

**2124 -DAS -2**  
**DESIGN AND ACCESS STATEMENT**  
Clopton Hall, Rattlesden, Suffolk, IP30 0RN



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## Project Directory

### Project

Clopton Hall, Rattlesden, Suffolk,  
IP30 ORN

### Client

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London  
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### Architects

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# 1. Introduction

This Planning Report has been prepared on behalf of Mr Moody & Dr Dormer to accompany an application for planning permission and listed building consent and to outline the refurbishment and renewal at Clopton Hall, Rattlesden, Suffolk, P30 0RN.

This report should be read in conjunction with the drawings and the Heritage Statement prepared by Gregori Chiarotti Projects and KM Heritage.

The Schedule of Works provides an itemized description of interventions.

The reasons for this application are as follows:

- to renew the family home;

- to improve the connection between stories and accessibility;

- to improve the garden layout;

- to provide garage spaces, currently there are no covered parking spaces;

- to introduce front and side gates;

- to provide a sustainable development with the renewal of the heating system and the installation of photovoltaic solar panels.

## 2. The surrounding area and site

### THE SURROUNDING AREA

Clopton Hall is located 0.9 km to the northeast of Rattlesden. The A14 trunk road passes approximately 3 miles north of the site providing key links to wider national road network.

The property is approached along a drive past Clopton Green Farm and across a bridge over the partial medieval moat. Another entrance to the property is situated on the south-east side of the site.

### SITE

The application site is Clopton Hall, Rattlesden, Suffolk, IP30 0RN. It comprises the former hall house Clopton Hall, landscaped gardens with partial medieval moat and some outbuildings.

Clopton Hall is a Grade II listed hall house built circa 1585 and known to have been remodeled in 1681.

The site is not located in a Conservation Area.

Clopton Hall comprises of two stories with attics built over a partial basement. The property is timber framed and rendered with hipped wings on a half-H plan layout. The property was at one point much more substantial, with a rear extension and wrought iron verandas dating from 1835 demolished around 1980 (see appendix 1). There is an axial chimney of red bricks at the centre of the property along with external red brick chimneys on either wing. There is a partial medieval moat which is still visible to the front of the Hall.

The Hall is an attractive country house set within mature landscaped grounds and in an elevated position overlooking the surrounding farmland. The landscaped gardens, including a former walled garden, are principally situated to the rear and west of the Hall. To the front of the property is a parking area.

The main access to the property is a long a drive past Clopton Green Farm and across a bridge over the partial medieval moat. On arrival, the paneled front door opens into the double height entrance hall. Off the entrance hall are two of the principal reception rooms, the dining room and library, which are well proportioned and retain many period features including open fireplaces and panelling. The drawing room, located in the west wing, can be accessed either through the library or from the porch on the western elevation. The large kitchen / breakfast room sits within the east wing of the property along with the adjoining boot room and secondary staircase to the first floor.

On the first floor there are four spacious bedrooms, including the principal bedroom with an en-suite bathroom. In addition there is a studio and a large family bathroom.

From the first floor there are two staircases, one in the east wing and one in the west wing, servicing the second floor at either end of the property. On the second floor there are four bedrooms, partially height restricted, with a bathroom and two store rooms.

### TRANSPORT AND HIGHWAYS

The site is reached via two established vehicular accesses off Green Road and Back Road. These accesses are high-quality farm roads that are suitable for cars.

### 3. Heritage Designation

We are submitting a heritage report alongside this application which deals in detail with the significance of the existing listed house and the proposed alterations.

Clopton Hall is a Grade II Listed Building and it is not located within a conservation area.

## 4. Planning history

Clopton Hall sits outside the village of Rattlesden which is classified as a Countryside Village.

The property has not been subject to recent development.

The internet planning history records held by Babergh and Mid Suffolk District Councils have been inspected.

Unfortunately the planning department were only able to retrieve the documents for reference N/73/2371/TW (see Appendix 1) . The microfiche record for reference 0011/81/LB was missing, only the decision notice was available. The application was for a substantial demolition of rear extensions.

Planning permission has previously been obtained in respect of the Brew House (in the grounds to the east of Clopton Hall). A lapsed consent was secured for the residential conversion of the Brew House to provide an annexe as part of application reference N/73/2371/TW (see Appendix 1) .

### RECENT APPLICATION

Gregori Chiaroti Projects recently submitted an application for internal and external works to the main house; the conversion of the Brew House, erection of new outbuildings accommodating an annex and garages (following the demolition of the existing outbuildings and oil tank); repairs to boundary walls and the construction of front and side gates; the replacement of the bridge on the moat with grass ground banks; the removal of rear balustrade walls; landscaping; the installation of an air source heat pump system and solar panels on garage roof; new underground fuel oil tank.

The application was withdrawn in January 2023 and pre-application advice was sought from the BMSDC Heritage Team.

REFERENCE NUMBER	PROPOSAL		DATE
LB/11/81	Demolition of 19 <sup>th</sup> century extensions at Clopton Hall, Rattlesden.	Granted	15-05-1981
N/73/2371/TW	Alterations and conversion of main building and outhouses	Granted	12-1973
B/65/340/TW	Erection of dwelling	Granted	19-05-1965
DC/22/06283 & DC/22/06281	Internal and external works to main building; conversion of the Brew House. Erection of new outbuildings including annex barn (following demolition of existing outbuildings) removal of oil tank, repairs to boundary walls and construction of front and side gates; bridge on moat to be replaced with grass ground banks, removal of rear balustrade walls; landscaping; installation of an air source heat pump system and solar panels on garage roof.	Withdrawn	27-01-2022

## RECENT APPLICATION

Gregori Chiarotti Projects recently submitted a Planning and Listed Building Consent application (DC/22/06283 & DC/22/06281) for internal and external works to the main house; the conversion of the Brew House, erection of new outbuildings accommodating an annex and garages and other works.

The application was withdrawn in January 2023 and pre-application advice was sought from the BMSDC Heritage Team. .

## LOCAL PLANNING HYSTORY

The only significant planning decision is the conversion of the barn at Clopton Dower House to form nos. 5 dwellings in the grounds to the east of Clopton Hall.

REFERENCE NUMBER	ADDRESS	PROPOSAL	DECISION	DATE
DC/21/01579	Barn At Clopton Dower House Clopton Green Rattlesden Bury St Edmunds Suffolk IP30 0RN	Application to determine if prior approval is required for a proposed: Change of use of Agricultural Buiding to Dwellinghouses( Class C3) and for building operations reasonably necessary for the conversion. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 6, Class Q - Conversion of barn to form 5No dwellings.	Approved	21-05-2021

## 5. Pre-application Advice

### HERITAGE PRE-APPLICATION ADVICE

Heritage pre-application advice (ref. DC/23/00619) was sought for the original withdrawn application (ref: DC/22/06283 & DC/22/06281).

#### Main house

The most significant alteration to the building was to create new stairs from ground to second floor at the west end of the house.

The first part of the proposal to install a new stair from ground to first floor was not considered controversial as it would not involve loss of historic fabric. The second part would involve removal of the existing stairs.

As advised site investigation works were carried out in the location of the new stairs proposed to run from the first floor to the second floor. As illustrated on photo-sheet 2124\_PS\_10-0 (see Appendix 2), a section of ceiling was removed in order to reveal the structure beneath.

In an email correspondence with Mr Harrison, the principal heritage officer (see Appendix 2) he stated that *"the floor / ceiling structure in question appeared to be not of 1600s date but a later insertion using salvaged materials. Hence its significance is compromised and the alteration, including the loss of existing stairs, can be supported"*.

