

SOME BLOKE...

Proposed works to existing outbuilding including link to dwelling and reinstatement of balcony to existing first floor French window Abbots Lodge, The Street, Drinkstone, Bury St Edmunds, Suffolk IP30 9SX for Simon & Roslyn Poole

sbd396-P1C

This document has been produced in to accompany a planning application for works at Abbots Lodge, The Street, Drinkstone, Bury St Edmunds, Suffolk IP30 9SX. These works are to include:

- Removal of existing modern poor quality dilapidated lean-to glasshouse against East façade of modern East wing of dwelling.
- Renovation, extension and reinstating roof form to make safe the original structure of the existing outbuilding on the East boundary behind the dwelling to forming a sustainable and multigenerational habitable link to the existing dwelling.
- Provision of a projecting Juliette balcony to protect existing French window at first floor on East façade of modern East wing of dwelling.

NOTE : erection of a new 2.5-bay garage on the East boundary was recently approved under Planning Approval number DC/22/06196 dated 12th June 2023



Figure 1 : Aerial photo of site plan (not to scale) showing site (outlined red), historic building (blue) and more modern additions (green) and location of proposed works (outlined yellow), from North to South (North is up the page):

- Link and outbuilding
 - Balcony
 - Two-and-a-half bay garage (as approved under DC/22/06196)
- Blue outline shows location of historic C17 building and green are C20 additions described in the listing as being "not of special interest".

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DESIGNS

INTRODUCTION

This development seeks to optimise the amenity of the existing dwelling through provision of a garage and adoption of existing structures to provide accommodation ancillary to the enjoyment and utility of the dwelling as listed above. This application is for the works to the existing dwelling and outbuilding.

The proposed garage will provide safe, secure storage and charging provision for modern electrical vehicles protected from leaf fall and has already gained planning permission under Variation of Conditions Application DC/22/06196 which relates to DC/20/02952 ("Erection Of Single Storey Dwelling With Integral Carport And Construction Of New Vehicular Access, Erection Of Garage" which was approved on appeal no. AP/21/00062 (APP/W3520/W/21/3277938) on 28th January 2022). The accompanying drawings show the garage as approved under DC/22/06196.



Figure 2 : panoramic view up driveway from just inside the road access showing existing dwelling and landscaping, ground slopes up from the highway.

The removal of the existing C20 dilapidated glasshouse structure will expose the existing WC window and allow space to construct a linkway to renovated and re-roofed outbuilding on the East boundary. The existing outbuilding has a makeshift mono-pitch corrugated mineral fibre roof on scaffold pole supports in a somewhat dilapidated condition. The proposed works will provide accommodation for modern functions such as a gym and studio space that would otherwise be 'at odds' with the traditional dwelling and avoids the need for additional non-traditional volumes in the heritage setting. The link will give easy year round access from the dwelling to the outbuilding and facilitate a link to the mature landscaped garden space to the North of the dwelling forming a yard space to the South extending from the existing driveway.

The provision of a balcony on the pre-existing French window will provide an attractive feature that makes the existing feature safe whilst enhancing the amenity of the master bedroom suite with no cost to privacy or amenity of surrounding properties.

This document to be read in conjunction with drawings sbd396-1-001D (existing) and sbd396-1-003-2A (proposed).

Additionally, this version of this document references the Preliminary Ecological Appraisal prepared by Framlingham Environmental (TCW / FE 9066023), which outlines works and methods to be implemented before, during and after any construction works.

PLANNING STATEMENT INCLUDING NEIGHBOURHOOD PLAN

Planning History

Reference to the Babergh Mid Suffolk Local Authority Online Planning Register confirms the property has been subject to the following Local Authority submissions :

Planning Applications (5)

