

Heritage Statement

Proposed creation of Ensuite Bathroom in Master Bedroom of Lampard Farm Lampard Brook – Framlingham - Suffolk, IP13 9SB

The property

Lampard Farm is a residential property located around 1.5 miles from the town of Framlingham (see map in appendix 2 below). It is situated on a quiet lane on a plot of around 1.5 acres. Two sides of the property are bordered by farmland, one side by Lampard Brook (with open farmland on the other side of the road) and on one side by a neighbour's garden – though shielded by high hedges. The property can be seen from Lampard Brook – but there is a fairly high hedge so the visibility is limited – and restricted to the northerly elevation. See listing details of the property below in appendix 3.

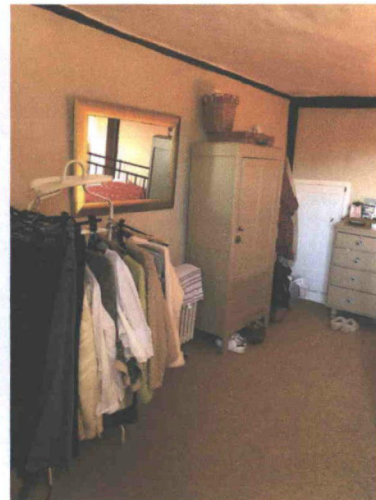
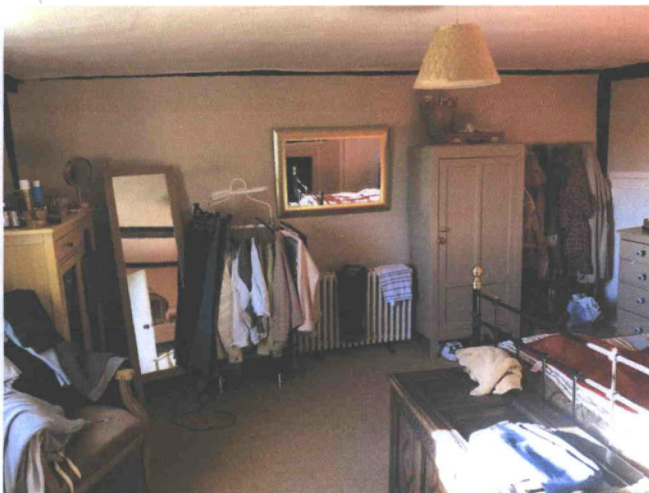
Proposed plan

The plan is to create an ensuite shower room, with sink and WC in the master bedroom of the house. The house currently has no upstairs WC. Although the house has 5 bedrooms, the only family bathroom (with WC) is located on the ground floor – where there is also a small separate WC. There is a very small shower room with sink (but no WC) in one of the smaller 1st floor bedrooms – accessible only from this bedroom and in a part of the house not connected with the master bedroom as it has a separate staircase.

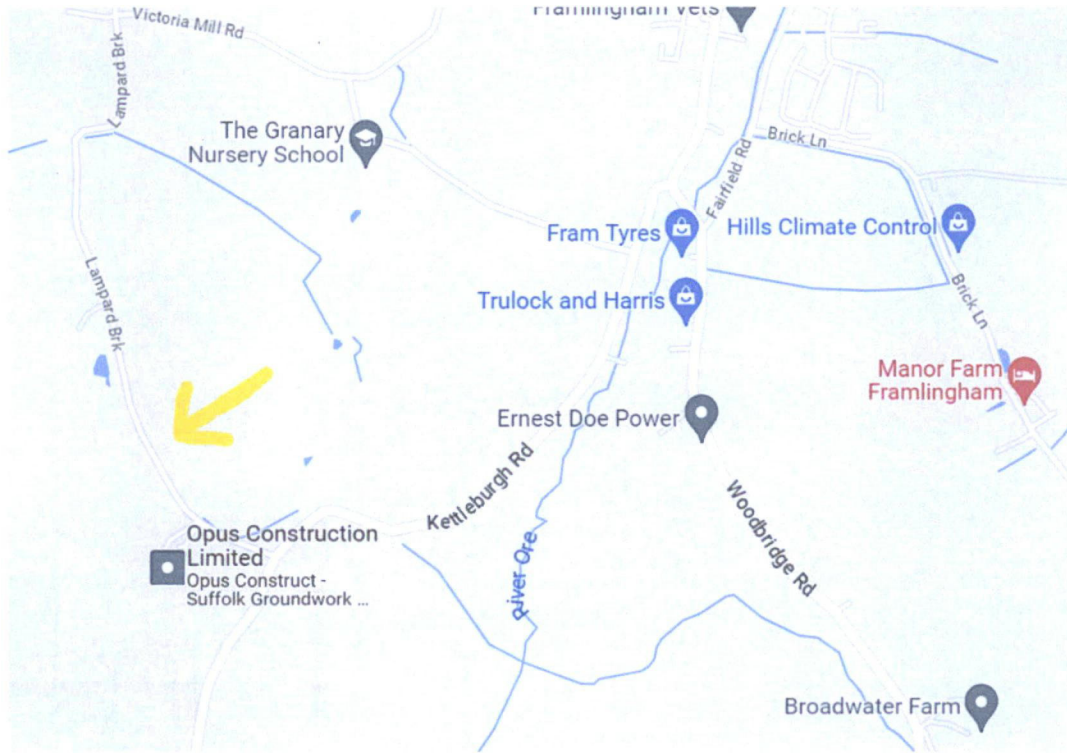
The proposed en-suite will only take up a small part of the large masterbedroom (see plans – the en-suite occupies a 1.2m slice of a room that is approx 5m wide). Its construction will create minimum disruption as it is above the boiler room where all necessary pipework can easily be extended upwards.

