

A DESIGN AND ACCESS STATEMENT IN SUPPORT OF

A Proposed Brick & Slate
Detached Outbuilding
At
Gate Lodge, Tattingstone
IP9 2NA



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1. Introduction

This Design and Access Statement has been written to support a householder planning application for a new single-storey brick outbuilding at Gate Lodge, Tattingstone.

We are seeking planning permission to erect a red brick and natural slate outbuilding to the side of the property. No changes are proposed to the existing dwelling.

2. Assessment

a. Site location

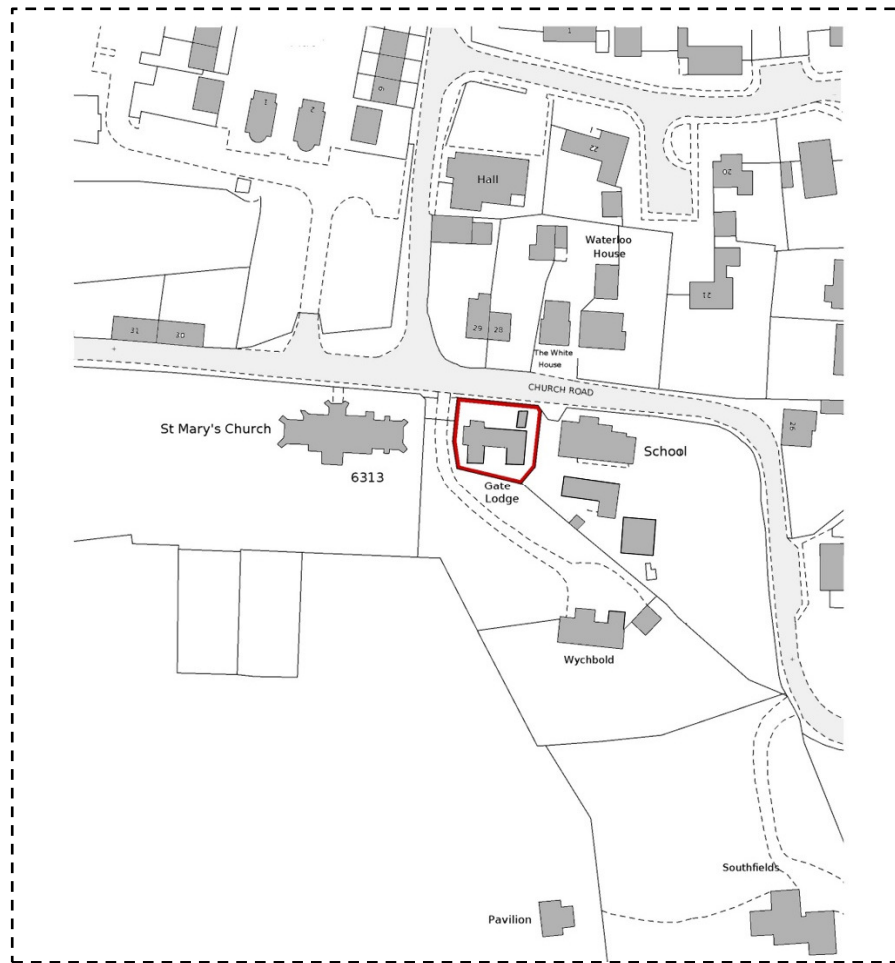
The site is in the village of Tattingstone, which is approximately 4 miles south-south-west of Ipswich and 6 miles north-north-east of Colchester. Tattingstone sits within the administrative boundary of Babergh District Council and within walking distance of the Alton Water reservoir.

The property sits in between St Mary's Church, Tattingstone and Tattingstone CEVC Primary School.



Location Plans – Not to scale

b. The Grounds and existing property



Existing Site Location Plan – Not to scale

The house sits within a plot of approximately 480m². The main building, Gate Lodge, sits within the centre of the plot and has landscaped garden surrounding the west, south and east elevations. The front (west) elevation faces the historic church with an intervening driveway to the adjacent property. Unlike other properties nearby, the house's principal elevation is not on to Church Road, as it served as the lodge for the Old Rectory, so faces the connecting driveway instead. There is an existing gravelled driveway along the north side of the house with an oil tank towards the rear of the property. The driveway currently has room for uncovered parking for 2 – 4 cars and a mature 10ft high holly hedge running along the boundary of Church Road.

