

J.A.P. Architects

DESIGN & ACCESS and HERITAGE STATEMENT

Single-storey rear extension and extension to garden studio

at

Park Gates, Denston

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Satellite image of the application site.

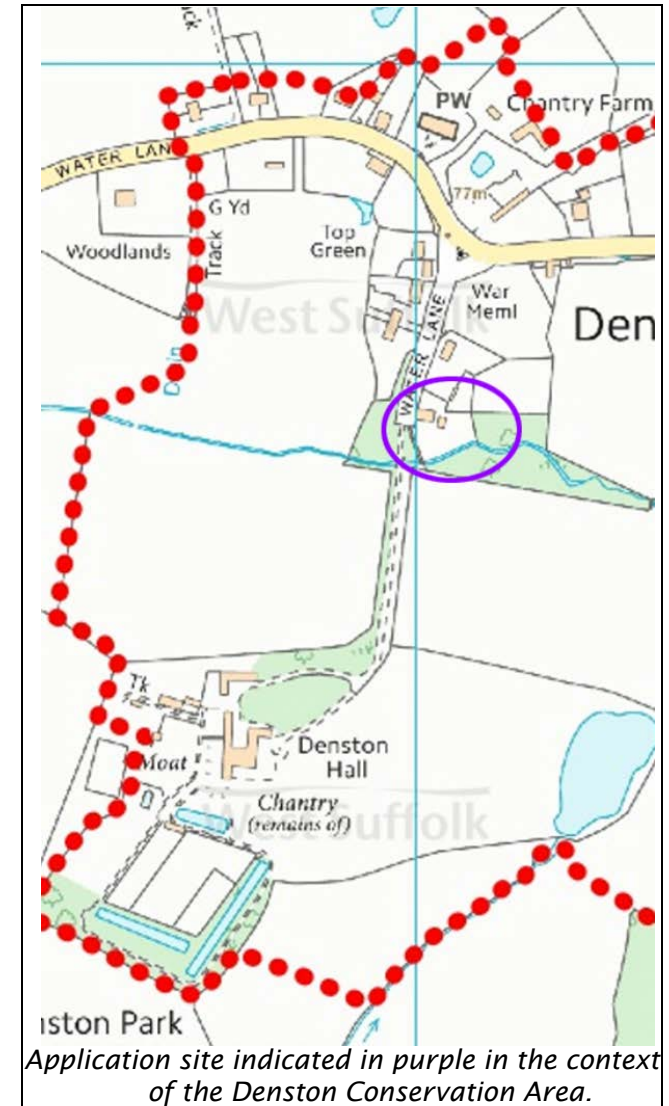
1.0 Introduction

1.1 This combined Design and Access and Heritage Statement has been prepared in support of the listed building consent application to West Suffolk Council regarding a proposed single storey rear extension to the host dwelling and an extension to a garden studio to serve Park Gates, Denston, Suffolk.

1.2 The house is Grade II listed and falls within the Denston conservation area.

1.3 The existing garden studio was erected in the last ten years and was the subject of DC/17/1165/HH.

1.4 The house itself originally dates from the 17th century with the kitchen extension having been built in 1998 (E/98/1113/LB).



Application site indicated in purple in the context of the Denston Conservation Area.

2.0 Existing Site

2.1 The application site is located central to Denston but the village is very dispersed. The site area measures approximately 0.35 hectares (1.4 acres) and comprises of the house itself, the existing garden studio, greenhouse and timber car port. The curtilage is unusually large in relation to the house, even for the rural location.

2.2 The house is Grade II listed under list entry number 1031664.

*Top Green Nos 1 & 2 (Park Gates to Denston Hall) TL 75 SE 7/172 19.12.61.
A C17 timber-framed and plastered building renovated in the C20. It comprises a central block with 2 crosswings. 2 storeys and attics. 4 window range, metal casements with lattice leaded lights. The west end has 2 windows on the ground storey with stucco hood moulds. Roof tiled.
All the listed buildings in Top Green form a group.*

2.3 The site sits within mature boundaries with established planting. A low garden wall runs along the west of the site between part of the garden and the access from Top Green.

