

Heritage Impact Statement



Reinstatement as a single dwelling and detached carport at 1 & 2,
The Lodge, Norton Road, Tostock, Bury St Edmunds, Suffolk, IP30
9NU.

Alexandra House Investments Ltd.

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Front cover (figure 1) - No.s 1 & 2, The Lodge.

1.0 Project Details

Proposal: Reinstatement as a single dwelling and detached carport.

Location: 1 & 2, The Lodge, Norton Road, Tostock, Bury St Edmunds, Suffolk, IP30 9NU.

Client: Alexandra House Investments Ltd.

Local Planning Authority: Mid Suffolk.

Date: 2nd October 2023.

2.0 Introduction

2.1 This report has been prepared in support of the planning and listed building consent applications for minor works to the host building and detached ancillary building within its curtilage. It follows the Pre-application enquiry (DC/23/03338) which was broadly supportive, subject to detail.

2.2 The Lodge is a grade II listed building, situated within the Tostock village conservation area. It is also within the setting of the timber framed barn, just to the north, currently undergoing residential conversion, which is a curtilage listed building. A Heritage Statement is therefore required under the National Planning Policy Framework (NPPF) paragraphs 194 and 200. As such this report will seek to briefly assess the cultural and historic significance of the former farmstead and its context/landscape setting and then judge this against the potential impact of the proposed development.

2.3 The report will also consider the potential impact of the proposals on the setting of any other nearby designated or non-designated heritage assets (including local interest buildings).

2.4 This report should be read in conjunction with the following documents submitted in support of the application by Acorus:

Survey & design drawings.
Design & Access Statement.

3.0 Preliminary Archive Research

3.1 The online search of the Heritage Gateway website for Tostock provided the following results.

Statutory Data

The National Heritage List for England - 18 entries for listed buildings.

National Designation Decisions Designation Decision Records (deleted) – None.

Designation Decision Records (non-designated entries) – None.

Non-Statutory Data

Historic Milestone Society Database – None.

National Trust – None.

Historic England research records – 5.

National Trust Historic Buildings SMR – None.

Parks & Gardens UK – None.

NMR Excavation Index – 7.

Church Heritage Record – 1.

Local Records

Suffolk HER – 18 results.

National Image Collections

Viewfinder - None.

3.2 The ***National Heritage List for England*** is the official and up-to-date database for all nationally designated assets, including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The search identified 18 listed buildings within the village, 17 of which are grade II and the grade I Church of St Andrew at the opposite end of the village.

3.3 Relevant to this application are The Old Rectory and The Lodge which are both grade II listed. For ease of reference the list description for The Lodge is given below, that for The Old Rectory is included within the appendices. By virtue of the former functional and spatial relationships, the barn to the north of the application site is deemed to be curtilage listed.

1 Official List Entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1284181
Date first listed:	09-May-1988
List Entry Name:	OLD RECTORY LODGE
Statutory Address 1:	OLD RECTORY LODGE, NORTON ROAD

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

2Location

Statutory Address: **OLD RECTORY LODGE, NORTON ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**
District: **Mid Suffolk (District Authority)**
Parish: **Tostock**
National Grid Reference: **TL 95281 63808**

3Details

TL 96 SE TOSTOCK NORTON ROAD

5/172 Old Rectory Lodge -

-- II

Former farmhouse, C16 in 2 stages. 2 storeys. 3-cell lobby-entrance plan: a service range set forward to left. Timber-framed and plastered. Concrete pantiled roof, formerly plain tiled. An axial late C16/early C17 chimney of red brick. A set of 4 C18 casements with transoms. Mid C20 half-glazed panelled door at lobby-entrance, with C20 gabled open porch on posts. Interior: The 3-cell main range has late C16 features; a little exposed close-studding and plain

chamfered main members, a wide lintelled open fireplace in the hall. The service cell to left is of early C16 and may be the original house, in whole or in part. It has good tension-braced studding, heavy unchamfered floor joists, and a beam with brattishing which may be an introduction from elsewhere. Evidence for a possible long-wall jetty, underbuilt, on the west side. Much remodelled, reroofed and the 1st storey used as a granary in C18/C19.

Listing NGR: TL9528163808

4 Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **281275**

Legacy System: **LBS**

5 Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

3.4 The ***Historic England Research Records*** includes records about archaeological sites, historic buildings, historic aircraft crash sites and marine heritage recorded by Historic England. Records appear here until they are transferred to the relevant local authority Historic Environment Record (HER), after which they will be retrieved as part of the HER's search results. The on-line search yielded 5 entries of which none are relevant to the application site. The records related to the Roman road from Ixworth to Stratford St Mary and the Ipswich & Bury St Edmunds railway. There were also records for the parish church and Tostock Old Hall, as well as the find of a Saxon gilt buckle in The Leys, circa 1833.

3.5 The ***National Monuments Record (NMR) Excavation Index*** is a guide to the archaeological excavations and interventions carried out in England since the earliest days of scientific archaeology, and an index to the location of the excavation archives and finds. The search yielded 7 records relating to the monitoring of groundworks, none of which relate to The Lodge or The Old Rectory.

3.6 The ***Church Heritage Record***, is a digital database of church buildings in England, developed by Church Care, the Church of England's national resource to

support all those in parishes, dioceses and cathedrals caring for their buildings. The single result is a brief record, which cross references to the official list description, and colour photograph of Saint Andrews.

3.7 The ***Suffolk Historic Environment Record (HER)*** covers all known archaeology in the county. The on-line search yielded 18 items none of which are relevant to the application site or neighbouring properties. The schedule of results is included in the appendices.

3.8 In addition to the Heritage Gateway search the ***Suffolk Heritage Explorer*** website was investigated. This provided a single farmstead record (TCK 039) for The Old Rectory which refers to The Lodge as the former farmhouse associated with the estate, but states it is set away from the yard described, meaning those stables etc close to the principal house. The farm buildings were recorded as part of the ***Farmsteads in the Suffolk Countryside Project***. This was a desk-based study, and the records were not intended to be a definitive assessment of the buildings. The record is, however, included in the appendices.

3.9 A search of the council's planning website highlighted the recent applications relating to both The Lodge and the barn, just to the north. The most recent application relating to The Lodge (DC/19/02088), which was consented for the subdivision of the property into two dwellings, was accompanied by a Summary Heritage Asset Assessment by Nicolaas Joubert MSc, Historic Building Consultant. This document provides a very detailed and illustrated assessment of The Lodge, including its phasing and evolution. In addition to this, Mr Joubert also provided a Heritage Assessment & Impact Statement (May 2020) for the residential conversion of the adjacent barn. Both documents have been referenced as part of this assessment.