The main property is a masonry structure with both flint and masonry elevations and a pitched, concrete plain-tile roof. It has been extended from the original dwelling which probably originated in the mid 19th century, serving originally as the Gate Lodge to the Rectory, still situated to the southeast.



Site boundary marked in red – main entrance and front elevation identified with red arrow

c. Planning History and Planning Policy Considerations

Previous Householder Application

A previous householder application was submitted in February 2021 for a larger structure, that provided secure storage for a vehicle, and would have allowed for an integrated log, bin and bike store within an open-sided rear section. The roof was an asymmetric pitch to reduce the impact of the ridge on the site and allow for a reasonable footprint to the garage, allowing access around the car. Following refusal based on heritage comments, we applied for a heritage consultation via the pre-application process.

Extracts from the original application are listed below, along with the applicant's response and how the revised proposal addresses these:

- *The proposal would conflict with the characteristic morphology of the area, where buildings are set back from the road; the garage would encroach towards the road forwards of the general and historic building line and would appear prominent and obtrusive in the setting of various heritage assets.*

Response – Although the applicant accepts that the proposal is technically forward of the modern extension to the Gate Lodge, the site is unique, as there is a large mature holly hedge that provides significant screening and effective security to the house. This has been identified in historic records from at least 1882 and is carefully managed by a local tree surgeon every year to ensure optimum health. The revised application has pushed the proposed footprint further back behind the school building line, which is the closest building to reference. The revised scheme has also reduced the ridge height further. We propose that the addition of a small outbuilding with quality and considered materials and detailing will enhance the site.

- *...the palette of materials being offered would not reinforce the traditional details seen on the host building and nearby listed buildings and non-designated heritage assets, which together make a positive contribution to local distinctiveness.*

Response – although the previous materials (brick, slate and timber weatherboarding) are present on historic buildings within the village, the applicant accepts that brick and contrasting quoin detailing would sit nicely against Gate Lodge and directly reference the school and church. The use of flint or gault brick was agreed as not appropriate, as this is used to reflect a greater hierarchy of buildings, such as the church or Rectory, which the lodge originally served. The reduced palette reinforces the subservience to the host building and neighbouring buildings. We hope this amendment is accepted in the new application.

Pre-Application - Heritage

The pre-application feedback suggests that for scheme to be reduced from a low level of less than substantial harm to a very low level, it would need to demonstrate *public benefit* to balance and outweigh the harm.

The National Planning Policy Framework outlines this by describing that *any harm to designated heritage assets to be weighed against the public benefits of the proposal*. As the scheme is a small householder application and insignificant in the greater impact of the public, the applicant has focused on Paragraph 8 to address any potential outweighing of harm.

Paragraph 8 of the NPPF describes the economic, social and **environmental** objectives.

The proposal aims to address the items relevant to a small householder application. '**environment**'.

The revised application response to this is as follows:

***an environmental objective** – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

1. *Minimising pollution and moving to a low carbon economy* - The proposal includes a provision for secure, off-road electric charging point to allow the applicant to replace diesel vehicles with fully electric. Lighting inside the outbuilding will all be low energy LED light fittings.
2. *Enhanced built environment* - A sensitive design is proposed, referencing the architectural details and material palette of the nearby designated and non-designated heritage assets. This is considered an enhancement to the previous unsightly poor-quality timber shed and in addition, provides screening of the unremarkable modern extension to the east of the original Gate Lodge. The exposed concrete lintels over windows, poor quality cement mortar and mixed quality reclaimed bricks present a bland and unsympathetic elevation to the main road (if the hedge was ever removed). The proposed soft red brick, lime mortar and contrasting brick quoin details will be a vast improvement. The proposal sits back from the existing building line along the road as set out by the school building next door.

3. *Making effective use of land* – It must be noted that the house has five bedrooms and along with this, there is a high demand for storage associated with a large family. The proposal allows a rationalisation of garden equipment, water butts, bikes, etc to maximise the already restricted rear and side garden and provide new planting areas in the remainder of the site. The north side of the house is currently an unattractive and underused driveway with a view of the oil tank and is of no architectural or amenity benefit.