#### Outbuildings

Beyond the footprint of the main house, at the east end, the proposed new flat roof incorporating rooflights to the boot-room and cloakroom was deemed an uncontroversial improvement.

The pre-application heritage advice states that *"treatment of fenestration in the Brew house should retain any historic openings and respect their design and scale in any new openings. The lean-to sheds are considered to merit retention. To the south of the yard it is proposed to build a parking and storage building, leaving an area for heat pumps and fuel tank. The building would be single storey, L-shaped in plan...while this building would extend built form beyond its previous limit, it is notable on site that ground levels fall in this direction, and in my view this moderates the impact of the building. Subject to details of materials and design, this can be supported"*.

#### Bridge on the moat

There does not appear to be reason to seek retention of the existing bridge structure.

### ARCHAEOLOGICAL PRE-APPLICATION ADVICE

We emailed Suffolk County Council Archaeological Service for pre-application advice and they wrote to refer to the advice provided for the withdrawn application (ref: CSF46066). The advice states that: *"there are no grounds to consider refusal of permission to achieve preservation in situ of any important below-ground heritage assets. However...any permission granted should be subject of a condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed"*.



## 6. The Design Strategy

The new proposal is shown in the Schedule of Works and includes:

- Alteration of the stairs and the insertion of new flights of stairs in the west wing of the house and associated works.
- New lead roof with roof lights set flush to the east one-storey side addition and associated works.
- The removal of modern fittings and the new installation of kitchen, cloakroom, wc, en-suite 1, bathrooms; new shower room on second floor.
- All existing windows to be repaired.
- The construction of a L-shaped barn to provide garage and storage space.
- The demolition of the shed and oil tank.
- Existing oil tank to be relocated and replaced with double skin underground fuel oil tank.
- The existing boundary wall to be repaired and the construction of new front and side gates.
- The bridge on the moat to be replaced by grass ground banks.
- The removal of non-original balustrade walls on the rear elevation.
- New front landscaped garden.
- The renewal of the heating system and the installation of an air source heat pump system.
- Installation of photovoltaic solar panels on garage roof.

### DESIGN STRATEGY

The new proposal has been prepared taking into consideration the pre-application advice. This application is similar to the previous one (ref: DC/22/06283 & DC/22/06281) with the difference that the proposals concerning the Brew house and the lean-to-sheds have been completely removed.

The overriding precept to the design proposal is for a low impact solution that seeks to balance the need to respect the fabric of this special listed building whilst striving to work with Mid Suffolk's Core Strategy and current building standards.

### Clopton Hall

Clopton Hall has been substantially modified over time, internally and externally.

The property requires substantial maintenance and renovation in order for it to continue to provide good quality family accommodation.

The lack of connection between stories and the separated location of the flights of stairs make moving around the house difficult. The proposal of new flights of stairs in the west wing and the creation of new hallways will improve the accessibility of the building, putting it to viable use consistent with its conservation.

The flight of stairs from first to second floor and partition will be removed, returning the pair of sash windows to their original state. The stairs and the studio's modern fittings and fixtures that are to be removed do not present any special architectural features (see 2124-PS-05 & 06, fig. F-01, S-01 to S-05).

Following the recommendation of the heritage pre-application advice, we carried out some site investigation works in the location of the new stairs proposed to run from the first floor to the second floor. As illustrated on drawing 2124\_PS\_10-0 (see Appendix 2), a section of ceiling was removed in order to reveal the structure beneath. The email conversation with Mr Harrison, BMSDC heritage officer, part of the heritage pre-application advice, says that *"the floor / ceiling structure in question appeared to be not of 1600s date but a later insertion using salvaged materials. Among the key points are the inconsistency of scantling, the degree of weathering to some surfaces, crude carpentry jointing, and redundant trenches. The insertion may be as late as the mid-1900s as I think you suggested, but in any event it means that this element forms part of the building that has been successively re-ordered and hence its significance is compromised, and in my opinion the alteration can be supported. The same applies broadly to loss of the existing stair."*

The doors that will be removed will be reused and repositioned on the new first and second floor hallways (see 2124-PS-05, fig. F-03, F-04, F-08 & F-14). The alteration on the first floor will allow the insertion of an en suite shower room for FR-05 bedroom 2.

The east one- storey side addition presents a glass roof in need of repair and with poor thermal efficiency. The proposal is for the construction of a new lead roof with flushed roof-lights in keeping with the historical interest of the house. It will provide better thermal efficiency in line with current building regulations.

The proposal includes a new shower room on the second floor, the removal of modern fittings and the installation of kitchen, cloakroom, wc, en-suite 1, bathrooms (see 2124-PS-04/05/06). The current kitchen, cloakroom, wc, en-suite 1 and bathrooms are tired and in need of renovation in order for it to continue to provide good quality family accommodation. The existing skirting, doors, windows will be restored and retained.

The design approach has been respectful of the Grade II listed building. The demolition works to be carried out include the removal of many modern interventions to the original fabric such as kitchen and bathrooms fittings and fixtures (see photo sheets 2124-PS-04, 05 & 06), side east addition glass roof and joists (see photo sheet 2124-PS-04, fig. G-9 to G-15), rear balustrade wall and modern concrete paving, shed and oil tank (see photo sheets 2124-PS-02 & 03, fig. L-14, L-15, L-35 & L-36). There is a minimum loss of existing fabric.

## **New barn**

The outbuildings on the east side of the house and on the west side of the garden are in a state of decay and abandonment. These buildings will be secured as necessary.

The proposal includes the demolition of the dilapidated oil tank and shed on the south-east of the main house (see 2124-PS-03 fig. L-29, L-34 & L-35 and drawing 2124-100). These buildings do not hold any particular architectural interest.

A proposed L-shaped barn will provide garage and storage space, turning its external walls toward the garden, thereby screening car-related activity from the south elevation and garden.

The contemporary high quality design and materials of the new barn are partly matching the original house (red clay roof tiles) and partly clearly distinctive from the original building: exposed oak posts and beams with wide profile feather edge cladding and solar PV panels mounted on roof.

The barn is designed to be subservient to the house and to the main part of the proposal. The email conversation with Mr Harrison, BMSDC heritage officer, part of the heritage pre-application advice, says that *"while this building would extend built form beyond its previous limit, it is notable on site that ground levels fall in this direction, and in my view this moderates the impact of the building. Subject to details of materials and design, this can be supported"*.

## **Existing boundary wall to be repaired and new front and side gates**

The proposal aims to improve and enhance the historic environment. The existing boundary walls are at risk through neglect and decay (see 2124-PS-03). The existing boundary walls are to be repaired to match existing and front and side gates will be introduced to provide a visual formal entrance. The walls and stone coping will match existing and new wrought iron style metal gates will be installed (refer to drawings 2124-2012 & 2013).

## **The bridge on the moat to be replaced by grass ground banks**

A non original road with concrete base bridges the moat and it is in a poor condition (see 2124-PS-01- fig. L-2, L-3 & L-4). The house was commandeered during the Second World War by American forces when the road to the house was introduced in order to drive heavy vehicles.

The moat is dry on the left side of the house and does not run under the bridge. The damaged bridge is to be removed and replaced by grass ground banks. The moat will be retained.

## **Removal of non-original balustrade walls on the south elevation**

The balustrade walls on the south elevation are not original (see 2124-PS-02, fig. L-14 & L-15) since some 19<sup>th</sup> century

extensions were present in that area and demolished in the 1980's (see planning History ref: LB/11/81).