4.0 Historic Mapping

4.1 A series of historic maps, including the Ordnance Survey, have been studied as part of this Heritage Impact Assessment. A chronological sequence of maps can often provide a useful means of assessing and interpreting the history and evolution of the proposed site.

4.2 The Tithe map extract shows the Parsonage (Rectory), its walled garden and parkland, which extended to just over 49 acres. The L-shaped footprint of the rectory lodge can be seen with the timber framed barn (which is currently undergoing renovation and conversion). Both buildings have sizable extensions which are no longer extant.

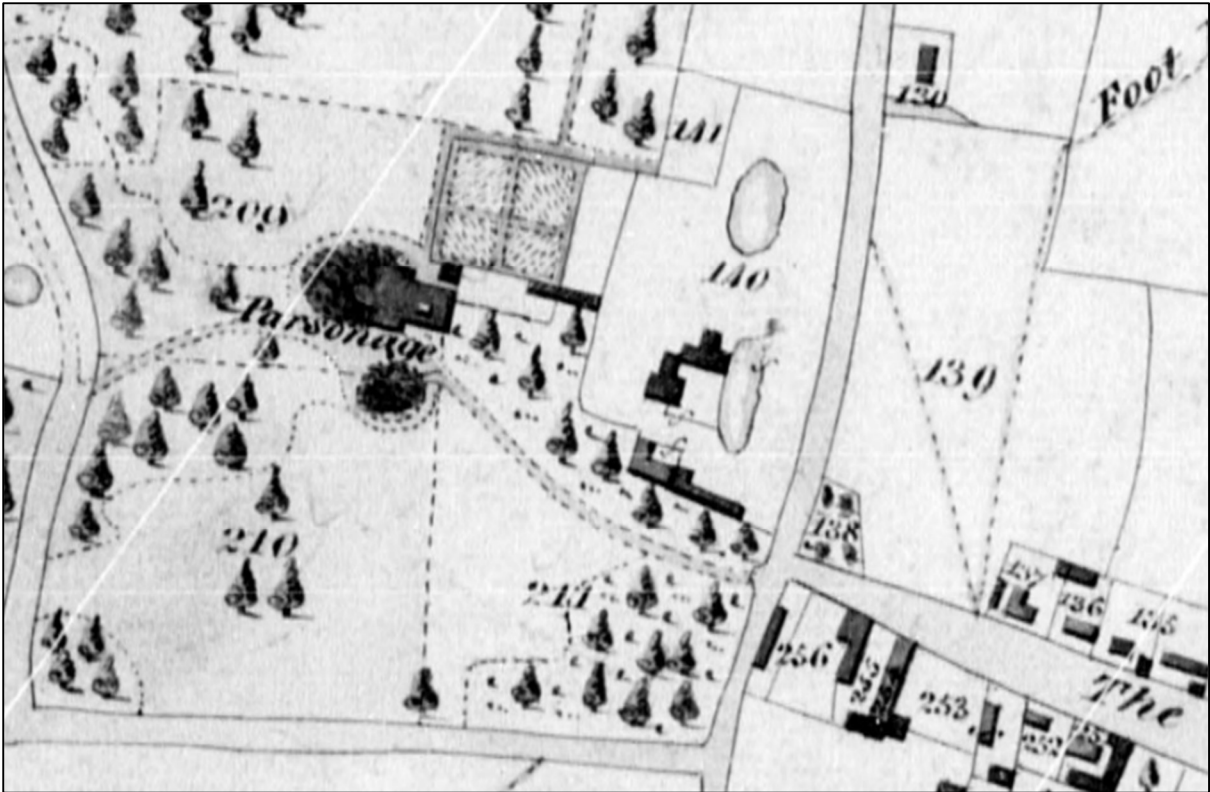


Figure 2 – Extract from 1843 Tithe map for the Parish of Tostock (IR/30/33/418).

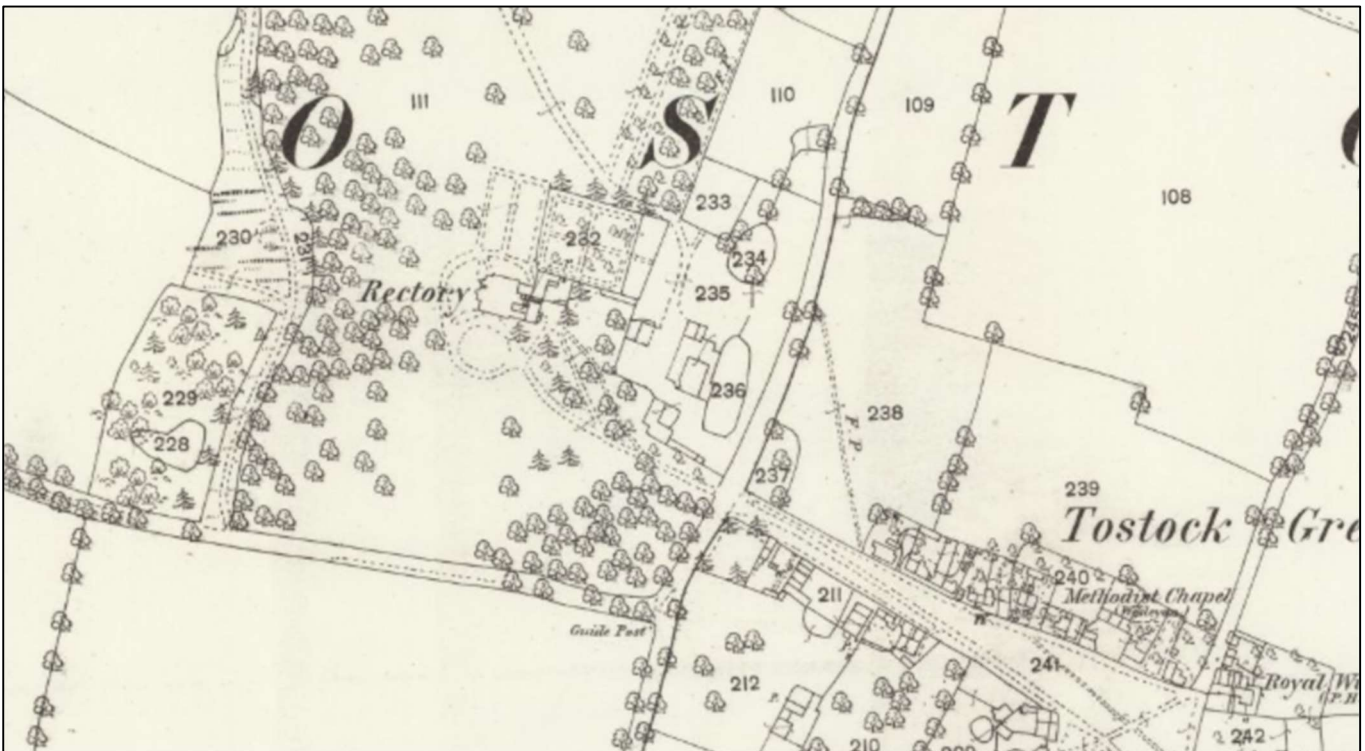


Figure 3 - Suffolk XLV.11. Surveyed: 1883, Published: 1884.