- Outline Planning Application (some matters reserved) - Erection of 1 no. dwelling, garage and creation of vehicular access.
Ref. No: DC/18/05409 | Status: Granted 05/02/19
- Planning Application. Erection of detached dwelling with annexe and new vehicular access.
Ref. No: DC/20/02952 | Status: Application Withdrawn 09/09/20
- Full Planning Application - Erection of detached dwelling and creation of new vehicular access; Erection of garage serving Abbots Lodge (re-submission of withdrawn application DC/20/02952)
Ref. No: DC/21/01339 | Status: Refused 04/05/21
- Application for approval of reserved matters following grant of Outline Planning Permission DC/18/05409 dated: 04/02/2019 - Appearance, Landscaping, Layout and Scale for Erection of 1 no. dwelling, cartlodge and creation of vehicular access
Ref. No: DC/21/04008 | Status: Granted 22/09/21
- Application under S73 for Removal or Variation of a Condition following grant of appeal APP/W3520/W/21/3277938 relating to DC/21/01339 dated 28/01/2022 (Erection of detached dwelling and creation of new vehicular access; Erection of garage serving Abbots Lodge) Town and Country Planning Act 1990 (as amended) - To vary Condition 2 (Approved Plans and Documents)
Ref. No: DC/22/06196 | Status: Granted 12/06/23

Planning Appeals (1)

- Full Planning Application - Erection of detached dwelling and creation of new vehicular access; Erection of garage serving Abbots Lodge (re-submission of withdrawn application DC/20/02952)
Ref. No: AP/21/00062 | Status: Appeal allowed with conditions 28/01/22

Building Control Applications (3)

- NICEIC record for One or more new circuits, Special location (room containing bath or shower, swimming pool, sauna)
Ref. No: 10/CPS/03711 | Status: Building Work Complete
- NICEIC record for Lighting circuit, Special location (room containing bath or shower, swimming pool, sauna)
Ref. No: 10/CPS/01934 | Status: Building Work Complete
- INSTALLATION OF SEWAGE TREATMENT PLANT
Ref. No: 05/BN/00928 | Status: Building Work Complete

As stated in the introduction the application site already benefits from planning permission for the erection of a two-and-a-half bay garage under DC/22/06196 Application under S73 for Removal or Variation of a Condition following grant of appeal APP/W3520/W/21/3277938 relating to DC/21/01339 dated 28/01/2022 (Erection of detached dwelling and creation of new vehicular access; Erection of garage serving Abbots Lodge) Town and Country Planning Act 1990 (as amended) - To vary Condition 2 (Approved Plans and Documents). The accompanying drawings show the approved garage.

Physical Context

Abbots Lodge is an 'L'-shaped 1-, 2 and 2½-storey rendered property with plain tiled and pan tiled roofs over cream rendered walls, black roof joinery, entrance doors and rainwater goods and white painted windows and French doors. It occupies an elevated position but is mostly screened from public view by the fence and trees along its roadside boundary. The property benefits from mature landscaping and a number of outbuildings including a lean-to glasshouse/ conservatory against the east facing wall of the dwelling, a single-storey outbuilding against the Easternmost boundary behind the dwelling and a single storey summer house outbuilding at the North end of the annexed garden area behind the 'Bridge Farm' property. A shed to the South East corner of the dwelling was recently demolished by the previous owner in accordance with works shown on AP/21/00062, the base remains and is marked on the topographic survey data which was carried out whilst the shed was in-situ.

The site is 'L'-shaped comprising a square plot to the East of The Street with a strip of land (lawned garden space) extending behind 'Bridge Farm' house to the North. North of this are the grounds of The Old Rectory. To the East of the site are open fields/countryside held within the ownership of the Old Rectory (the Eastern boundary of the property marks the edge of the Drinkstone Settlement Boundary, directly to the South is the site reserved for the new property approved under AP/21/00062 and beyond that is Church Pyghtle, a two-storey red brick and slate roof dwelling from the C19 which was originally the village school.

To the West is The Street which runs North-South from Drinkstone to Drinkstone Green. On the opposite side of The Street is the entrance Home Farm with a development of modern dwellings to the South of this. The Local Plan identifies the land to the front of The Old Rectory as "Visually Important Open Space" and the open land to the North of Home Farm is designated as "Special Landscape Areas".

The proposed works are to the East of the property extending from the pre-existing footprint of the demolished shed to the North end of the outbuilding. The proposed works are single storey and will have no visual or physical impact on the heritage asset or the specially designated areas identified under the Local Plan.