### **New landscape garden**

The proposed interventions to the landscape seek to improve and enhance the heritage building (see drawings 2124-100 & 2000). An overgrown tree on the north-west moat bed is to be removed to restore the original moat appearance. Some overgrown bushes and concrete paths will be removed on the north and south-east side of the site.

The front concrete driveway is replaced with a gravel driveway. The proposed side boundary lines will be marked by shrubs and they will be harmonious with the existing geometric hedges at the front of the house.

Gravel will be used in the front forecourt and in the area in front of the new barn. The new barn will be connected to the main house via a stone path and ramp that will run along the courtyard walls, leaving a small area surrounded by greenery for heat pump outdoor units and underground oil tank. A tree and shrubs will be removed to create the path.

The existing oil tank will be replaced by a double skin underground fuel oil tank, only the cover of the tank will be visible. It will be located between the garage and the Brew-house with easy vehicular access.

### **Energy Efficient Building**

As part of the renewal of the heating system an air source heat pump system will be installed, the existing heating system will be retained. The renewal of the heating system will be carried out after the upgrade to a three phase power supply by UKPN.

The installation of photovoltaic solar panels (PV) will make a significant contribution to the generation of renewable energy.

The new lead roof on the east addition will incorporate high levels of thermal insulation.

It is considered that the proposed development is consistent with Mid Suffolk District Core Strategy (climate change strategic policies) and with chapter 14 of the National Planning Policy Framework (NPPF) entitled "Meeting the challenge of climate change, flooding and coastal change". The proposed installation of the air source heat pump system and photovoltaic panels will reduce dependence and consumption of natural and non-renewable resources and promote renewable energy use.

### **Accessibility**

Moving between the different floors of the house is not easy since there isn't one staircase that runs from the ground to second floor. The flights of stairs in the house are not connected.

The accessibility of Clopton Hall will improve with the introduction of new linked flights of stairs in the west wing and the creation of new hallways.

New entrance gates at the front and on the south-east of the site will provide a formal visible entrance to Clopton Hall.

## 7. Conclusions

The application proposals would:

Cause minimal disruption to the fabric of the house and not be detrimental to the building;

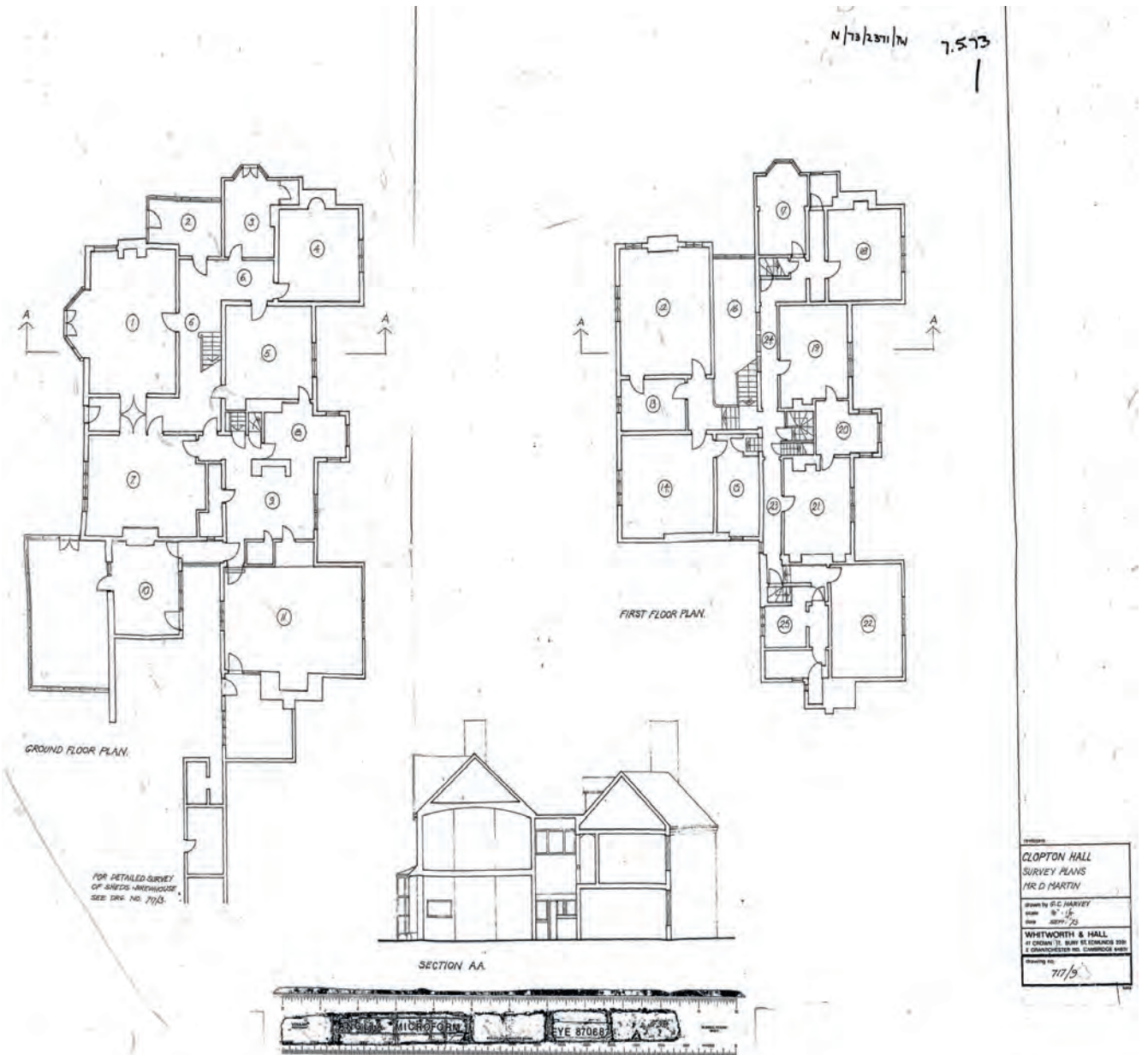
Aim to repair and preserve the heritage assets with interventions that cause minimal impact and that will be beneficial for the accessibility and the quality of family accommodation of the listed building;

Retain family homes on site; the works are generated within a secure and committed ownership;

Provide a building that is resource and energy efficient and more sustainable.