4.3 The 1884 Ordnance Survey extract above still shows a narrow linear extension at the eastern end of The Lodge farmhouse. It is interesting to note that the footprint of the ancillary barn has been extended at each end, including alongside the pond, forming a U-shaped crew yard. This coincides with the period of high farming and a shift towards animal

husbandry within the county. The more recent phases are likely to be loose boxes for cattle. The sequence of maps shows that this phase was demolished by 1953.

4.4 The OS extract below, from just after the turn of the 20th century, provides a clear graphic representation of the arrangement of buildings and phasing. It is around this time that the archive photograph, included in the Joubert report, shows an external staircase and doorway to the first floor of the service wing (no. 1) which suggests its use as a granary.

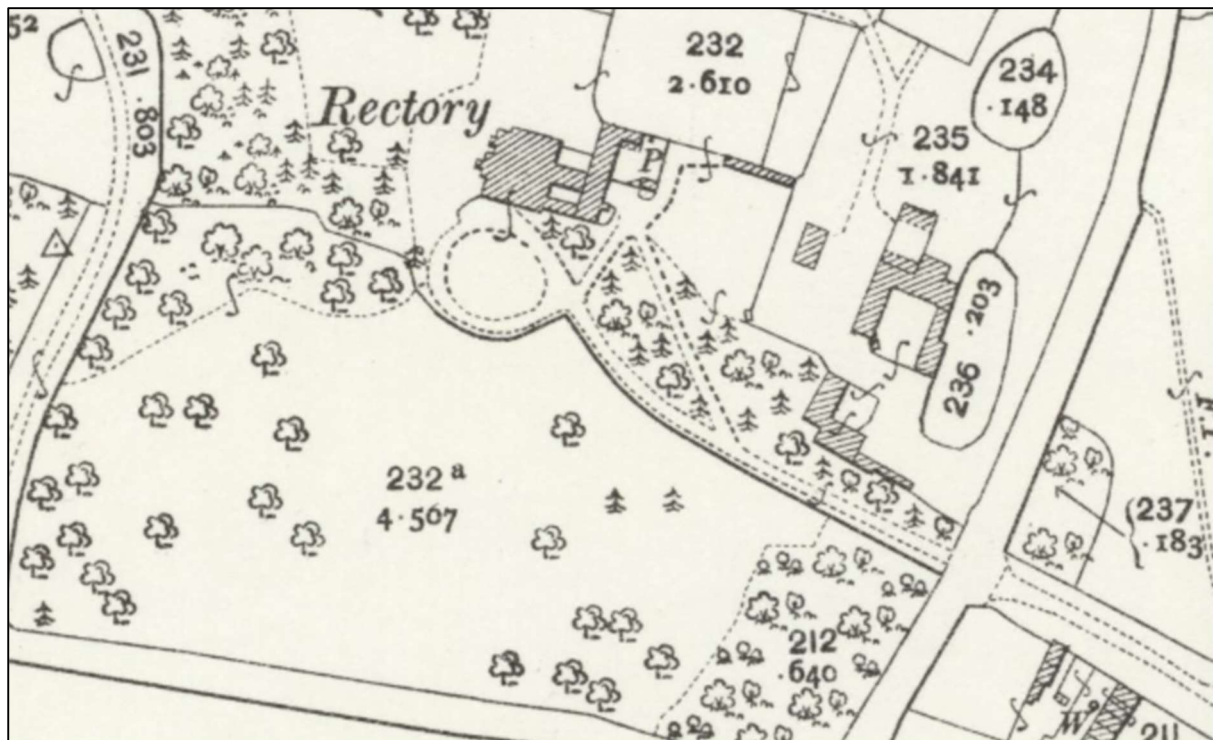


Figure 4 - Suffolk XLV.11. Revised: 1903, Published: 1904.

5.0 The Village of Tostock

5.1 Tostock is a small village approximately 8 miles east of Bury St Edmunds and seven miles west of Stowmarket. It is situated on the Claylands of *High Suffolk*. It is a traditional Suffolk village and is noted for its two village greens. The first just to the east of the application site and the second, Tostock Leys, which also has a pond, at the southern end of the village. Ponds are still a characteristic feature of the village.

5.2 The name of the village is thought to mean 'lookout place'. It was located within the historic administrative Hundred of Thedwestra. It is recorded in the Domesday Book as *Totestoc* and *Totstocha*. The king's land is recorded as being kept

by Godric; Abbot of St. Edmunds before and after 1066 and Frodo from him. It also mentions the church and water meadows.

5.3 The local vernacular building traditions include timber framed cottages, lime render and weather boarding, as can be seen at the application site. Thatch generally predated red clay plain tiles and pantiles. Flint is also a common feature together with Suffolk white and later red bricks.

5.4 The Parish Summary includes a reference to the agricultural historian Joan Thirsk which states that between 1500 and 1640 the area was a wood pasture region, mainly pasture meadow for dairy with some pigs, horses and poultry.

6.0 Photographic Survey



Figure 5 - Numbers 1 & 2 The Lodge.



Figure 6 - South-east elevation of no.2 The Lodge.



Figure 7 - North gable of no. 2.



Figure 8 - Later extension & enclosed yard adjoining no. 1.



Figure 9 - Close up of the above.



Figure 10 - Rear/ west elevation of no. 2.



Figure 11 - Oil tank enclosure looking toward the barn.



Figure 12 - as above, reverse view.



Figure 13 - Rear elevation of no. 1.



Figure 14 - South gable of no. 2.



Figure 15 – Later link/west gable of no. 1, adjoining the above.



Figure 16 - Covered yard adjoining no. 1.



Figure 17 - Oil tank within the yard.



Figure 18 - Reverse view within the yard.



Figure 19 – Former door with modern infill, viewed from GF of no. 2.



Figure 20 - as above viewed from within no. 1.



Figure 21 - Main bathroom to no. 1.



Figure 22 - as above, note modern ceiling.



Figure 23 - as above.



Figure 24 - En suite shower to principal bedroom of no. 1.



Figure 25 - Interior of the above.



Figure 26 - as above.



Figure 27 - Site entrance with the barn to the right-hand side.



Figure 28 - Reverse view along the drive toward the green.



Figure 29 - Partial glimpsed view of the barn from Norton Road.