2.4 At present a small utility is insufficient for the house and the garden studio lacks the area required for it function as a shared space.



The rear of Park Gates

3.0 Planning History

3.1 An extension to the kitchen and laundry room at Park Gates has been included in three previous planning consents in 1988, 1993, and 1998. Only the 1998 (E/98/1113/LB) development was implemented.

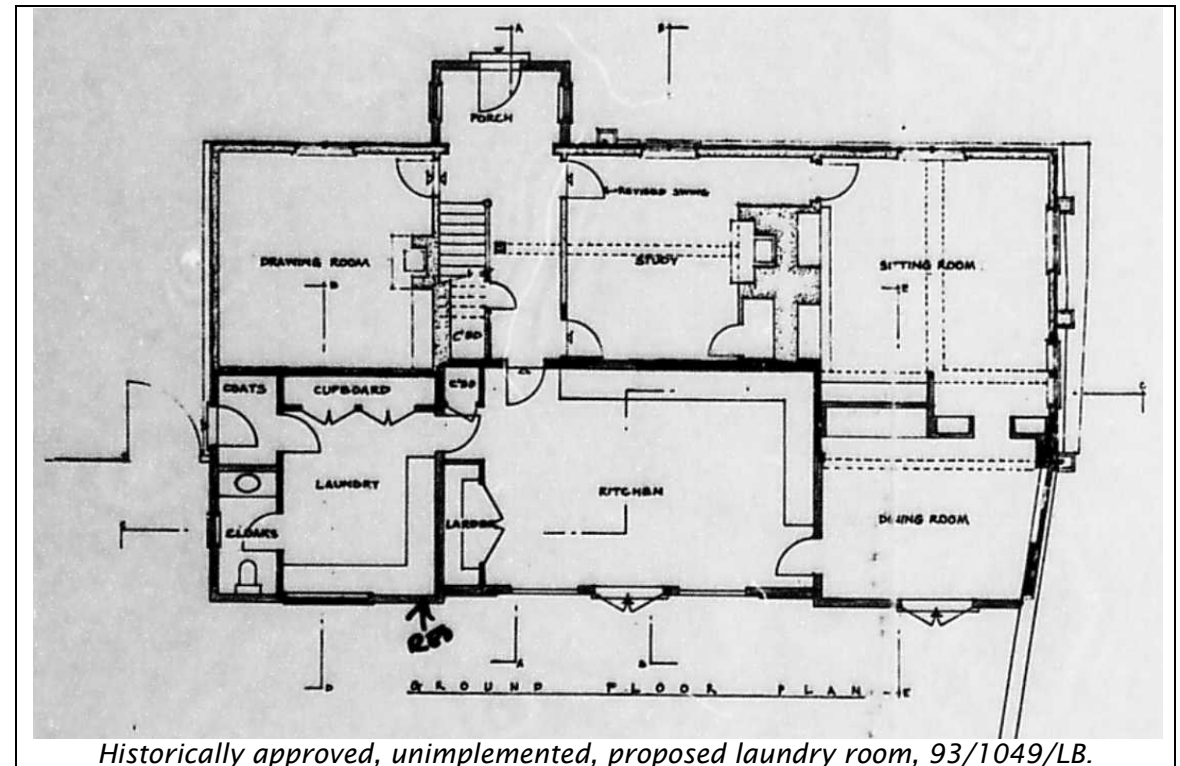
3.2 The 1988 and 1993 proposals sought to enlarge the laundry room in a similar way to this application. Although it is accepted that historic applications this far back hold minimal weight, these are a demonstration of the consistent requirement over the years for additional laundry space at Park Gates.

3.3 The garden studio (DC/17/1165/HH) was built as a “hobby room and shed” according to the 2017 planning documents but was used as a studio and marketed in 2023 as a “studio that would work as a home office”.

3.4 The generous gardens at Park Gates were subject to a change of use consent from paddock to garden in 1998 (E/98/1363/P).