Neighbourhood Plan

In May 2021 Mid Suffolk District Council resolved to adopt the Drinkstone Neighbourhood Plan which now forms part of the development plan for the district. Section 9 of the adopted plan addresses Built Environment and Design with the objectives of conserving and enhancing the village's heritage assets, ensuring that new development is designed in a way that reflects local character and reduces the impact of new development through the incorporation of measures that reduce their environmental impact and includes a number of policies that should be addressed herein:

Policy DRN10 – Buildings of Local Significance requires the retention and protection of heritage assets and buildings of local significance and any proposals for works that would lead to a loss or substantial harm should be supported by an appropriate analysis.

The proposed works will not lead to any loss or substantial harm to the heritage asset or its surrounds. Note : The policy wording directs to Appendix B listing Buildings of Local Significance – Abbots Lodge does not appear on this list. Appendix A – "Listed Buildings" does however include Abbots Lodge and Policy DRN11 directly addresses Heritage Assets.

Policy DRN11 – Heritage Assets seeks to ensure the conservation and enhancement of the village's heritage assets requiring proposals to preserve or enhance the significance of the heritage assets, their setting and the wider built environment; retain buildings and spaces to retain the character & appearance of the conservation area; contribute to the village's local distinctiveness; be of an appropriate scale, form, height, massing, alignment and detailed design in line with the AECOM Design Guidelines for Drinkstone; demonstrate a clear understanding of the significance of the asset and wider setting and provide clear justification for any works that would lead to harm.

The proposed works seek to address the requirements of DRN11 as set out in the Heritage Statement later in this document. The proposed works are designed to be sympathetic and appropriate in scale, form, height, massing, alignment and detailed design. The works to the existing outbuilding remove an incongruous low pitched corrugated asbestos roof in favour of a pantiled pitched roof in keeping with the guidelines for Building Heights and Roofline and the positioning and orienting of the buildings preserves the open space to the front

and side of the existing dwelling. The roof height is designed to 'tuck under' the eaves of the modern dwelling extension.

The AECOM Design Guidelines for Drinkstone, published April 2019 identifies architectural details characteristic to Drinkstone and lays out design guidelines for development within the village. In accordance with this the proposed works are designed to respect the character of the existing dwelling and its environment with sympathetic forms, materials and detailing to an appropriate visual scale to harmonise with the existing dwelling. The addition of the glazed link has been carefully designed to retain the existing window opening in the historic wing of the building and instead makes use of an existing opening in the modern dwelling extension to afford an internal accessway to the new studio space in the extended outbuilding.

Note : The proposals for the approved garage and enclosed yard area enhance the existing vehicle parking arrangements without increasing the existing driveway area in a manner that would encroach on existing trees.

Policy DRN12 – Design Considerations outlines the design qualities for new development through a series of considerations to reflect the local characteristics of Drinkstone to create and contribute to a high quality, safe and sustainable environment.

As discussed above the form and nature of the proposed works are designed to respect the prevailing built environment maintaining the local character. They will not result in the loss of gardens and work within the existing treescape to preserve the landscape characteristics and avoid any loss of habitats.

The existing accommodation is not fit for purpose for people with disability, age or infirmity to remain living independently or cared for at home so the proposed works to form the studio and link have been considered with regard to accessibility providing a space with flexibility of use and easy level access from the car parking area and with strong consideration to 'later life' requirements ensuring the applicants can enjoy living in the property for their whole lives. The space within the extended outbuilding can provide a garden room, studio and gym to meet current requirements but could be easily repurposed as guest accommodation or even a 'granny annexe' should one or both of the applicants ever require ground floor living without the need to ever adapt the historic accommodation (some minor adjustments may be needed at the lobby/study doorway confined within the late C20 addition to ensure easy level wheelchair access into the dwelling but this can be achieved without work or damage to the historic fabric of the breakfast room or older elements).

Note : The proposals for the approved garage were partly driven by the need to provide safe, secure electric vehicle charging for the dwelling clear of leaf fall from tree canopies ensuring existing trees do not 'become a nuisance' for the fullest extent of their healthy lifespan.

Policy DRN13 – Sustainable Construction Practices seeks to promote the use of sustainable construction methods and technologies for renewable energy & resources.