Figure 30 - Limited view of The Lodge over the pond.



Figure 31 - View South along Norton Road, including the site entrance.



Figure 32 - Bespoke signage on the frontage of the application site.



Figure 33 - Recently erected fencing on shared boundary.



Figure 34 - as above with the barn behind.



Figure 35 - Proposed location for cart shed & store.



Figure 36 - as above looking toward the pond.



Figure 37 - as above panning toward the drive.



Figure 38 - The pond.

7.0 Contextual Analysis

7.1 The Lodge is situated at the West end of the village. It is accessed via a short gravel drive off Norton Road. The gateway is marked by a short section of white picket fencing on each side. A rather charming, bespoke street sign is located in the adjacent verge. An unmanaged informal hedgerow of native species encloses the frontage, limiting views of both The Lodge and the barn undergoing restoration. Only glimpsed views of the either are possible from a gap in the vegetation (see figures 29 & 30). Similarly, the views of Number 1 are shrouded by the trees and vegetation on either side of the drive.

7.2 There is a signposted public right of way on the opposite side of the road which runs behind the terrace of bungalows. This would permit short distance sequential views of the frontage as one emerges onto Norton Road, but again with only very limited glimpses of the buildings.

7.3 As one approaches the house both number 1 and 2 come into clear view. Turning right into the gravelled parking/ circulation area, the upper portion of the barn can be seen above the recently erected close boarded fence (see figure 34). The fair face of the fence is towards the barn and so this feature has a rather stark and bold appearance. Whilst it is a solid barrier, there is still some limited intervisibility between the two properties. It is also possible to see the roof of the former cart shed/ garage building, which is ancillary to the barn, above the fence.

7.4 The visual impact of the fence on the setting of the listed Lodge and curtilage listed barn effectively severs the historical relationship and the group value of these heritage assets. This could be mitigated by the use of appropriate native planting and, in the interim, a black stained finish to complement the barn. The planting could take the form of a native mixed hedge or small to medium sized specimen trees or shrubs to break up the length of fencing and frame the partial view of the barn.

7.5 The pond is a key feature within the former farmstead setting and historically common within the village. It is fringed by unmanaged understorey vegetation, including brambles and arborescent ivy, and is not clearly visible from the house or its terrace. The adjacent Willow tree complements the pond and has a fair level of amenity value.

7.6 The Lodge benefits from a mature garden including hornbeam hedging and mature trees which form a backdrop to the cottage, extending into the neighbouring property. The best views of The Lodge are at close quarters from within its own curtilage.

7.7 The blockwork and larch lap panelled enclosure, which screens a second oil tank, to the rear of the property, is detrimental to the setting of the heritage asset and the garden.

7.8 The Regency Old Rectory is rather grand for a former parsonage and is now in separate ownership. The mature trees to the rear of The Lodge effectively means there is no inter-visibility between the two listed properties.

8.0 Significance

8.1 Significance can be defined as the sum of the cultural values which make a building or site important to society. When assessing significance numerous aspects are considered including architectural interest, historic interest, group value, social value, former uses and local distinctiveness. These aspects can be grouped under a series of 4 values outlined in Historic England's *Conservation Principles, Policies & Guidance* (2008). These are explained below:

Evidential – ‘the potential of a place to yield evidence about past human activity’.

Historic – ‘the ways in which past people, events and aspects of life can be connected through a place to the present’.

Aesthetic – ‘the ways in which people draw sensory and intellectual stimulation from a place’.

Communal – ‘the meaning of a place for the people who relate to it, or for whom it figures in their collective experience for memory’.

8.2 The values given to each fall into the following 5 categories:

high/medium/low/neutral/intrusive.

High - a theme, feature, building which is important at national or international level, with high cultural value and an important contribution towards the character and appearance of heritage asset and its setting.

Medium - themes, features, buildings or spaces which are important at regional level or sometimes higher, with some cultural importance and some contributions towards the character and appearance of the heritage asset and its setting.

Low - themes, features, buildings or spaces which are usually of local value only possibly of regional significance for group or their value. Minor cultural importance and contribution to the setting or appearance of the heritage asset and its setting.

Neutral - these themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of the heritage asset and its setting.

Intrusive - themes, features, buildings or spaces which detract from the values of the heritage asset, its setting, character and appearance. Efforts should be made to remove or enhance these features.

8.3 The Old Rectory Lodge, also known as the Old Parsonage Lodge, is upon first inspection two distinct phases, set at right angles to each other. Both are timber framed complete with a rendered finish, thought to date from the first quarter of the 16th century. The assessment by Nicolaas Joubert, to accompany the previous application, demonstrates that the function and form of each building has changed significantly, with later phases of quite radical alterations between the 18th and 20th centuries. Number 1 was originally a 2-cell, jettied farmhouse with a chimney bay, parlour and larger hall. It was extended at the West end to form a link to what is now no. 2 in the 17th century. The long jetty on the South flank was under built in the 18th century and the roof entirely rebuilt in the 18th.

8.4 Mr Joubert believes that a detached bakehouse preceded the footprint of no 2 and was later subsumed into a late 16th or early 17th century 2 cell lobby entry farmhouse with a hall, parlour cross wing and axial chimney stack. At this point the original farmhouse became a service wing and linked.

8.5 They were significant changes to each building during the 18th and 19th centuries including insertion of staircases and new window openings.

8.6 The property is thought to have been divided into two dwellings in the late 20th century blocking up doorways which were created in the 16th and 17th century.

8.7 The Lodge buildings have a long and complex history, reflecting changes in domestic arrangements, fashions and to a lesser degree farming practice. Whilst the buildings have been modified internally and externally several times, they retain a high level of interest due to their original form and use. A considerable amount of historic fabric is present including the timber framing to both ranges, an axial chimney stack with an inglenook fireplace, 4 panel Georgian doors, cupboard and staircases, as well as Edwardian metal framed windows. There is also an apotropaic burn mark in the attic as well as remnants of wattle and daub.

8.8 The character of a traditional Suffolk farmhouse remains intact and is a positive feature within this part of the conservation area. It is therefore judged to possess a high level of evidential, historic and aesthetic interest.

9.0 National Planning Policy Framework (NPPF).

9.1 Chapter 16 of the NPPF *Conserving and enhancing the historic environment* sets out guidelines for local authorities and the consideration of all planning applications relating directly to designated or non-designated heritage assets. It states that *'when considering*

the impact of the proposed development on the significance of the designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost to alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of the grade II listed building, park or garden should be exceptional'.

9.2 In addition to the above, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving the heritage asset or its setting or any features of special architectural or historic interest which it possesses. In essence this means both listed and curtilage listed buildings. Section 72 of the act imposes the same duty with regard to conservation areas.

