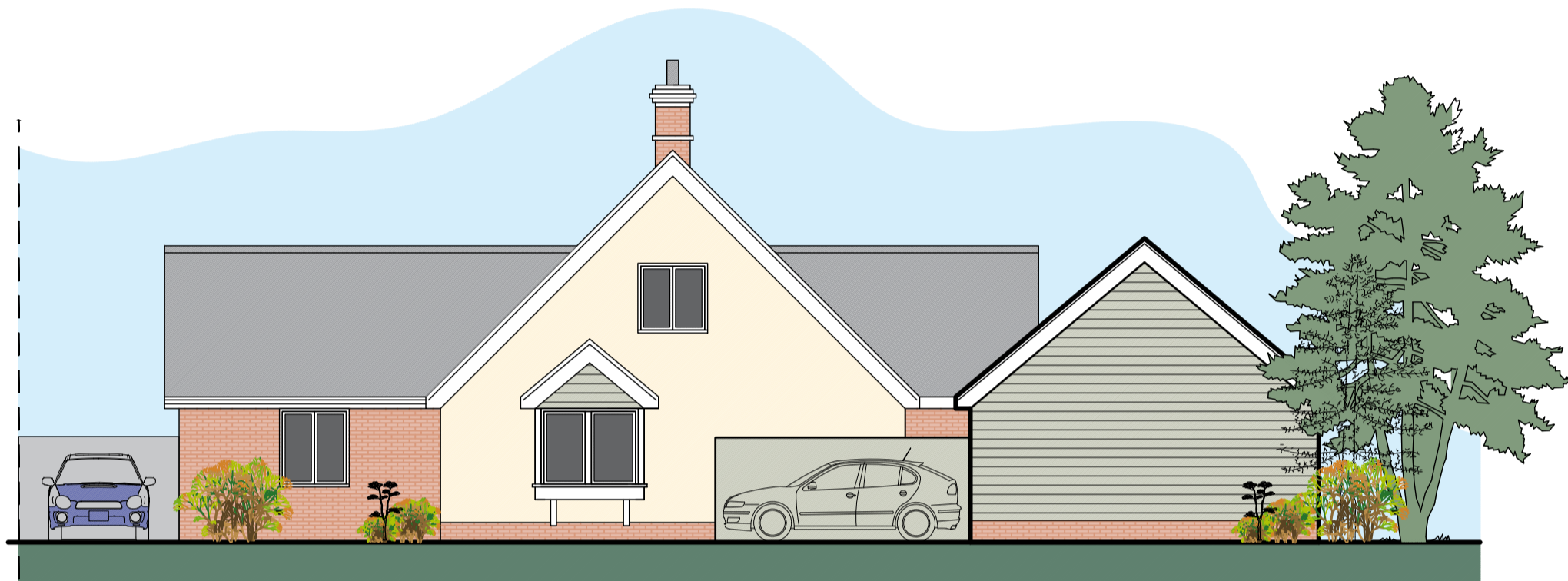


Plot 1  
South Elevation

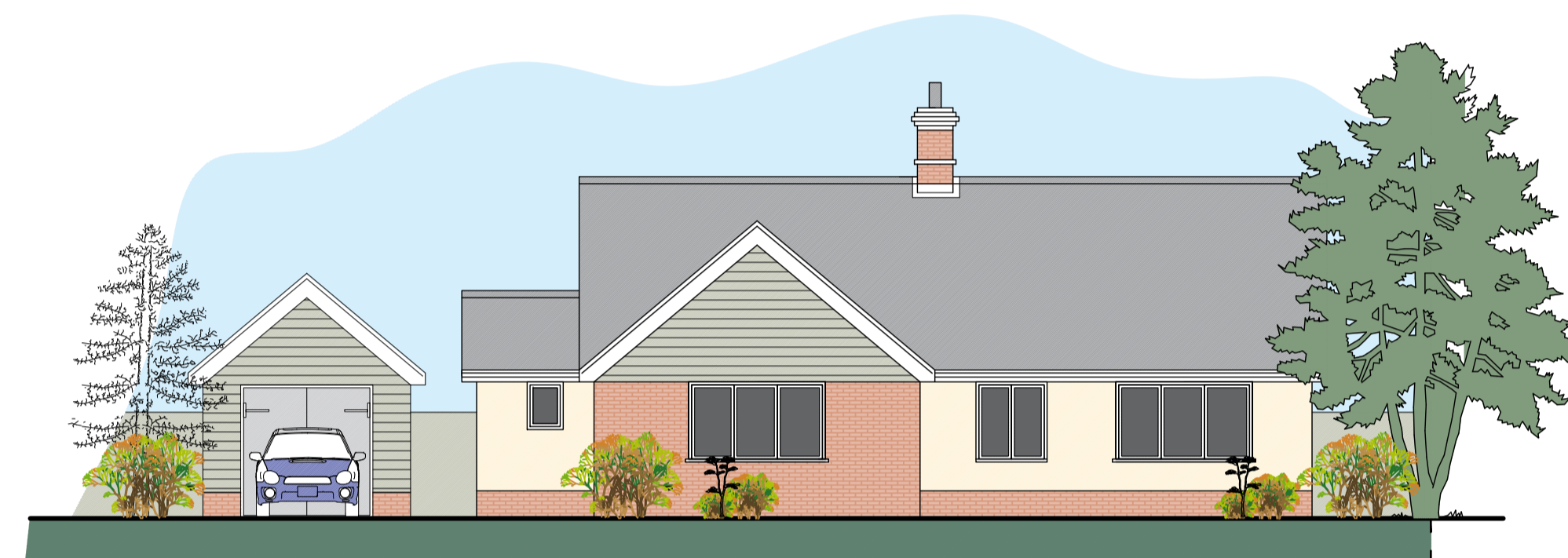
Plot 2

Plot 3

Plot 4



Plot 1  
East Elevation



Plot 5  
West Elevation

**Design, Access and Heritage Statement**

**Location**  
The Junipers and White Lodge, The Street, Stonham Aspal, Suffolk IP146AL

**Clients**  
Mr and Mrs Whall and Mr and Mrs Sutton

**Planning Application**  
Outline application with all matters reserved except for access for the erection of 5 new dwellings and garages

**Site Area**  
approx 0.32 hectares

**History**  
The site occupied by The Junipers and White Lodge have two live Planning permission approvals. The first is planning application DC/22/06038 which is an outline approval for the erection of four new dwellings and garages. This application was approved in January 2023. The other application was 0214 / 18 which was for the erection of one new dwelling and garage to the rear of White Lodge. This approval has been implemented and confirmed by Mid Suffolk District Council.

**Proposals**  
Subdivision of large garden at the Junipers and White Lodge and the erection of 5 new dwellings and garages. Ample amenity garden area is retained with both the existing dwellings and the proposed dwellings. The layout although only indicative at this stage shows that a development can be successfully created without detriment to surrounding dwellings and setting. The dwellings can be designed so as not to overlook adjoining properties. Although only indicative a guide is given to what the dwellings might look like using traditional Suffolk materials. This application seeks to simplify the two current approvals on the site and utilise just the one adjusted, upgraded and re-located access to the site.

**Landscape**  
The site is bordered by mainly existing native screen hedging with additional panel fencing to the South and West boundaries. To the North of the site in adjoining land are some more substantial ash trees which are far enough away and to the North to avoid shading or problems with root protection zones. The new dwellings will be far enough away from these trees not to put any pressure on the need to have these removed. Additional soft and hard landscaping can be included within the new layout.