# 8. Appendix 1

Drawings from Planning Application ref: N/73/2371/TW, "alterations and conversion of main building and outhouses", granted 12-1973



N/73 /2371/TW

Sept. 73



revisions

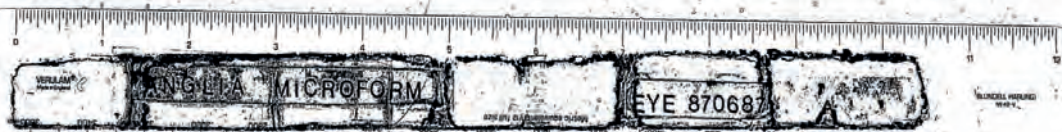
**CLOPTON HALL  
RATTLESDEN  
D. MARTIN ESQ  
SKETCH AS EXISTING OF  
FRONT ELEVATION**

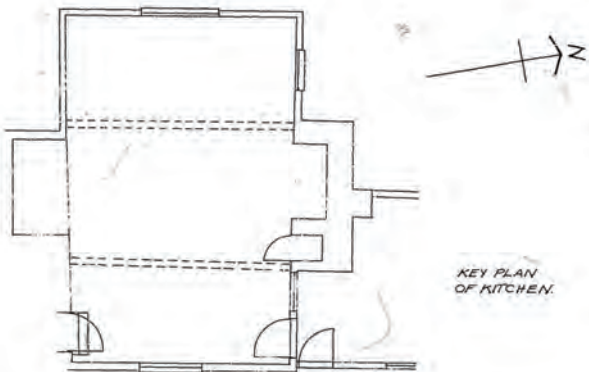
drawn by P.A.  
scale 1/8" = 1'-0"  
date September 73

WHITWORTH & HALL  
47 CROWN ST. BURY ST. EDMUNDS 2291  
67 HILLS ROAD CAMBRIDGE 64831

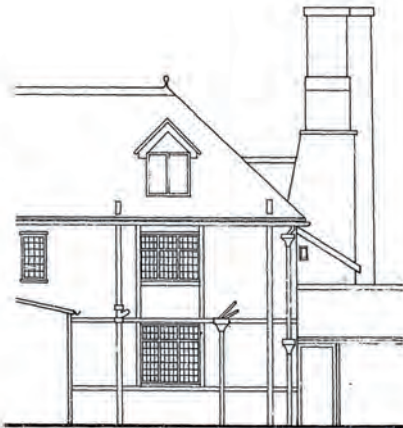
drawing no. 717/11

NM 3524





KEY PLAN OF KITCHEN.



SOUTH ELEVATION.



EAST ELEVATION.

NOTES

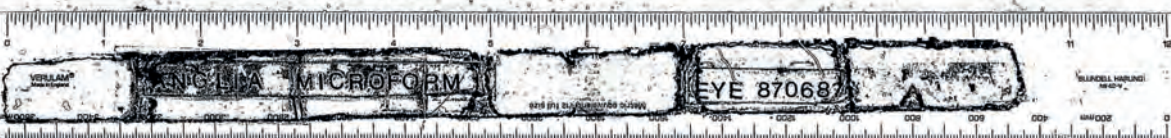
2  
 N/13/2371/TW  
 Sept. 73

revisions

CLOPTON HALL  
 RATTLEDEN  
 D. MARTIN ESQ.  
 Existing Elevations  
 drawn by G.C. HARVEY  
 scale 1/8" = 1 ft  
 date SEPT. '73

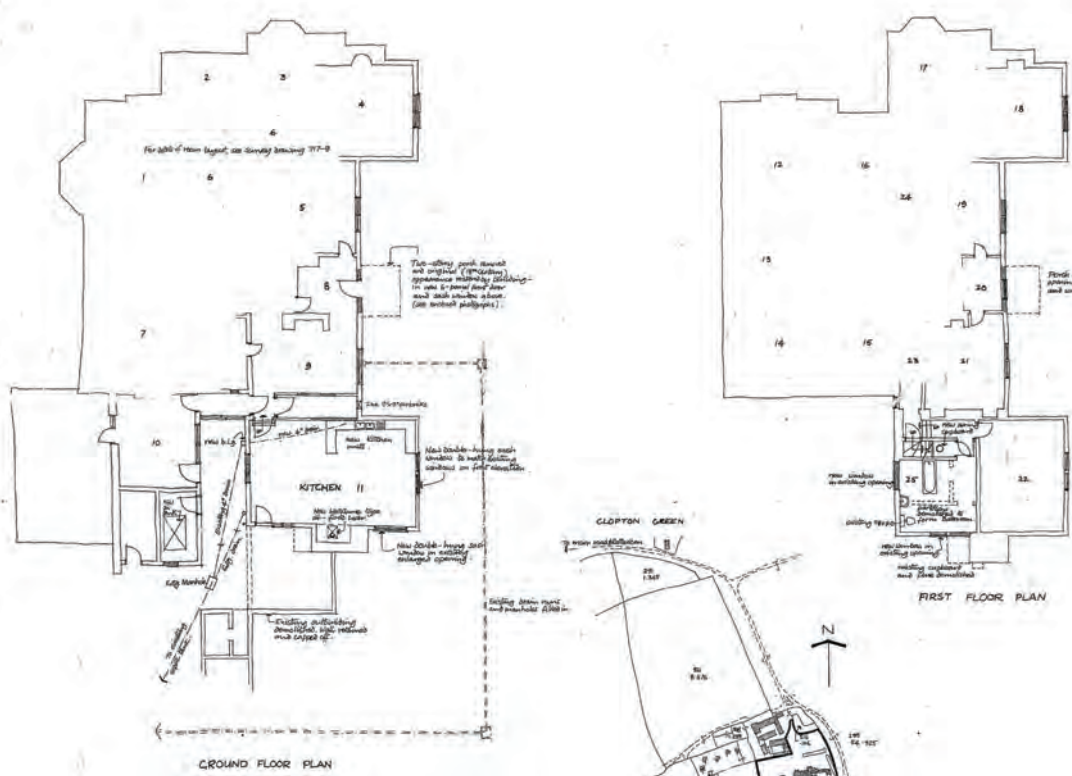
WHITWORTH & HALL  
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 67 HILLS ROAD CAMBRIDGE 64831

drawing no.  
 717/10



4

N 178 | 2371 | WJ  
Oct. 73



**NOTES**

**KITCHEN** -  
 Floor: Existing brick pavement, raised on ground, 100 gauge polythene 0.2m of concrete on levelling hardcore.  
 Sinks: Existing existing to receive injected chemical dump, proof covers of both existing sinks. Structural fixatures repair as required. Existing finish on plaster.

**HEATING** -  
 Oil-fueled system with radiators - large boiler of approx 125,000 Btu/h capacity, portable hot water cylinder in oil concrete tank. Radiators will floor-lower with new mixing chamber. Oil tank in existing northwing with additional flooring waterproof to give 10% clearance. Water loading to be from boiler with 1/2" copper positioned in basement with 1/2" oil gauge checked at 100% above.

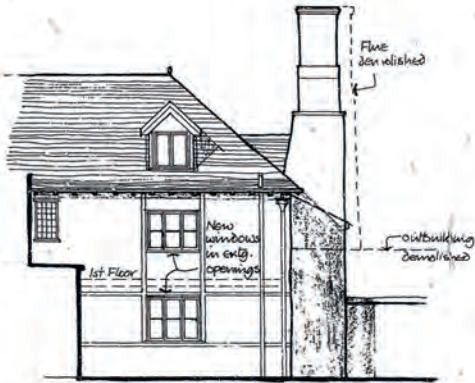
**DRAINAGE**  
 Existing drainage to be retained and modified as necessary. Falls to be checked on site (1 in 70 min) New oil drain covers in kitchen to be checked in concrete.

**EXTERNAL FINISHES**  
 External finishes to be unchanged. External residues of main roof, making up. Residue with 2nd-hand flatting tiles to walls existing. New windows shall give an existing.