9.3 A more recent document relevant to the consideration of this application is the ***Principles of Cultural Heritage Impact Assessment in the UK*** (July 2021). This has been jointly published by the Institute of Environmental Management & Assessment, the Institute of Historic Building Conservation and the Chartered Institute for Archaeologists.

9.4 The wide definition of cultural heritage, in this document, includes buildings and structures, monuments, parks and gardens, battlefields, townscapes, landscapes, seascapes, archaeological sites, as well as intangibles such as myths, festivals and traditions.

9.5 The document advocates a clear understanding of a cultural asset and the legal framework which may serve to protect it. It also stresses the need for a thorough evaluation of its significance and cultural heritage value. The consequences of any development or change can then be assessed against these values or attributes, thus enabling the magnitude of the impact to be judged and mitigation measures considered. The 2 principles of CHIA and the 6 analytical stages from which they are formed are best summarised as follows:

A. Understanding cultural heritage assets:

1. Describing the asset;
2. Ascribing cultural significance; and
3. Attributing importance.

B. Evaluating the consequences of change:

1. Understanding change;
2. Assessing impact; and
3. Weighting the effect.

9.6 Another useful document is the Historic England publication ***Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets*** (2nd edition). The assessment contained within this report has broadly followed the first 4 steps of the *Staged Approach to Proportionate Decision Taking* advocated in the revised GPA 3 which are as follows:

Step 1: identify which heritage assets and their settings are affected.

Step 2: assess whether, how and to what degree the settings make a contribution to the significance of heritage assets.

Step 3: assess the effects of the proposed development whether beneficial or harmful, on the significance.

Step 4: explore the way to maximise enhancement and avoid or minimise harm.

9.7 In the ***Planning Practice Guidance - Conserving and enhancing the historic environment*** setting is defined as *'the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not'*.

9.8 The sensitivity of the setting is essentially its capacity to accommodate change without harm to the heritage asset and its significance.

9.9 In terms of new development Section 12 of the NPPF ***Achieving well-designed places***, reinforces the importance of good design as a key part of sustainable development by ensuring the creation of inclusive and high-quality places. Paragraph 127 provides more detail as to what is required to achieve this and, for ease of reference, is quoted in full below:

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

10.0 Local Plan Policy & Guidance

10.1 The council's Adopted Development Plan, comprising the Mid Suffolk Core Strategy (2008) and Focused Review (2014) and the Mid Suffolk Local Plan (1998), has not yet been replaced by the Joint Local Plan for Babergh & Mid Suffolk District Councils. As such the following conservation and heritage policies from the plan are still considered relevant to this application:

- CS5 Mid Suffolk's Environment.
- GP1 Design & layout of development.
- H15 Development to reflect local characteristics.
- H16 Protecting existing residential amenity.
- H18 Extensions to existing buildings.
- HB1 Protection of historic buildings.
- HB3 Conversions & alterations to historic buildings.
- HB4 Extensions to listed buildings.
- HP8 Safeguarding the character of conservation area.

10.2 As suggested in the response to the pre application enquiry it is wise to consider the emerging Joint Local Plan Policies which may be relevant to this application. These include the following:

- LPO3 Residential extensions & conversions.
- LP24 Design & residential amenity.
- LP19 The Historic Environment.

11.0 Justification & Impact

11.1 The unusual arrangement of the existing dwellings would undoubtedly lead to overlooking, a loss of privacy and is therefore unsatisfactory in terms of residential amenity. Added to which the private rear garden of no. 1 is very small and quite shaded. The reinstatement of a single residential use at The Lodge would eliminate the problem and create a good-sized family home. To achieve this would only require the reopening of a single doorway at ground level to link the properties (see figures 19 & 20). This is an historic opening which had been in filled with modern studwork. The intervention would not therefore result in the loss of any historic fabric.

11.2 The reopening of the first-floor doorway directly above, included in the pre application inquiry, has been omitted from this formal submission. This is the largest bedroom and has an en suite shower room. By leaving the infilling in place retains an adequate level of privacy for the master bedroom.

11.3 Apart from the intervention outlined above, the light touch approach advocated will include redecoration, and very limited reordering, specifically the existing bathrooms where the sanitaryware and suites will be replaced but use existing drain runs and services.

11.4 Other elements of the proposals which require consideration by the local planning authority are itemised as follows. Please note that each item is accompanied by a brief explanation of the design rationale and/ or justification in conservation terms.

Item (i) - Remove corrugated sheet roof to enclosed yard adjoining the house.

This cheap modern material is not compatible with a heritage asset. Its removal and that of the oil tank proposed under Item (ii) would allow for the creation of a discrete courtyard garden, to complement the entry to the house.

Item (ii) - Remove oil tank from within the enclosed yard.

The reinstatement of a single residential use makes this tank redundant. As proposed under Item (i), this allows more space for secure domestic storage and/or the creation of a small, enclosed garden.

Item (iii) - Removal of the oil tank and screening enclosure to the rear of no. 2.

The reinstatement of a single residential use provides the impetus to improve the garden and thereby the setting of the property. The painted blockwork wall adjoins the rear of the house and is an overly dominant feature within the private rear garden. The removal of this utilitarian structure would undoubtedly improve the setting of the host building. A more discrete location, further away from the house, on the other side of the hedge is provided. Additional planting will help to screen this with no impact on the setting of the adjacent barn.

Item (iv) - Proposed Garden room extension.

The scale and form of the proposed extension is clearly subordinate and respectful of the host building. The palette of external materials is sympathetic to the local vernacular traditions and includes red brick, timber framing and a lean-to pantile roof. That said, it will be easily legible as an understated and yet modern addition to the heritage asset. The

rendered rear flank wall of no. 2 is quite plain, except for the back door. This will be retained within the proposed extension and the plaster work will remain visible inside. The modest footprint (7m x 4.2m) is parallel with the host building to reduce its impact and benefit from southern and western aspect.