In accordance with the Applicant's brief and to address this policy the proposal includes for re-use of existing structures with well insulated structure where appropriate, the approved garage will contain charging points for multiple electric vehicles. Glazed areas of walls are designed and oriented to optimise/minimise solar gains where beneficial while the orientation and shading of the glazing in association with well insulated roofs will prevent overheating in summer months.

Local and National Validation Requirements

The Local Authority has adopted a Local Validation List including National Requirements for Householder Applications for proposals to alter or enlarge an occupied single house, including works within the curtilage (boundary/garden) of a house. Accordingly any application should include/address the following items as outlined in Babergh Mid Suffolk "National and Local Validation List Part One Householder Validation Requirements" Comments in *italics* point to appropriate responses. Greyed out items are not applicable to this application, associated comments in *greyed out italics* clarify/justify reasons) :

- Application Form with Ownership Certificates and Notices where applicable. *Dealt with via Planning Portal process.*
- Fee. *Dealt with via Planning Portal process.*
- Appropriate drawings including Site Location Plan (licensed), Existing/Proposed Block Plans, Access Plans (where applicable), Existing/Proposed Elevations, Existing/Proposed Floor Plans, Existing/Proposed Roof Plans, Existing/Proposed Topographical (Levels) Plans and Proposed Section Plans (where applicable). See *accompanying drawings.*

- Planning Statement to clarify and justify the need for the development, statement to cover e intention, reasons of the application and an understanding of why it is necessary. Where appropriate, this should also include how the application complies with relevant planning policies. *See remainder of this section of this document.*
- Design & Access Statement explaining the design principles and concepts that have been applied and how relevant Local Plan policies have been taken into account. Additionally, for Listed Building consent they must include an explanation of how they have taken account of: (a) the special architectural or historic importance of the building, (b) provide justification for the proposed works; and (c) the impact, if any, the proposed works may have upon the listed building. This must provide information on any professional opinion sought, and how the outcome of this consultation has influenced the proposed works. Statements must also explain how any specific issues which might affect access to the building have been addressed. *See Design and Access Statement in this document.*
- Where a proposal is considered to compromise heritage fabric of the listed building or any curtilage listed buildings on the site, a Schedule of Works must be provided. *No part of this proposal is proximal to the historic element of the heritage asset so the works will not compromise any of the heritage fabric. Note : The existing fabric and proposed works to the existing outbuildings including the link are outlined in the Design and Access Statement in this document.*
- Heritage Statement setting out details of the history and development of the asset, using photographic, map, archival and fabric evidence and include the following as a minimum:
 - Demonstrate consideration of the relevant Historic Environment Record
 - A photographic record, showing the site context and spaces and features which might be affected by the proposal, preferably cross-referenced to survey drawings.
 - An assessment of the archaeological, architectural, historical or other significance of the asset and its setting.
 - An assessment of the impact of the proposed works on the significance of the asset and impact on its setting, and a statement of justification for those works, together with details of any mitigation measures proposed. The statement needs to sufficiently explain why the proposals are necessary or desirable.
 - The statement shall outline if a variety of options have been considered and why the proposed option was chosen.
 - If any historic fabric is to be removed or altered as a result of the proposed development, its significance shall be properly understood and explained in the document.
 - If relating to a Listed Building, the statement shall explain if the works proposed are reversible in whole or in part.*See Heritage Statement in this document.*
- Land Contamination Report/Questionnaire – *not required for this proposal as contamination unlikely.*
- Ecological Survey & Impact Assessment – *in accordance with recommendations the details of the proposal were input to the “Wildlife Assessment Check” (www.biodiversityinplanning.org/wildlife-assessment-check/) and, based on the information provided, it was concluded that it is unlikely that there will be a need to consult an ecologist concerning this building project.*
- Details of Development Within Flood Zone 2/3 – *as can be seen on the Environment Agency Long Term Flood Risk Maps reproduced on drawing sbd396-1-001 the property does not fall within a flood risk zone so no details required for this proposal.*
- Manufacturers Specification(s) – *no plant of the types listed (air conditioning units, ASHP, satellite dishes, soar PV, ventilation/extract systems or wind turbines) are proposed as part of this proposal.*

