

# Heritage, Design and Access Statement



Weston Lodge  
Weston-in-Gordano  
July 2022

## INTRODUCTION

This statement has been prepared in support of an application for Planning & Listed Building Consent for hard landscaping to the front (south) of the property, and for formation of a new parking area accessed via a continuation of an existing track.

## THE APPLICATION SITE

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1137150*

*Date first listed: 13-Oct-1952*

*Statutory Address: WESTON LODGE*

### *Details*

*WESTON-IN-GORDANO C.P. - ST 47 SW 3/128 Weston Lodge - II 13.10.52 House. Mid C18 with later alterations. Rubble, stucco, double Roman tiled roof with brick stacks, roof hipped over side wings. H-plan formed by central range and cross wing left and right. 3 storeys, 2:5:2 windows, all sashes in plain reveals, 5 central windows at 2nd floor all blind, 2 bays to left and 2 bays to left of central range have metal replacement sashes, ground floor 2 bays to right have late C18/early C19 larger 15-pane sashes; central porch has rusticated round-arched opening with keystone, parapet and cornice, inner 1/2-glazed door, similar blind opening to left and right with string course; plinth and cornice. Right return of 4 bays has 4 sashes at first floor, two 15-pane sashes at ground floor left, 2 sashes to right, cross wing slightly lower than main range, roof behind parapet. Left return has cellar door with segmental head to right, single storey rubble and brick lean-to and one first floor sash to left, lean-to has 2-light casement to rear. Rear also 2:5:2 bays, cross wings left and right have sashes in plain reveals, of central bays, ground floor has 4 sashes and door 2nd from left, first floor has 2 sashes with thick glazing bars in exposed boxes to left, 2 C20 sashes to right and central round-headed sash with splayed glazing bars, 2nd floor has five 6-pane sashes in exposed boxes. Interior: not fully inspected, windows have internal shutters, room to front left has Adam-style fireplace.*

Weston Lodge is a substantial 18<sup>th</sup> Century detached dwelling that sits within a large site with the nearest neighbouring dwellings being located some 300m away.

The description above provided by the Historic England provides an accurate overview of the buildings' external form, aside from the fact that the building is in fact comprised of 2 storeys and not 3 (there are false window openings above those at First Floor), with the addition of a small basement space that does not currently include habitable accommodation.

Internally the building has been subject to various layout changes over numerous different ownerships through time. At one point the building was divided to form two dwellings – it has since been returned to a single dwelling. It is clear that the existing configuration of rooms is not original, with the exception of the principal Ground Floor living rooms. Much of the interior décor and features are thought to not be original.

## RECENT PLANNING HISTORY

21/P/1872/LBC | Listed building consent for internal layout alterations, and the conversion of the existing basement space to form habitable rooms.

APPROVED 29/10/21

21/P/2663/LBC | Listed building consent for the replacement of existing aluminium window frames with timber double glazed sashes; conservation of existing timber sashes; erection of a porch to the rear.

APPROVED 27/04/22

21/P/2662/FUH | Replacement of existing aluminium window frames with timber double glazed sashes; conservation of existing timber sashes; erection of a porch to the rear.

APPROVED 27/04/22

22/P/0346/LBC | Listed building consent for the proposed erection of a single storey extension to the East elevation.

APPROVED 12/07/22

22/P/0345/FUH | Proposed erection of a single storey extension to the East elevation.

APPROVED 12/07/22

## THE PROPOSALS

The frontal garden space of Weston Lodge currently comprises a steeply sloping grass bank curtailed by a dense array of trees. A track to the south of the dwelling divides the bank from the woods.

At present vehicular and pedestrian access is principally directed towards to the rear of the property - this is due to the lack of approach to the main entrance porch.

It is considered likely that the property once previously featured a more formal approach which may have taken the form of a track, pathway or steps leading to the main entrance - however any such arrangement has long since been lost. The property would benefit from reinstatement of hard landscaping to the frontage.

The proposal is to continue the existing track to form a modest parking and turning area. A central water feature will provide a focal point in the landscaping, flanked by curved stone steps drawing people towards the main entrance porch. The steps are to be bounded by decorative stone balustrading. A new stone pathway then connects the steps to the main entrance.

The design of the fountain and steps draws on the aesthetics and materiality of Weston Lodge – its strong symmetry is also replicated in the form of the dual curved flights of steps. Cast stone balustrading and copings convey the grandeur of Weston Lodge, while rubblestone is utilised at low level to soften the appearance and help to ground and harmonise the scheme with the immediate landscape.

No trees would be adversely affected by the proposals. There is an existing tree in close proximity to the proposed parking area – this tree is not covered by a Tree Protection Order – notwithstanding, it would be protected by virtue

of its notional root protection area being outside of the area proposed to be lowered.

## MATERIALS



Parking & turning surface - Buff gravel to match existing



Walls at low level - Rubblestone to match existing outbuildings and curved connecting wall to west elevation of host building





Balustrade & copings to low walls - Cast stone to match existing porch



Low walls - Cream ashlar render to match host building

## SUMMARY

The proposals outlined in this application seek to implement a scheme of hard landscaping to the frontage of the property in an appropriate location.

This landscaping will complement the Listed Building and contribute to the enjoyment of custodians and visitors to it.

## SITE PHOTOGRAPHS



South elevation





East elevation



North elevation



West elevation