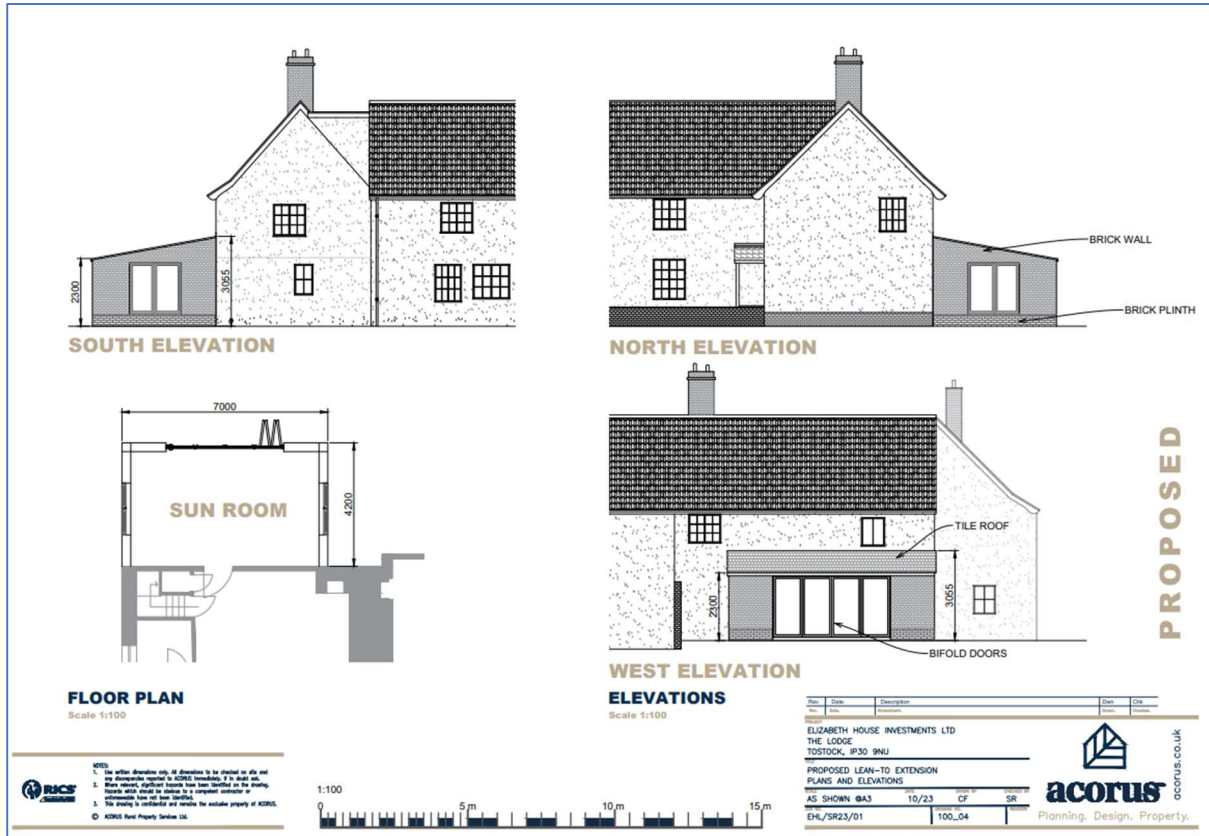


Figure 39 – Proposed Garden Room extension (Acorus).

Item (v) - Proposed cart lodge & log store.

There is currently no garaging or secure domestic storage at The Lodge. The pre application enquiry proposed a 3-bay, detached cart shed. The local planning authority expressed concerns regarding the spatial relationship to the main dwelling and adjacent barn conversion, suggesting that the open spacious character of the plot would be eroded. The timber frame design with weather boarding and double doors beneath a tiled roof was, however, well received, in accord with a simple traditional Suffolk appearance.

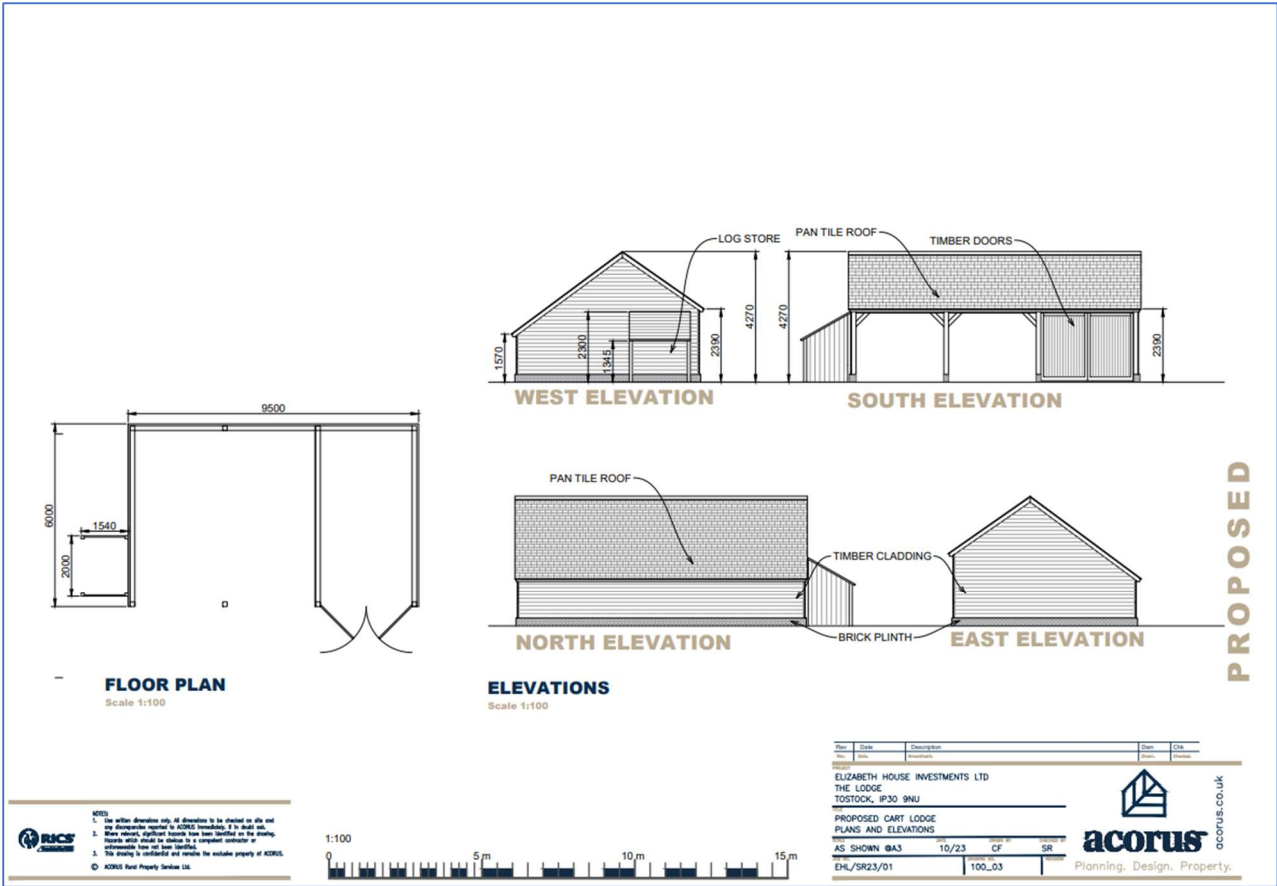


Figure 40 – Proposed Cart Shed & Log Store (Acorus).

