate ceased in the 1980's when the estate was divided up (including the sub-division of Plumpton House).

### 3.0 Pre-Application

3.1 In February 2022 we submitted sketch proposals for a new outbuilding to Christine Leveson, extracts of which are provided below.



3.2 In our email to Christine Leveson we stated the following:

*We recently received the planning and listed building approval for the extensions and alterations at North Lodge (thank you for your help on that). Our clients have asked us to begin preparing the detailed working drawings, with a view to works starting on site later this year.*

*In parallel, we have been asked to explore the possibility of an outbuilding providing covered parking, garden storage and a utility/plant room.*

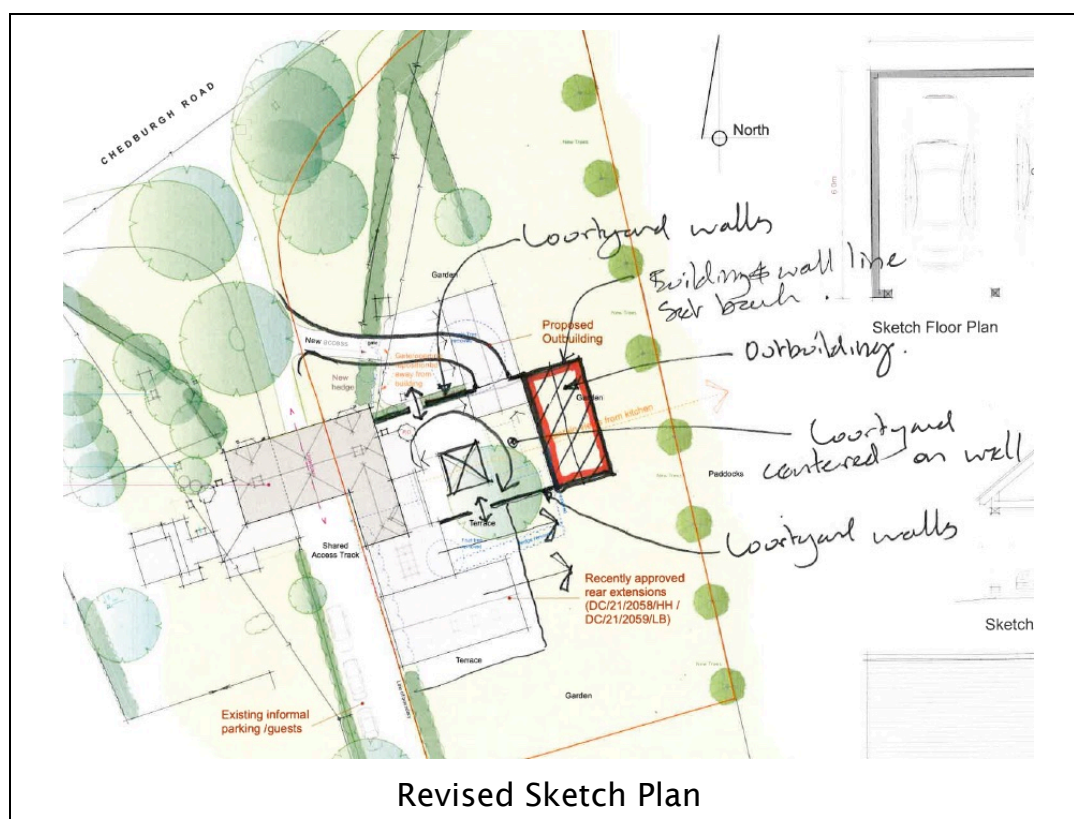
*At present, cars have to park along the side of the access road to Plumpton Hall, which isn't ideal and the applicants would like to somehow bring their own parking into the curtilage of the house (visitor parking could still remain along the access track).*

*We have drawn up a sketch design, which I have attached here for your consideration before we firm up proposals for a formal application.*

3.3 Mrs Leveson responded on 3<sup>rd</sup> March 2022, stating the following:

*In assessing the recently approved application for the extensions/alterations to North Lodge, its front elevation was considered to be the elevation of the building which contributed most to its significance. This elevation is appreciated in an open, countryside setting with the remainder of the building and ancillary structures all to the rear forming a recessive backdrop to the main structure. Positioning the proposed cartlodge in the location shown, forward of the front elevation, would encroach into, and detract from, the open setting of the building. I would therefore advise that an alternative location for the cartlodge to the rear of the building, where it would not harm its setting, should be considered.*

3.4 In March 2022 we submitted a revised sketch to Mrs Leveson addressing her comments, extracts of which are provided below.



3.5 Our follow-up email stated the following:

*I am attaching an amended sketch proposal, which I hope addresses the points you have raised.*

*If we push the outbuilding back so that its north gable is set back from the front building by, say, 1.5m, we could introduce a wall and create a side courtyard area, with the well building within in it. We could slightly reduce the size of the outbuilding so that its south gable falls in line with step in the line of the approved extension.*

3.6 Mrs Leveson responded on 23<sup>rd</sup> March 2022, stating the following:

*The revised position of the outbuilding, set back behind the front elevation, would retain the open setting of the frontage. The outbuilding would be seen alongside the rear additions of the property and more as part of the group rather than as a prominent isolated building. The link walls would also create a courtyard space with the new outbuilding providing the eastern enclosure which further helps assimilate it into the group.*

*The only part of the proposal which would be forward of the house and potentially visible would be the section of driveway before it passes through the hedge line. I would therefore suggest careful consideration is given to the formation and materials to be used so it can be made as discrete as possible.*

*The revised plans address my initial concerns about the setting of the listed building and I consider the scheme would work well with the approved rear extensions.*

3.7 Based on the foregoing positive feedback, we have developed the design further with the applicants, culminating in the proposal submitted here.

#### **4.0 The Proposal**

4.1 Detailed proposals are provided here at drawing 20003-08A. In general, the scope, scale and appearance of the proposal is largely unchanged since our latest sketch proposal submitted to Christine Leveson.

4.2 The proposal seeks to utilise a little-used area of the garden to the side of North Lodge creating an outbuilding with a functional and geometrical relationship with the house.

4.3 New garden walls are proposed to create a courtyard feel, with a focal point towards the existing well.

4.4 The outbuilding consists of two open-fronted cartlodge spaces, a garden store and a utility & plant room serving North Lodge. There will be additional domestic storage space in the roof space.

#### **5.0 Access**

5.1 Vehicular access along the old road to Plumpton Hall will remain unchanged.

5.2 A new access track will be formed at the front of the property, peeling off from the existing access.

5.3 An existing access gate adjacent to North Lodge will be repositioned to allow access into the new courtyard.

5.4 Pedestrian access to North Lodge is unchanged and will continue to be accessed via the underpass.

#### **6.0 Summary & Heritage Impact**

6.1 The proposal provides much needed parking and utility space to the host dwelling.

6.2 The outbuilding is set back from the front elevation, retaining the open setting of the frontage.

6.3 The new outbuilding and garden walls alongside the existing approved extensions form a courtyard group giving focus to the historic well and existing lodge.

6.4 These proposals have been very carefully considered and we commend them to the council and hope to receive officer's support.