D. MARTIN ESQ CLOPTON HALL RATTLESDEN SUFFOLK	
Drawn by P.A. 17/11/73 Date October 1973	WHITWORTH & HALL 41 OXFORD ST. LONDON W.1 1 (UNINCORPORATED) ARCHITECTS
Drawing No. 717-12	







NOTES

5  
7.11.13

N/173/2371/TW

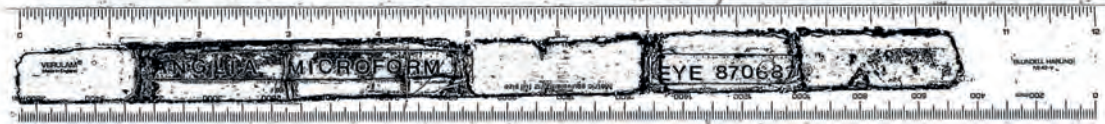


revisions

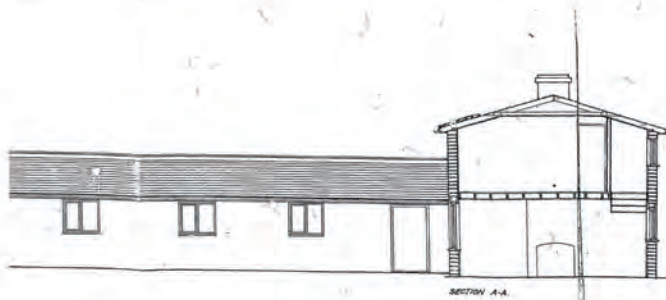
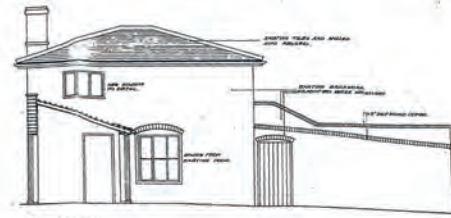
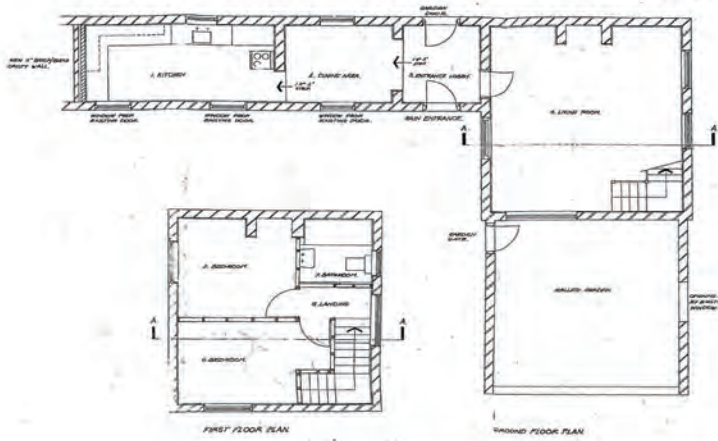
D MARTIN ESQ  
 CLOPTON HALL  
 RATTLEDEN  
 Proposed Alterations  
 drawn by P. Aitkens  
 scale 1/8" = 1'-0"  
 date October

WHITWORTH & HALL  
 47 CROWN ST. BURY ST. EDMUNDS 2291  
 87 HILLS ROAD CAMBRIDGE CB4 3JL

drawing no. 717-13



NM 3824



7.11.73

NOTES

6

CLOPTON HALL,  
RATTLEDEN,  
SUFFOLK.  
ALTERATIONS TO BREWHOUSE.  
DESIGNED BY W.C.P.  
DRAWN BY J.P.  
DATE 7.11.73  
WHETWORTH & HALL,  
11 COCKER ST., BURY ST EDMUNDS 220,  
SUFFOLK.  
717/14.

Rear view of property.

Demolished chimney at this point  
at front of house.

24

MID SUFFOLK  
DISTRICT COUNCIL  
19 OCT 1978  
RECEIVED  
PLANNING DEPT.



## 9. Appendix 2

Email correspondence with Mr Harrison, the principal BMSDC heritage officer, part of the pre-application advice (ref. DC/23/00619).

**From:** Paul Harrison Paul.Harrison@babergmidsuffolk.gov.uk  
**Subject:** RE: DC 23 02187 Rattlesden follow-up DC 23 00619  
**Date:** 23 May 2023 at 18:52  
**To:** Nello Gregori nello@gregori-chiarotti.com  
**Cc:** KM Heritage Heritage kevin.murphy@kmheritage.com, Moody, Andy Andy.Moody@bakermckenzie.com, Sally Dormer sedormer@aol.com, Beatrice beatrice@gregori-chiarotti.com

PH

Dear Nello

Thank you for the photographs, which I think are most useful.

I think I can see enough now to persuade me that the floor / ceiling structure in question is not of 1600s date but a later insertion using salvaged materials. Among the key points are the inconsistency of scantling, the degree of weathering to some surfaces, crude carpentry jointing, and redundant trenches. The insertion may be as late as the mid-1900s as I think you suggested, but in any event it means that this element forms part of the building that has been successively re-ordered and hence its significance is compromised, and in my opinion the alteration can be supported. The same applies broadly to loss of the existing stair. You should give consideration to restoring the lost ends of the moulded joists, which would represent a clear enhancement of significance.

I will add this correspondence to the pre-application file.

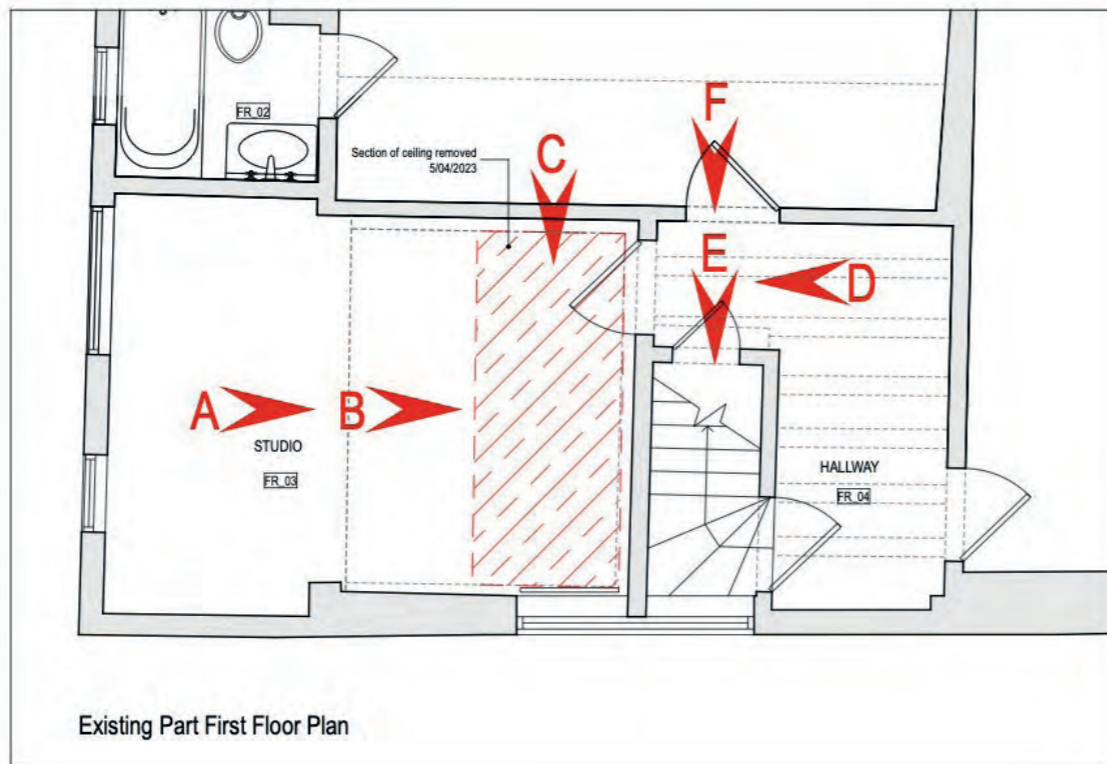
Thank you for suggesting alternative dates for a visit, but I now think this is not needed.