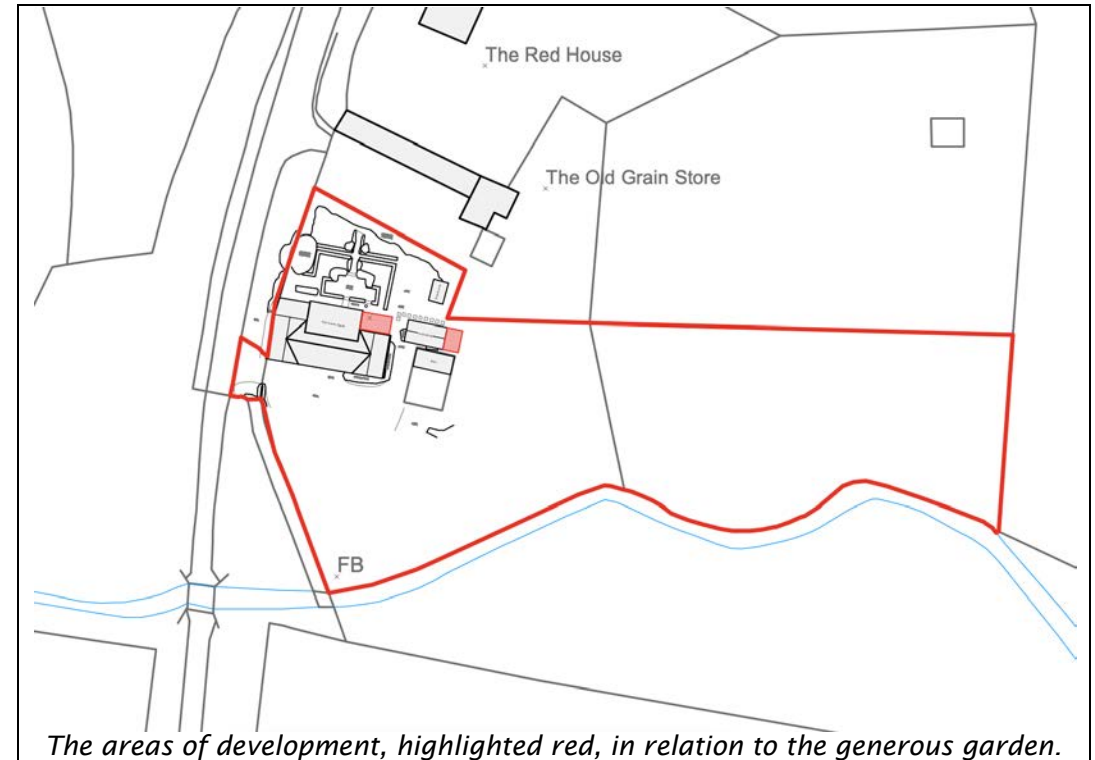
The rear corner of the house, plus the existing garden studio.



Historically approved, unimplemented, proposed laundry room, 93/1049/LB.

4.0 Use, Layout & Access

- 4.1 The proposal seeks to create two extensions: one to the host dwelling to accommodate an enlarged laundry room and boot room; and one which extrudes the form of the existing garden studio.
- 4.2 The applicant is seeking to use the garden studio as an office on one side, and a dedicated painting studio on the other. Provision of a WC in this building will allow improved use of the space. Dedicated access to both the studio and the office will mean both applicants can enjoy their respective spaces individually.
- 4.3 The enlarged laundry and boot room will enable the segregation of muddy boots from the daily activities in the laundry and kitchen. The modern walls in the larder and boiler room will be partially dismantled to augment the kitchen space.