The detailed proposal submitted has sought to keep the ridge low by using an asymmetric profile. As a result, there will be no storage space in the roof space. The form is reminiscent of a traditional outshut.

In answer to the concerns regarding the openness of the space, the map regression shows that the adjacent barn was extended to form a U – shaped crew yard. As can be seen in figures 2, 3 & 4, these extensions went beyond the new shared boundary delineated by the close boarded fence. Although a practical measure, the fence has divided the space and effectively severed the functional and spatial relationship between these former farmstead buildings. Whilst not exactly following the footprints of the demolished sections of the crew yard this modest building has a low linear form (9.5m long x 6m wide, 4.27m to the ridge) would help to reassert something of the group value and local vernacular traditions, not dissimilar to the detached garage building within the curtilage of the barn.

It is juxtaposed with the barn to avoid the root protection area of the Willow beside the pond. Access to the pond for maintenance/dredging is also maintained. The height of the ridge should have no impact on the day lighting of the converted barn or its garden and may improve privacy and amenity for both properties.

The partial view of the barn from within the forecourt of The Lodge will be affected to some degree, reducing the full width of the view. However, the recommended treatment for the fence and the similar palette of materials adopted for the new build would ideally

complement the setting and not affect the best views of the barn which are at close quarters from within its own curtilage. The degree of harm is judged to be Low Adverse which is defined as 'the alterations harm to a minor extent the asset of the ability to appreciate its significance values'.

Item (vi) - Treatment of deathwatch beetle in timber framing.

A recent inspection by a pest management specialist confirmed that there is active beetle infestation in not only the timber framing but also the roof structure. It is therefore proposed to treat both dwellings to eliminate this potentially damaging issue. A light sandblasting of painted timbers within the room interiors will be necessary to ensure the effectiveness of the chemical treatment. This suitably gentle approach will not result in the loss of any sound timber or historic detail and is deemed essential for the long term future of the building.

11.5 In the pre application inquiry the replacement of the metal framed windows on the principal elevation of no. 1 was put forward. These windows are Edwardian or perhaps earlier and in good condition. They are therefore deemed to be serviceable historic fabric and should therefore be retained subject to easing and redecoration. Improvement in thermal performance could be achieved by the addition of demountable lightweight secondary glazing to each of the windows.

12.0 Conclusion

12.1 We hope to have demonstrated that the application site has the capacity to accommodate the appropriately scaled ancillary building proposed without harm to The Lodge, its setting or significance.

12.2 The significance of the neighbouring curtilage listed barn has been diminished due to the extensive demolitions, the subdivision of the farmstead and the ongoing conversion. Its setting has been reduced and compromised by the subdivision of ownership and the erection of the close boarded fence.

12.3 The visual impact of the proposed cart shed on the setting of the barn may represent a modest improvement, helping to reassert the local vernacular building traditions and by adding some measure of group value, as well as improve the privacy and amenity of future occupants.

12.4 The reinstatement of a single residential use requires only the removal of modern studwork infilling and provides the impetus for other improvements within the setting.

12.5 The proposed garden room extension is to the rear of the property. It is comparatively modest in relation to the host building and sympathetically designed. The removal of the enclosure and the replacement relocation of the oil tank represents a beneficial impact. The extension is judged to be neutral in that there is no loss of historic fabric.

12.6 No other built heritage assets (designated or non-designated) including the conservation area are judged to be affected by the proposals.

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National Archives www.discovery@nationalarchives.gov.uk

Suffolk Heritage Explorer www.heritage.suffolk.gov.uk/

Tostock Parish Council. www.tostockpc.org.uk

Appendices

6 Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1032399

Date first listed:

15-Nov-1954

List Entry Name:

THE OLD RECTORY

Statutory Address 1:

THE OLD RECTORY, NORTON ROAD

7 The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

8 Location

Statutory Address:

THE OLD RECTORY, NORTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

Mid Suffolk (District Authority)

Parish:

Tostock

National Grid Reference:

TL 95195 63872

9Details

TL 96 SE TOSTOCK NORTON ROAD

5/171 The Old Rectory 15.11.54

-- II

Former rectory; c.1800 with extensions to right and rear of early.C19. Gault brick. Hipped roof of graded Welsh slates: internal chimneys of gault brick. 2 storeys. 5 windows. Small-pane sashes with flat arches of gauged brick. At the centre bays, 4 Ionic pilasters rise through 2 storeys to support a shallow pediment. The pilaster capitals are in buff terracotta or limestone and the pediment has plain moulded woodwork. Entrance door with 8 sunk panels: above is a shallow arch in 2 orders of gauged brick, and a small semicircular fanlight has radiating bars. Interior: the front range has restrained plasterwork and joinery of c.1800: Flaxman ovals, and panels over doors. Staircase within inner hall has wrought iron balustrade. Believed to have fluted Ionic columns in one room and an Adaartype plaster ceiling in a bedroom. Early C19 addition to right of 1 + 1 windows and another, larger, to rear. To right and left are semi-elliptical screen walls about 2.5m high of gault brick with a band at mid-height: at the centre is an archway with wrought iron fencing within the lower part.

Listing NGR: TL9519563872

The contents of this record have been generated from a legacy data system.

Legacy System number:

281274

Legacy System:

LBS

11 **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 03-Oct-2023 at 07:03:40.

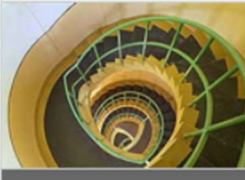
[Download a full scale map \(PDF\)](#)

End of official list entry



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Resource Summary Results **View Resource Results on a Map (Beta)**

 **Suffolk HER**  

The Suffolk Historic Environment Record, formerly the Suffolk SMR (Sites and Monuments Record) is the definitive record of the known archaeology of the modern county of Suffolk.