Additionally, subject to Local Authority agreement, as the proposed construction works are clear of anticipated tree root protection zones (based on a radius of 12 x trunk diameter measured 1.5m above ground as illustrated on accompanying plans) and canopies there will be no requirement for an Arboricultural Impact Assessment. The approved garage has had no requirement for a tree report imposed under the approval. However any and all works should follow good practice for working in the proximity of trees with suitable propped Heras type fencing set 1m outside of tree root protection zones during the construction period and no construction materials stored under the tree canopy. Similarly, the Contractor is to ensure care be taken to ensure no damage occurs to existing trees along The Street during delivery of plant and materials to site. The site is not in a Conservation Area and there are no on-site or directly site adjacent Tree Preservation Orders (TPO) however a TPO is in place for the group of trees on the West side of The Street directly opposite the site entrance.

DESIGN & ACCESS STATEMENT

This Design and Access Statement is based on the guidance set out in CABE document “Design and access statements How to write, read and use them” Published in 2006 by the Commission for Architecture and the Built Environment and to further address the requirements of the Local Validation Requirements.

Use

Abbots Lodge is a domestic dwelling set in a Grade II Listed building (see HERITAGE STATEMENT). It is a four bedroom dwelling comprising on the ground floor, a reception hall, cloakroom, snug, sitting room, kitchen and breakfast room plus a bedroom with en suite shower room. On the first floor, two bedrooms share a staircase and a bathroom, while off another staircase, the master bedroom benefits from a dressing room and en suite bathroom. A playroom is accessed off the third staircase. There is no garage facility currently (but approved under DC/22/06196) but the grounds include a garden room building, outbuilding store and lean-to glasshouse.

The proposal will remove the lean-to glasshouse and extend the outbuilding linking it to the existing dwelling to provide the modern amenity of a flexible use studio/gym space and garden room to provide modern facilities and enhance enjoyment of the garden area from the dwelling. No changes are proposed to the interior of the existing dwelling other than provision of a doorway into the link from the lobby serving the existing snug in the modern late-C20 wing of the dwelling.

Additionally, it is proposed to install a balcony to the existing first floor French doors on the rear, East facing wall of the modern late-C20 wing as indicated on the drawings and illustrated below.



Figure 3 : photo of existing French doors at first floor showing ‘scars’ in the render of removed supports for a balcony structure. It is proposed to reinstate the balcony to make the existing French door arrangement safe for use by the occupants. See also Figure 4 which demonstrates the balcony originally extended wider than the French doors. The assumed dimensions of the original balcony are 3.6m wide x min. 750mm deep (to accommodate opening of doors).

Circles – locations of removed joists
 Rectangle – location of removed deck.
 These features can be more clearly witnessed on site.

This balcony is proposed to reinstate a previous structure that was removed from the first floor French doors on the East elevation by a previous occupant. This balcony is uniquely placed such that it will not affect or encroach on the privacy any private space of neighbouring dwellings (existing and proposed) but will make the existing unguarded French doors safe and provide standing space to enjoy views over the open space to the East, views to other directions being blocked by existing mature trees.

None of the works proposed relate to or affect any of the features detailed in the official Heritage Listing for the property other than joining and flashing of the new glazed link roof to the eastern side of the breakfast room which can be achieved without damage and would be easily reversible should the link ever be removed.

Amount (including Community Infrastructure Levy (CIL) amount calculation)

The existing dwelling has a total floor area of 280m² across three floors on a 195m² footprint. Additionally there is an attached lean-to glasshouse structure with 8m² floor area on a 9m² footprint, a detached outbuilding on the East boundary with 27m² floor area on a 35m² footprint, and at the North end of the garden a garden room building with nominal 30m² footprint. A shed/store with 15m² footprint was recently demolished. The overall site area is 1955m².

As described the building comprises a historic C16 wing with ridge oriented West to East perpendicular to The Street (housing the breakfast room, a living/dining room with stairs to 2 bedrooms and a bathroom on the upper floor) with a modern C20 wing set parallel to The Street corner-to-corner off the South East corner of the historic wing. Additionally, there is a C20 lean-to off the East end of the North elevation of the historic wing housing the kitchen.