5.0 Appearance & Scale

- 5.1 The Grade II listing of the house plus the wider setting of the application site centrally within the picturesque estate village and conservation area, necessitated a sensitive approach towards the appearance of both proposed extensions.
- 5.2 The size of the proposed extensions are an appropriate scale and no larger than is necessary. They will not present themselves as a dominant feature in the grounds or in opposition to the host dwelling.
- 5.3 The extension to the garden studio will simply use the same materials as the existing form.
- 5.4 The external appearance of the laundry and boot room extension has been carefully considered. A low-pitch roof was necessary to avoid unattractive junctions with the existing building. A cold-rolled zinc roof with generous eaves overhang will provide an elegant solution in this corner.
- 5.5 All joinery will be timber-framed. The extension to the house will be rendered above a brick plinth.



Matching materials will be used on the garden studio extension so it appears as a single, long form.



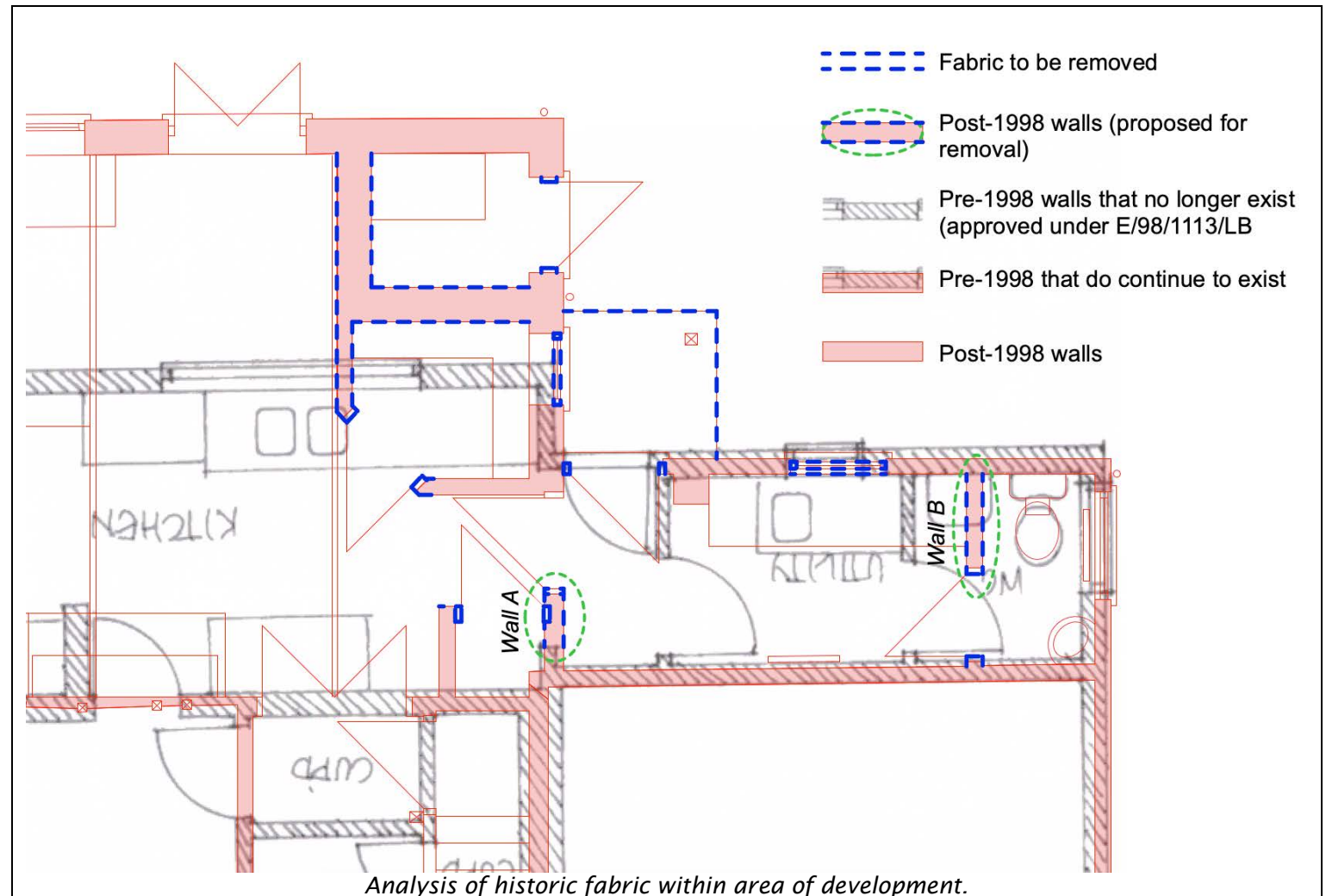
Extract of proposed rear elevation.