4. *Using natural resources* – The proposal will connect all rainwater guttering from the outbuilding to additional water butts to reduce the reliance on mains water for watering the garden and the small veg plot.

3. Design

a. Use

Our proposal is for a new outbuilding next to the main property at the end of the driveway to the north side of the house. This will replace the existing (now dilapidated and removed) timber shed, and would function as a secure garage with built-in charging port for electric vehicles.

b. Amount

The garage will be designed to house a standard family estate car and provide a small store area for tools and bikes. The rear of the garage will accommodate additional water butts to collect and store all rainwater from the new roofscape.

c. Layout

The building will be located along the north elevation of the site, set back from the property's front (west) elevation, and screened from the road by the mature 10-foot-high holly hedge. It will also provide some privacy from the adjacent primary school playground.

The garage layout is a simple rectangular form orientated parallel to the main house with the access facing west towards the church, as does the house.



Site Entrance - Existing holly hedge along the front of the property

d. Scale And Form

The building will be single storey with a symmetrical pitched roof, mirroring the angle of the host building's roof pitch, and will be largely hidden from view from the road by the existing mature holly hedge at the roadside of the property. The length of the garage will house the family estate car and some garden equipment. Previous proposals for a covered log store and extra bike store have been omitted to reduce the scale in this application.

e. Landscaping

The existing holly hedge will remain in place. The driveway will be re-gravelled with a similar light stone material to that which is currently present and joins with the drive to the neighbouring property.

f. Appearance

The new outbuilding will be a modern representation of the vernacular outbuilding architecture with brick, and a natural slate roof. Following conversations with the heritage officer, it was agreed to omit the previously proposed timber boarding that referenced properties further along Church Road and replace with the soft red brick and lime mortar to sit coherently alongside the house, school and church. The use of flint or gault brick would have inappropriately increased the hierarchy to the host building, so architectural interest and detail is added with a plinth, feature quoins and a brick arch detail. This will tie the proposal to the architectural language of Gate Lodge and neighbouring assets, as well as the wider visual distinctiveness of the village. Note: See submitted drawings for further examples of brick and quoin details in the village.

g. Access And Security

Access to the site will be unaltered. There will still be room for parking of 2-3 cars within the site boundary, in addition to the new secure garage space.

Access to the garage will be via traditional timber ledged, framed and braced double doors with hand forged T hinges.

Security will be established to the rear of the property by including a new wrought iron gate between the house and garage. Previously there was no means to provide security for the oil tank.

h. Sustainability

One driving factor for the proposed garage is to provide secure parking for the family car and the ability to connect to a new electric charging point. We see this as an important addition to our home.

Furthermore, we look to offer an electric charging location to the staff of the Tattingstone Primary School via an online app, 'CoCharger' (or equivalent). This allows previously approved vehicles to access the proposed charging point at a lower cost than standard commercial chargers and provides the school staff with a service without the upfront installation costs. As the charger is securely within the garage, it cannot be accessed without prior agreement and the vehicle charging will be off the main road, which helps to reduce the congestion outside the school during term times.

Finally, the introduction of a new roofscape will allow us to efficiently collect more rainwater and store it in new water butts located along the east elevation of the garage.

4. Conclusion

The application is seeking to make effective use of the residential land through the proposed small garage via a proportionate approach.

The proposed garage will provide us with:

- secure car parking
- electric charging point
- much needed bike and garden equipment storage
- additional security to the property perimeter, and in particular the existing oil tank
- no overlooking issues or light spill as the site is heavily screened
- the careful choice of materials and detailing will deliver a visible enhancement to the existing property

The application has carefully considered the comments from the original case officer's feedback and sought further advice via a pre-application meeting with the Heritage officer to ensure the best solution was presented. It must be noted, that the original application had no objections from other consultants or any local residents. In fact it was supported by neighbours who understood the need for an outbuilding, and considered it a humble and unobtrusive proposal.

Therefore, we ask that the carefully considered application be granted approval.