The area to the West and South of the dwelling is laid to lawn with mature trees/landscaping split by the gravel drive running East from the Street South of the dwelling. A paved area in front of the C20 wing connects the entrance doors to the driveway. The head of the driveway directly to the South of the C20 wing of the dwelling is formed as a gravelled parking area with gravelled surface extending behind the dwelling. A strip of land laid to lawn extends North from here with the garden room building at the North end backing onto The Old Rectory.

The existing glasshouse structure will be carefully demolished and carted away with the existing fabric of the late-C20 wing repaired/reinstated as necessary. This will constitute an 8m² reduction in floor space.

The proposed works to the outbuilding on the East boundary will retain the external wall fabric of the existing but an independent internal structure constructed inside the existing walls to support the new roof and provide insulation will also extend forward of the front façade to increase span and provide a garden room of similar span at the North End perpendicular to the outbuilding increasing the available floor area within this element of the structure to 53m² on a 65m² footprint (a nominal 26m² floor area increase). A new glazed lean-to gallery link along the North end of the late-C20 wing will add 7m² floor area on 9m² footprint will provide a sheltered link from the dwelling to the extended outbuilding.

Note : The proposed garage was approved under an application to divide off part of the property for a separate dwelling. It is appropriate, however, that the garage be included here for CIL calculations relating to the development of Abbots Lodge. The approved garage has a floor area of 49m² on a 52m² footprint (a net 35m² floor area increase taking recently demolished store into account). It is to be located adjacent to the East boundary parallel to the C20 wing of the dwelling. This was sized according to Suffolk County Council guidelines for new garages to ensure adequate provision for modern electric vehicles.

The total floor area increase is therefore :

$$26\text{m}^2 \text{ (outbuilding extension)} + 8\text{m}^2 \text{ (glazed link)} + 49\text{m}^2 \text{ (garage)} = 73\text{m}^2 \text{ for CIL purposes} \\ (65\text{m}^2 \text{ with glasshouse deducted})$$

This is below the 100m² threshold for CIL.

Layout

The interior of the dwelling will remain exactly as is with the addition of the doorway from the lobby to the snug in the North end of the late-C20 wing into the new glazed link. To the South of the snug is the entrance hall, staircase and cloakroom with sitting room at the South end. The historic wing to the North West houses the kitchen and breakfast room plus a bedroom with en suite shower room and stairs to the upper floors.

The outbuilding is located to the East of the late-C20 wing of the existing dwelling on the East boundary

The approved garage is located to the South East of the dwelling adjacent to the east of the dwelling.

The proposed works will extend the internal accommodation into the existing outbuilding extended as described via a single storey glazed link along the North gable wall of the late-C20 wing into a garden room set coincident with and perpendicular to the North end of the outbuilding. The extended outbuilding will provide a garden room space from which to enjoy the existing garden space to the North (as with many rural properties in Suffolk the existing dwelling does not 'open' to the garden at the rear) leading to a studio and gym facility in the slightly enlarged outbuilding structure. This will afford the dwelling some modern amenities and flexible use space without affecting or compromising the historic fabric and arrangement of the existing dwelling.

Scale

The proposed works are single storey with moderate-pitched-roof so are both subservient and sympathetic in scale to the adjacent two-storey high-pitched-roof C20 wing of the dwelling. Heights are discussed under 'Appearance', below.

Landscaping

The existing mature landscaping will remain with the proposed works occupying existing gravelled areas of the property. A survey and Preliminary Ecological Appraisal (TCW / FE / 9066023) has been prepared by Frmalingham Environmental to address the need for an Ecological Survey & Impact Assessment. This document contains a number of requirements and recommendations that are to be implemented before, during and after the construction process – see sections 11 Recommendations and 12 Precautionary Methods Statement with additional suggestions outlined in section 14.

Appearance and Construction

The existing dwelling is of timber frame and later cavity wall construction and a well-articulated roofscape comprising predominantly 50° pitched orange-brown plain tiled and pantiled roofs over cream painted rendered walls with white small pane windows and black joinery. The height of the upper ridges are approx. 7.9m with eaves at 4.2m above the prevailing ground level at the front of the dwelling (the site is sloped). The proposed buildings are all single storey with 30° pitched pan tiled roofs with ridge heights of 4.5m (garage) and 3.9m (garden room/studio/gym) with the lean-to roof of the gallery link tucking below the existing first floor windows to preserve the existing dominant roof form of the main dwelling volume.