**Access**  
The existing access to the site will be repositioned as site plan drawing and upgraded where it adjoins the highway and increased in width to 4.5m for the first 10m into the site. The existing brick piers and walls will be removed as part of the upgrade and improvement in this area. Parking and turning will be provided on site with the additional inclusion of a fire engine turning. There are footway links to the village. To minimise noise impact and disturbance to adjoining properties the access drive will be constructed in tar spray and stangle rather than loose gravel.

**Services**  
All services are provided on site or in close proximity. The dwellings will be designed with energy efficiency in mind with the option of air source heat pumps, pv panels and water saving devices. Mains foul sewer is available for connection.

**Contamination**  
Site contamination  
See attached contamination report.

**Ecological**  
It is unlikely that there will be any significant ecology issues on site due to the sites historic residential garden use.

**Heritage Statement**

There are 3 Listed Buildings within 250m of the site.

**Ponds cottage Listed grade 2**  
Located 25m immediately South of the existing access drive to The Junipers and to the South side of The Street set back from the road by approx 17m. one and half storey cottage painted render walls with thatch roof. Frontage mainly laid to lawn timber framed garage in front West corner paddock fencing to road frontage. Landscaped gardens with shingle driveway. Listing description.

**House, probably C16 or early C17. 2 storeys. 3-cell lobby-entrance plan. Timber-framed; some areas of early or original plaster. Thatched roof with C17/C18 axial and gable chimneys of red brick. C19 small-pane casements. Pantiled gabled C20 entrance porch with plank door, and another at right hand end. Interior not examined.**

**Garden Cottage Listed grade 2**  
Located approx 153m to the East of the site on the North side of The Street. Set back from the road approx 30m. two storey with attic rooms painted render walls with thatch roof. Frontage laid to lawn with soft landscaping. Listing description.

**House, mid C16 with C17 alterations. 2-cell lobby-entrance plan. 2 storeys. Timber-framed and plastered. Thatched roof with external and axial chimneys of red brick. C19 small-pane casements and boarded entrance doors. A small house with unusually substantial framing, complete and fully exposed. The 2- bay hall to right has a wide blocked lintelled fireplace. Arch-braced studwork and blocked square-mullioned windows. C17 alterations include an external chimney to the service room, a new staircase in the hall, and a new clasped-purlin roof (the previous roof had been half-tipped at both ends). An early example of a 2-cell lobby-entrance house, in which the second cell comprised a small unheated service room.**

**Orchard Farm Listed grade 2**  
Located approx 260m to the West of the site on the North side of The Street. set back approx 20m from road. Listing description.

**Former farmhouse, late C16 with major mid C19 alterations. 2 storeys. Timber-framed and plastered. Plain tiled roofs with C19 undulating bargeboards and rear chimneys of red brick. Mid C19 casements. Panellled entrance door. C19 plain tiled cantilevered open porch, with undulating bargeboards and spike finial. A late C16 parlour block has good plain framing: close-studwork, heavy exposed joists, and wind-braced butt-purl in roof. Part of this range has a probable earlier core, but was raised and remodelled in C18. A mid C19 service range was added to rear, of red brick with plain tiled roof.**

Orchard Farm and Garden cottage are located some distance from the site and have more recent development between our clients site and the Listed Buildings and so is considered to have no detrimental impact. Ponds cottage is the closest being directly opposite the site. However the new proposed development is located beyond and to the rear of the clients existing bungalow and is therefore considered to have no detrimental impact on the Listed Building. The existing access is to be improved but only in terms of dimensions. There will be some enhancement with the removal of the more recent brickwork side splay walls at the site entrance.

**Conclusion**  
It is considered that the development will have no detrimental impact to the setting of any Listed Buildings.



Block Plan 1 / 1000

**Planning**



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Company Number 13511000 Incorporated 14th July 2021

**Project**

The Junipers and White Lodge  
Stonham Aspal  
Outline Planning Permission  
Indicative Elevations, Planning statements

Scale	1 / 100 1 / 1250	@ A1
Job No.	0336 02	
Drawn by:	H and B	Date: Dec 2023

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