Viewing results 1 to 15 of 18

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Results Page: [1](#) [2](#)

[Next >>](#)

Name	Location
Bridge 7 A45 Tostock Interchange	BEYTON
Fox and Goose Cottages, Tostock (Elmswell Parish)	ELMSWELL
Ipswich to Bury St Edmunds railway line	SPROUGHTON; IPSWICH; BADLEY; BARHAM; BARKING; BAYLHAM; BRAMFORD; CREETING ST MARY; ELMSWELL; GREAT BLAKENHAM; HAUGHLEY; LITTLE BLAKENHAM; NEEDHAM MARKET; NORTON; OLD NEWTON WITH DAGWORTH; STOWMARKET; STOWUPLAND; THURSTON; TOSTOCK; WETHERDEN; GREAT BARTON; RUSHBROOKE WITH ROUGHAM; BURY ST EDMUNDS
Tostock Old Hall	TOSTOCK
Leys Common	TOSTOCK
Church of St Andrew	TOSTOCK
Bridge Farm Wood/Cindron Hills	TOSTOCK
Lower Wood	TOSTOCK
Roman scatter formerly (2001) mislocated to Tostock - now Stowlangtoft (SFT) 026.	TOSTOCK
Norton Road (Un)	TOSTOCK
Tostock Leys	TOSTOCK
Tostock Green	TOSTOCK
Farm buildings at Tostock House Farm	TOSTOCK
Hermitage/Anchorite Cells	TOSTOCK
Medieval bronze token, Flats Lane	TOSTOCK

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Resource Summary Results **View Resource Results on a Map (Beta)**

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Viewing results 16 to 18 of 18
 << Previous Results Page: 1 2 Next >>

Name	Location
Mill Meadow (tithe 1844)	TOSTOCK
Kiln Grounds (tithe 1844)	TOSTOCK
Four Roman coins formerly (2001) mislocated to Tostock - now Norton Misc. (sf19843)	TOSTOCK

<< Previous Next >>

[Suffolk Heritage Explorer](#)

- Farmstead record TCK 039 - Farmstead: The Old Rectory

Print

- Summary

The Old Rectory, Tostock. 19th century farmstead and rectory with converted buildings. Regular courtyard U-shaped plan formed by working agricultural building, with additional detached elements. The farmhouse is set away from the yard. Partial loss (less than 50%) of the traditional farm buildings. Located within a village.

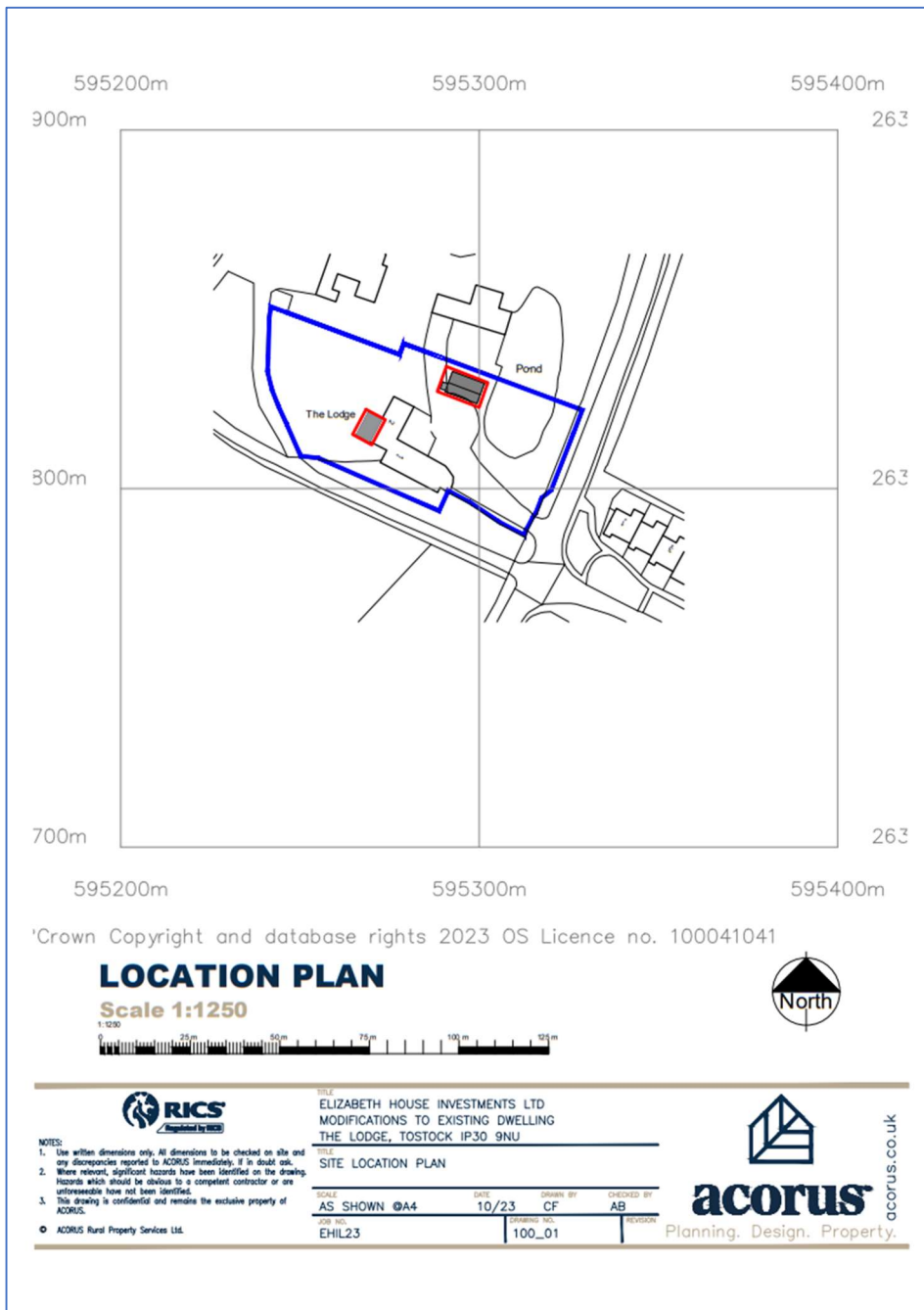
- Location

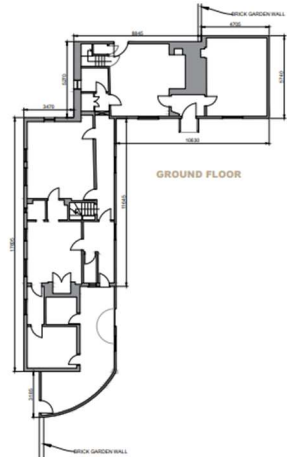
Grid reference	Centred TL 9524 6383 (185m by 121m)
Map sheet	TL96SE
Civil Parish	TOSTOCK, MID SUFFOLK, SUFFOLK

- Map

- [Listed Building \(II\) 281274: THE OLD RECTORY](#)
- Related Monuments/Buildings (0)
- Related Events/Activities (1)
- [Event - Survey: Farmsteads in the Suffolk Countryside Project \(ESF26675\)](#)
- Record last edited

Apr 20 2021 11:28AM





FLOOR PLAN
Scale 1:100

- NOTES:**
1. Use written dimensions only. All dimensions to be checked on site and any discrepancies reported to ACORUS immediately. It is shall not.
 2. Where relevant, significant features have been identified on the drawing. Features which relate to structure to a competent contractor or information from a local authority.
 3. The drawing is unclassified and remains the exclusive property of ACORUS.



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EXISTING DWELLING
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