The existing glasshouse is of untreated timber frame construction over concrete block base on a concrete footing. The roof is currently remedially clad with corrugated polycarbonate glazing (originally glass) and the windows around the walls are generally glazed, see *Figure*, below. This structure is to be carefully demolished and carted away with the existing fabric of the late-C20 wing repaired/reinstated as necessary.



Figure 4 : showing existing lean-to glass house.

The existing outbuilding is constructed with a low mono-pitch corrugated fibre cement (likely asbestos based) roof cladding on metal scaffold pole purlins over a three-bay brick & flint wall enclosure with later half-brick infills to the front façade. A rough and sloping concrete slab forms the floor.



Figure 5 : showing existing outbuilding, West façade and South end with log store.

The modern infill front wall and makeshift roof of the outbuilding are to be removed (care to be taken regarding safe disposal of any asbestos by approved specialist contractors where necessary) to expose the existing bayed structure which is to be raised to plate level in matching construction, extending the front gable walls forward by nominal 800mm to match the eaves height of the approved garage to the South in matching construction incorporating matching flint panels to the North gable and 'yard facing' walls. Slab to be removed and/or levelled as necessary to allow installation of insulated floor with footings for new insulated structure to support new matching pantiled pitched roof with timber weatherboard clad gable on the South gable. Joinery and rainwater goods to match existing.

The approved garage/garage to be constructed with a matching pantiled roof with weatherboard walls over a brick plinth (full height brick to boundary facing wall). Joinery to match existing. Existing rainwater harvesting methods retained for use in garden with soakaway overflow provision.

The materials are to match existing throughout, pitch of roof to new/reconstructed elements to be 30° throughout to provide a harmonious but subservient aesthetic appropriate to the outbuilding forms.

Access

The dwelling is accessed from The Street via a sloping driveway (nominal 3m rise in elevation from the road to the ground level of the dwelling). Vehicular access is the predominant mode of access as there are no footpaths on this section of The Street. Pedestrian access into the dwelling is via a paved forecourt providing firm, level access to the front doors of the dwelling. There is a spacious cloakroom on the ground floor of the dwelling. This arrangement will remain. The proposed works will, however, improve accessibility from the dwelling to the rear garden space and provide a 'future-proof' flexible use space that initially will form a garden room, studio and gym but could be easily repurposed for guest accommodation and accessible ground floor living accommodation if and when the need arises. The garage will use the existing gravelled parking area for manoeuvring.

HERITAGE STATEMENT

Introduction

This Heritage statement has been produced in to accompany a planning application for works at Abbots Lodge, The Street, Drinkstone, Bury St Edmunds, Suffolk IP30 9SX. These works are to include:

- Removal of existing dilapidated modern green house on East wall of dwelling
- Renovation, extension and reformatting of existing dilapidated outbuilding behind dwelling on east boundary with glazed link to existing dwelling, to make safe and provide sustainable, multigenerational living opportunities.
- Provision of a projecting Juliette balcony to protect existing French window at first floor on East façade of modern East wing of dwelling.
- Erection of the approved 2.5-bay garage on the East boundary (in similar location to recently demolished shed building).

This Heritage Assessment is, in part, based on the document prepared by Phil Cobbold Planning Ltd in support of Planning Application DC/21/01339 (“Erection Of Single Storey Dwelling With Integral Carport And Construction Of New Vehicular Access, Erection Of Garage” approved on appeal no. APP/W3520/W/21/3277938 on 28th January 2022) which was carried out with reference to the following Historic England (HE) guidance:

- Conservation Principles (2008)
- Good Practice Advice 2: Managing Significance in Decision-Taking (2015)
- Good Practice Advice 3: The Setting of Heritage Assets (2017)
- Advice Note 12: Statements of Heritage Significance (2019)

This Assessment has also been produced in accordance with the requirements for Heritage Assessments as set out within the Council’s Local Validation Requirements list. This Assessment should be read in conjunction with the Design and Access Statement and Planning Statements on the preceding pages of this document.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Act sets out the general duty as respects to listed buildings in the exercise of planning functions. It states, “In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

National Planning Policy Framework (NPPF)

This Statement has been produced pursuant to paragraph 189 of the NPPF which states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by a development. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential of that impact on the significance.