6.0 Heritage

6.1 The heritage asset in this application is the Grade II listed house, Park Gates, which triggers the requirement for a planning application regarding the garden studio extension, and listed building consent for the extension to the house itself.

6.2 The original dwelling was two cottages, one dating from C17th. Both are timber-framed and plastered with a glazed pantiled roof. What is likely to be the original dwelling can be seen on the 1778 Denston estate survey.

6.3 Despite the modest size of the laundry/boot room extension, the utmost care has been taken to avoid harm to the historic house. In the first instance, and to avoid unnecessary opening-up works, an analysis of historic measured surveys was undertaken. The proposal includes the removal of two modern stud walls, Wall A and Wall B, which can be seen to be 1998 additions. Both are painted plywood stud walls.



6.4 Historic maps indicate the rear gable wall was constructed in the C20th (post 1904) and did not form part of the original house. The present-day utility



The window proposed for removal and replacement with doorway.

and WC look to have been added later. Nevertheless an overlaid elevation shows the extent of the intervention to this wall.

6.5 Alternative options that provided the additional studio and office space were explored. One of these options was to have the studio as an extension to the house, however, the level of harm as a result of an extension such as this was deemed to be too great to justify.

6.6 The extended garden studio will have a long 8.8x3.2m footprint - not so different from the building shown in the 1778 Denston estate survey in this location. Moving the functions of administration and painting to this outbuilding allows better use of the historic building.

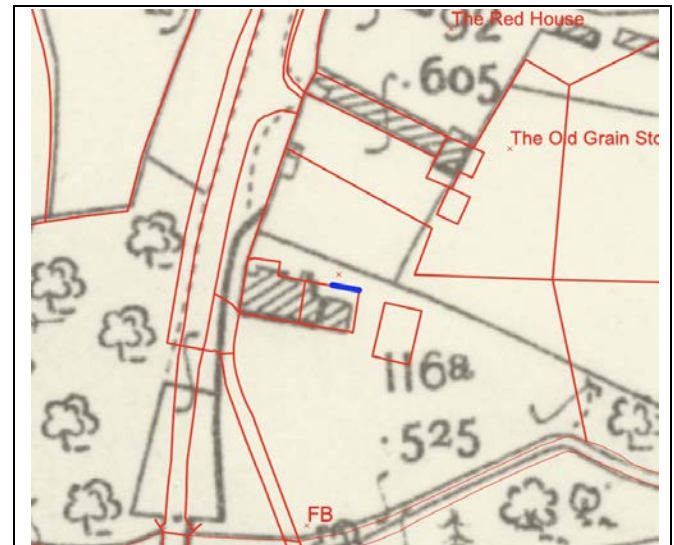
6.7 The two proposals have been respectfully approached in order to not harm the listed building or the greater setting of the conservation area. Both are located adjacent to recently-constructed elements, will use appropriate materials for the setting, and be modest in size.



Overlaid elevation showing areas of development.



Extract of the 1778 Denston survey.



Extract of the 1902 map overlaid with modern OS in red. Blue line indicates gable proposed for alteration.

7.0 Summary

- 7.1 The proposals are carefully considered, driven by respect for the historic building and charming conservation area setting. The response makes use of the generous garden, modern corner of the host dwelling, and siting hidden from the public realm.
- 7.2 The modest extensions provide a mere 17sqm of floor area. The materials and form are appropriate for the setting.
- 7.3 The proposals will not cause undue harm to the listed building. Indeed, the new extensions will contribute to enhance the asset through good design. On this basis, we respectfully request that consent is granted for the proposal.