I trust this is helpful, but please bear in mind that officers' informal advice is given without prejudice to the outcome of formal applications. In this instance removal of stair will require notification of the application to Historic England whose advice will have to be taken into account in any decision.

Kind regards

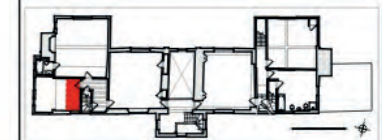
Paul Harrison

**Paul Harrison**  
Principal Heritage Officer  
Babergh and Mid Suffolk District Councils  
T 01449 724677 | 07798 781360



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 All information is subject to statutory consents, rights of light and survey.  
 Do not scale from drawings - Use figured dimensions only and verify on site.

Rev	Date	Dim.	Description
0	18.04.2023	ng	Issued for information



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 London  
 NW5 2QG

Project:  
 Clopton Hall, Rattlesden,  
 Suffolk,  
 IP30 0RN

Status:  
 PLANNING

Drawing:  
 Existing First Floor Studio Ceiling & Stair

Scale(s)	Date	Dim by	Chd by
NTS	18/04/2023	ebz	
Project No:	Drawing No:	Revision:	
2124	PS_10	0	

## 10. Photo-sheets



L-1



L-2



L-3



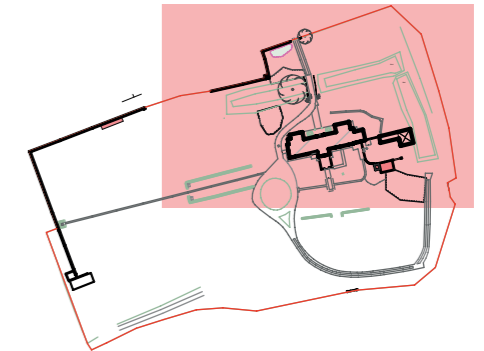
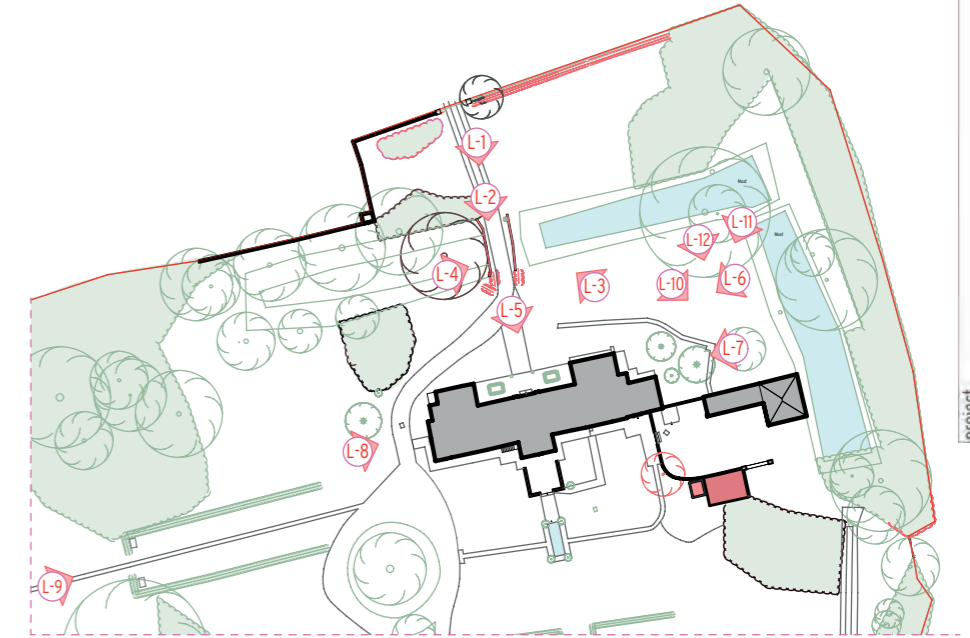
L-4