Annexe 2 of the NPPF defines ‘Significance (for heritage policy)’ as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

Annexe 2 of the NPPF defines the setting of a heritage asset as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Conservation Area and Listed Buildings

The application site is not within the Drinkstone Conservation Area however Abbots Lodge is a Grade II Listed building.

Abbots Lodge is a grade II listed building. The starting point for considering and understanding the 'significance' of a listed listing is the listing entry. The listing entry for Abbots Lodge is as follows (source : historicengland.org.uk) :

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1285475
Date first listed:	18-Apr-1988
Statutory Address:	ABBOTS LODGE, THE STREET
County:	Suffolk
District:	Mid Suffolk (District Authority)
Parish:	Drinkstone
National Grid Reference:	TL 95923 61747

Details: DRINKSTONE THE STREET TL 96 SE 1/26 Abbots Lodge - - II

"House, mid C16 with additions of C20. 2 storeys. 2-cell lobby-entrance plan. Timber-framed and plastered. The larger cell has a plaintiled roof: an original or early outshut on the south side under a catslide roof. One C20 gabled casement dormer. An axial C16/C17 chimney of red brick. The smaller cell to right is of one storey and attics, with pantiled roof. C19/C20 small-paned casements. At lobby-entrance position is a boarded C19 door and open C19 gabled porch on posts, with cusped bargeboards. The larger cell has good close-studding and a lintelled open fireplace. In the outshut, a rare feature at this date, is a staircase leading to a pair of original doorways with vinescroll-carved 4-centred heads: these were probably moved from another part of the house, and could be cross-entry or service room doorways. To the west is a C20 addition with pantiled roof, set corner-to-corner, which is not of special interest."

Listing NGR: TL9592361747

Important note : There appears to be a minor error in the Listing which states that the "C20 addition with pantiled roof, set corner-to-corner, which is not of special interest" is "To the west" of the 16th Century house whereas it can be seen from the plans that this modern wing abuts the South East corner of the historic wing so it's location is "to the East".



Figure 6 : showing South façade of the historic building described in the listing with, from left to right :

1. The larger cell has a plaintiled roof: an original or early outshut on the south side under a catslide roof. One C20 gabled casement dormer. An axial C16/C17 chimney of red brick. At lobby-entrance position is a boarded C19 door and open C19 gabled porch on posts, with cusped bargeboards.
2. The smaller cell to right is of one storey and attics, with pantiled roof.
3. C20 addition with pantiled roof, set corner-to-corner, which is described in the HER as 'not of special interest'.

Paragraphs 195 and 196 of the NPPF set out the considerations when determining applications for development affecting heritage assets.

Paragraph 195 states “Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium terms through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably no possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

In this case, the proposed works would not lead to substantial harm to or total loss of significance of Abbots Lodge.

Paragraph 195 of the NPPF states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”.

The significance of Abbots Lodge arises from its age, architectural interest and method of construction. This proposal will not affect the ability to appreciate those characteristics of the listed building. Therefore, the proposed works will have no direct material impact on the significance of the building.

As can be clearly be witnessed on site and illustrated by *Figure 2* the experience/setting of Abbots Lodge is limited by the existing boundary fencing and trees along the frontage of the site which restrict views of the listed building, Abbots Lodge. This screening will be maintained thereby limiting any views of the proposed works with all but the proposed garage being screened from the highway by the pre-existing C20 wing of the property.

The erection of the approved garage will change the setting of Abbots Lodge, however the proposed form, materials and detailing and scale are appropriate and subservient to the pre-existing dwelling and visually isolated from the historic element of the heritage asset.

CONCLUSION

The proposed works have been designed to enhance the amenity of the existing dwelling by optimising use of existing structures and forms in a manner sympathetic to the heritage asset and its setting and address the requirements of the various policies as discussed. Furthermore these works will provide adequate space to accommodate anticipated future needs whilst meeting the Applicant’s current requirements for modern amenities.

It is therefore our anticipation that this development should be supported by both the Local Authority and the Neighbourhood Planning processes.