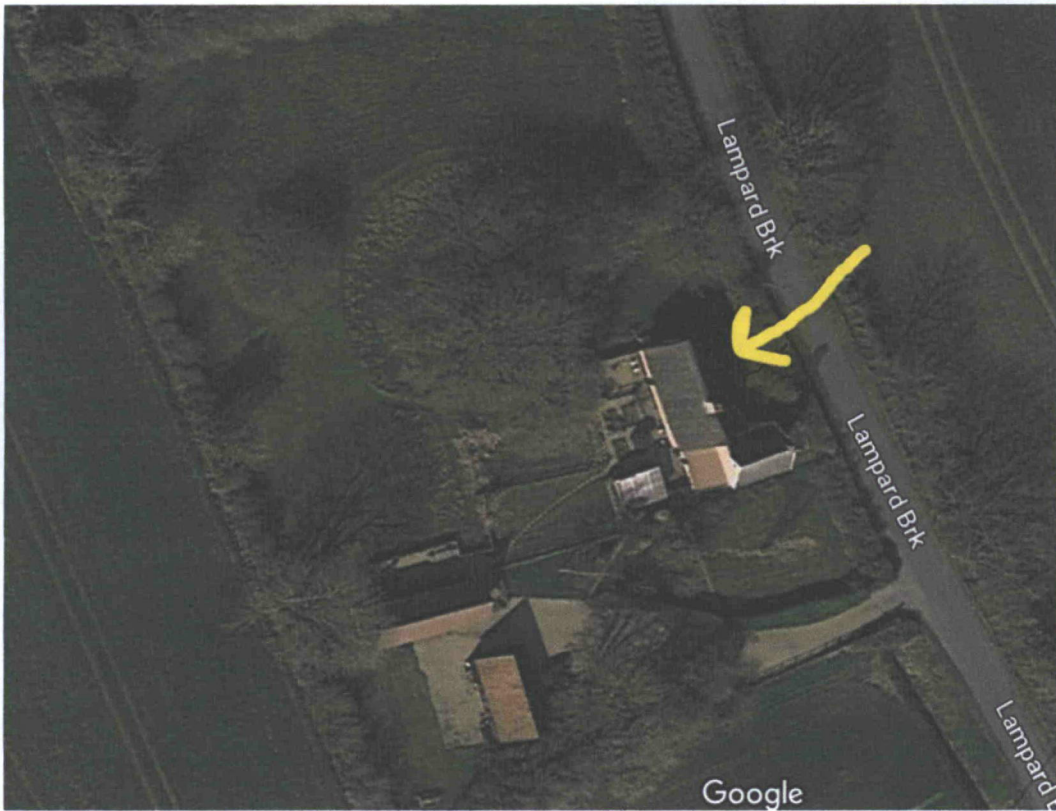
Note – we previously applied for permission to install a bathroom upstairs in the bedroom next door to the master bedroom and accessible to the masterbedroom via a low door. This was application number DC/15/2001/LBC. Permission was granted – but we chose not to proceed as this would have reduced the number of usable bedrooms in the house. This permission has now expired. The current proposal simply reduces the size of the master bedroom.

Appendix 1 – Photographs of the Master Bedroom



Appendix 2 – Map and Aerial Photograph





Appendix 3 - Listing Details

TM 26 SE FRAMLINGHAM LAMPARDBROOK 2/96 Lampards Farmhouse - II Former farmhouse. Late C16 and early C17. 2 storeys to main range, 2 storeys and attics to cross-wing on south. Timber-framed; main range rendered with C20 pargetting; cross-wing with colourwashed brick gable end with chimney-stack on east; traces of comb pargetting on west, now within a lean-to addition. South side faced in late C19/early C20 red brick. Various casement windows, mainly C20 replacements. The main range has some timbering exposed inside, and appears to have had an internal chimney and cross-entry form originally; plain framing; reversed braces; roof not accessible. The north gable has the date 1670, perhaps genuine, and if so relating to an alteration of the structure. The cross wing is in 2 bays and has main posts and beams exposed, all with chamfering and scroll-stops; original upper ceilings; newel stair beside chimney-stack. Listing NGR: TM2749262047