L-5



L-6



L-7



L-8



L-9



L-10



L-11



L-12

2124 - PS-01

Clopton Hall, Rattlesden, Suffolk, IP30 0RN

project

Site Photos



L-13

L-14

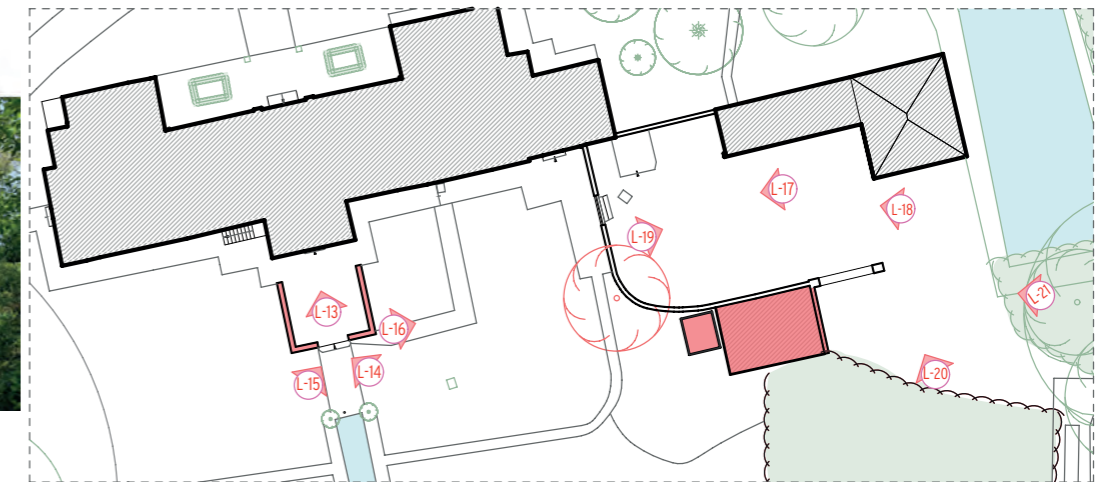
L-15



L-16

L-17

L-18

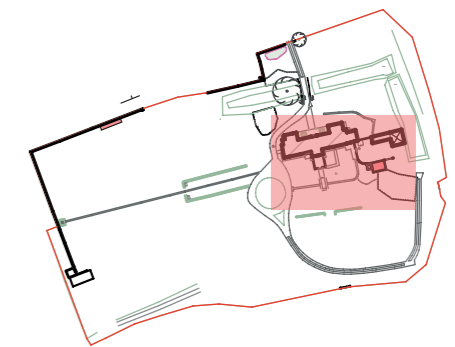


L-19

L-20



L-21



project  
Clopton Hall, Rattlesden, Suffolk, IP30 0RN  
2124 - PS-02

### Site Photos

project information  
2124 - 27/07/2023

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L-22



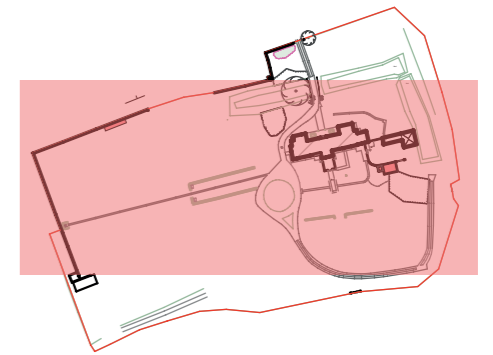
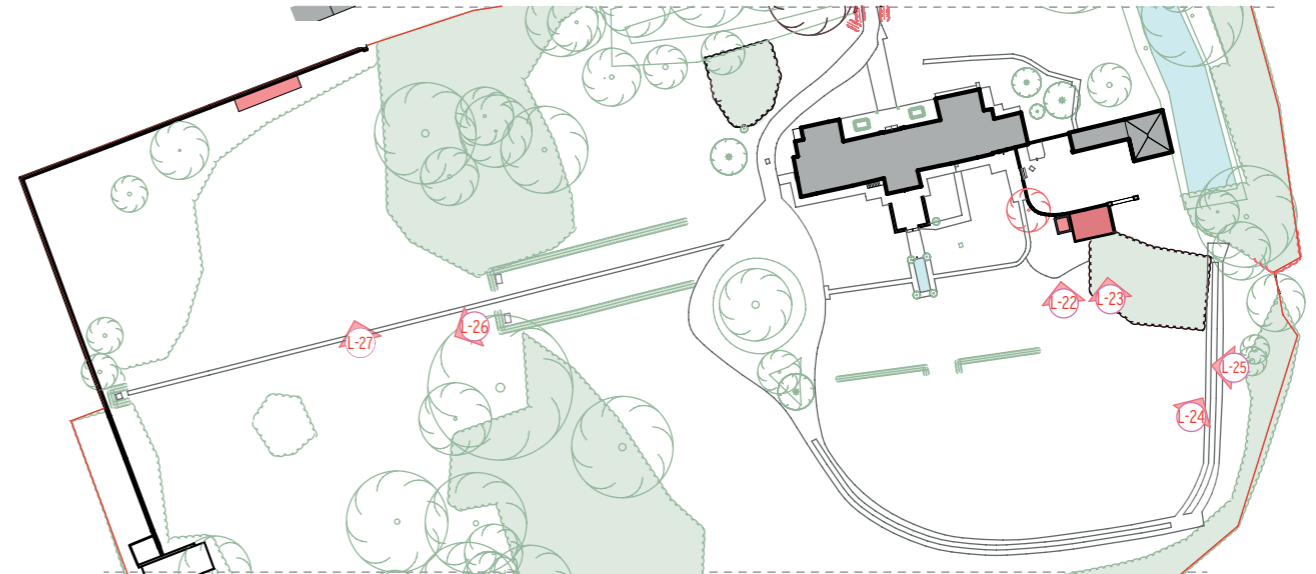
L-23



L-24



L-25



L-26



L-27

2124 - PS-03

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project information  
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### Site Photos

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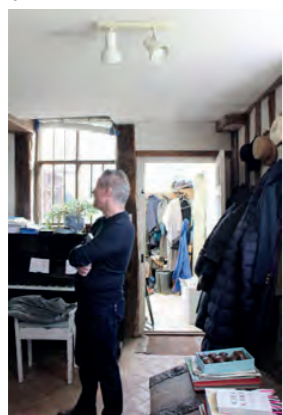
G-1



G-2



G-3



G-4



G-5



G-6



G-7



G-8



G-9



G-10



G-11



G-12



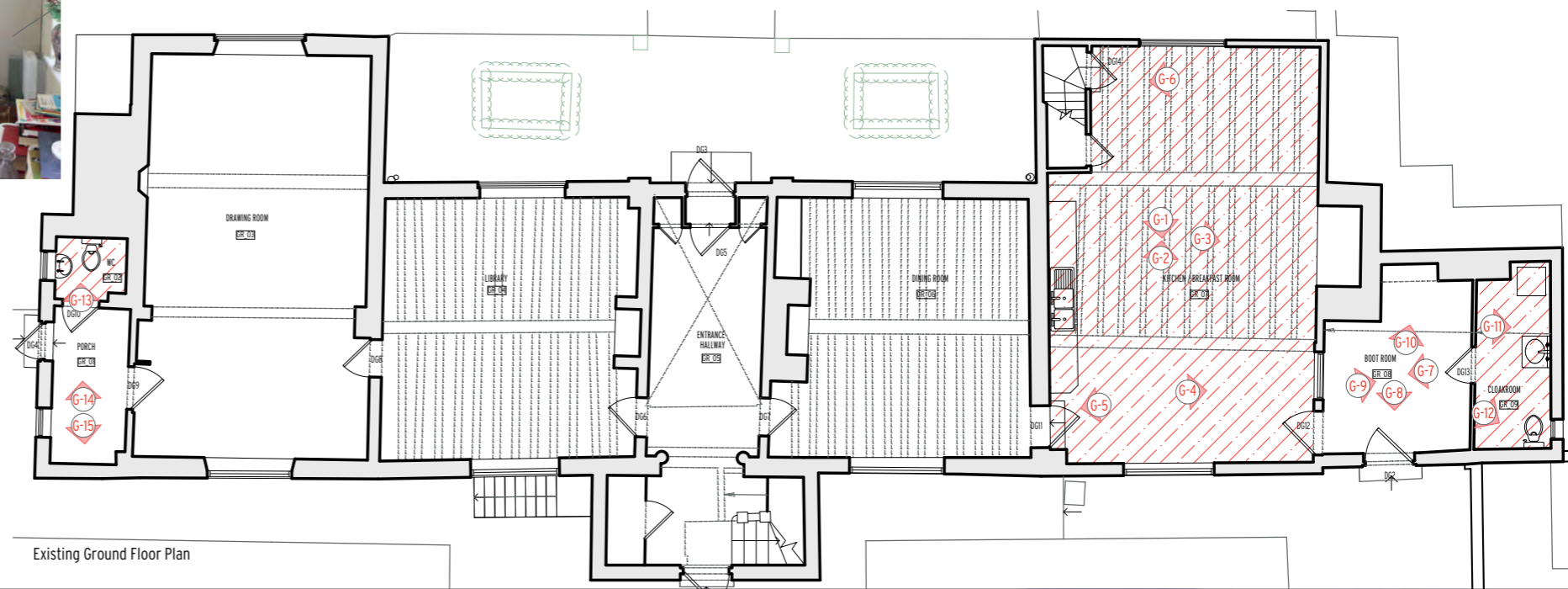
G-13



G-14



G-15



Existing Ground Floor Plan

project  
Clopton Hall, Rattlesden, Suffolk, IP30 0RN  
PS-04- 2124

### Ground Floor Photos

project information  
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F-01



F-02



F-03



F-04



F-05



F-06



F-07



F-08



F-09



F-10



F-11



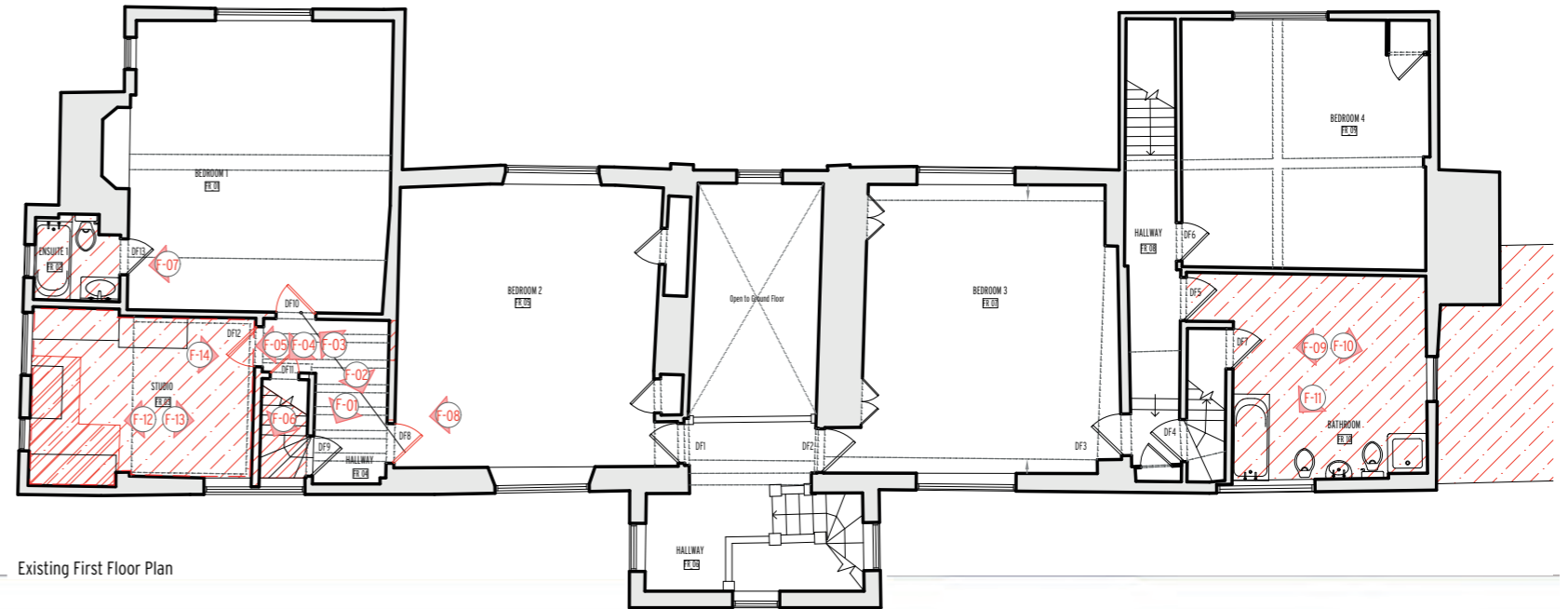
F-12



F-13



F-14



PS-05-2124

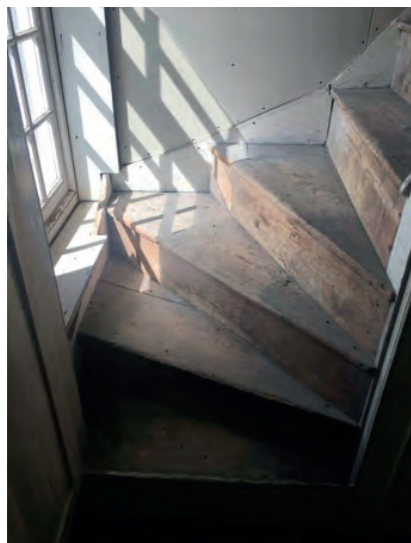
Clopton Hall, Rattlesden, Suffolk, IP30 0RN

project

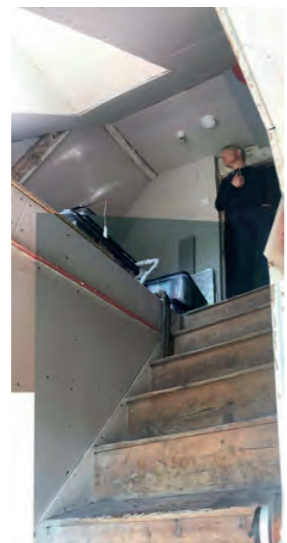
project information  
2124 - 22/09/2022

### First Floor Photos

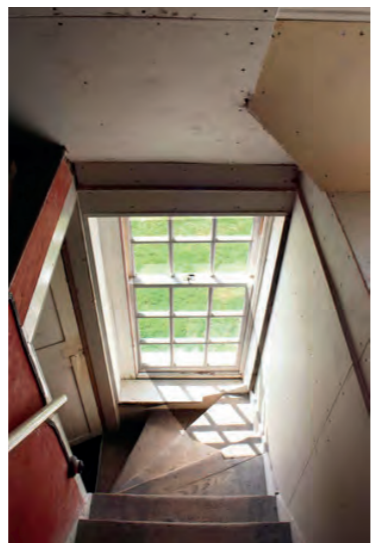
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S-01



S-02



S-03



S-04



S-05



S-06



S-07



S-08



S-09



S-10



S-11



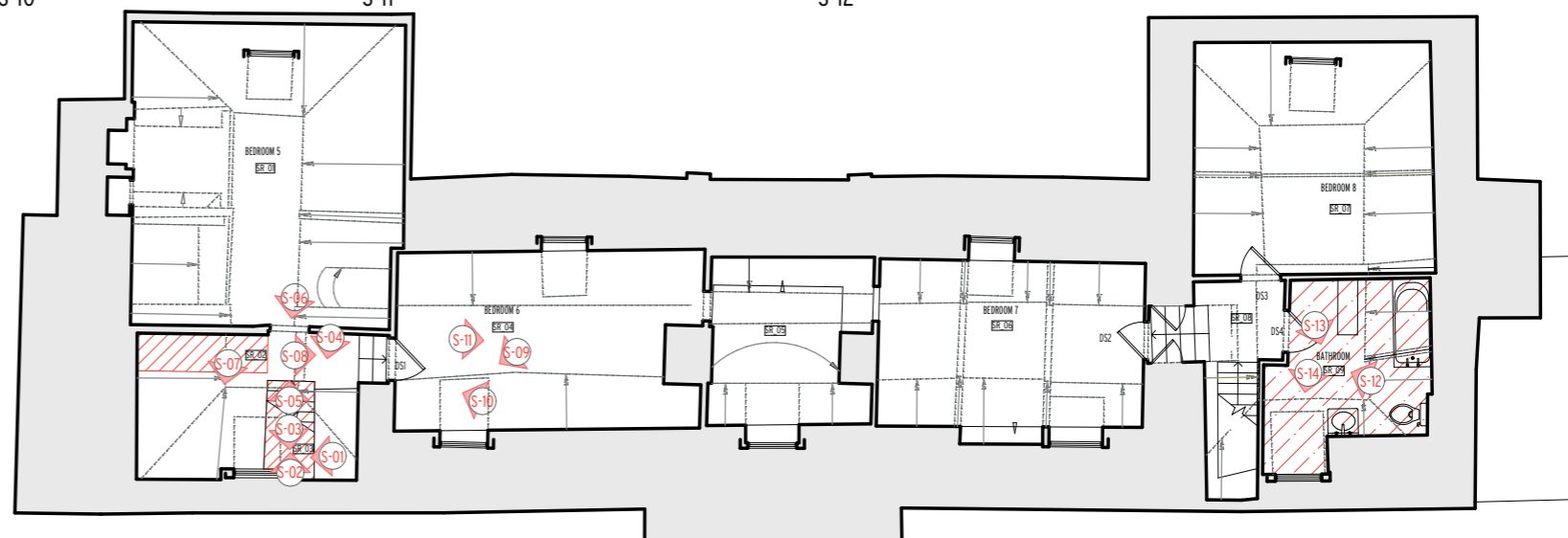
S-12



S-13



S-14



Existing Second Floor Plan

PS-06- 2124

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2124 - 20/09/2022

### Second Floor Photos

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## 9. Proposed Views



2124 - PS-07-1

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project



Views of proposal

project information  
2124 - 06/07/2023



2124 - PS-08-1

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project



Views of proposal

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2124 - 06/07/2023