



## Design and Access Statement

First floor Extension, Loft Conversion and alterations  
11a High Street, Mildenhall, Bury St. Edmunds, IP28 7EQ

Date: 10 December 2020

### SITE ADDRESS:

11a High Street, Mildenhall, Bury St. Edmunds, IP28 7EQ

### DRAWING REFERENCES:

1029/1	Site and Location Plan
1029/2	Existing layout
1029/3	Proposed Layout
1029/4	Proposed Section A-A

## 1.0 CONTEXT

### Introduction

- 1) This application is for the construction of first floor side extension, alterations to existing roofs and loft conversion.

### Site description

- 1) The site contains a two storey detached / semi-detached building, Restaurant on the ground floor and flat on the first floor and yard and parking area at the rear.
- 2) The site area is 289m<sup>2</sup>.



## 2.0 DESIGN

### Scheme & Layout

First floor side extension, alterations to the existing pitched roof to the side and change hip to end gable to the rear elevation with formation of a balcony within the new roof construction and loft conversion to form two bedrooms, shower room and sitting area:

- 1) The proposed scheme is to enlarge the existing flat for the owner to reside with new separating floors between flat and restaurant below and the following improvements:
  - a) New partitions to be constructed from timber studs with plasterboard and skim finish.
  - b) All ceilings to be replaced with plasterboard and skim with insulation between joists.
  - c) The existing doors to be replaced with new fire doors.
  - d) New kitchen and sanitary fittings to be connected to the existing waste pipes.
  - e) All internal areas to be redecorated with wall tiling to shower rooms and en-suites.
  - f) The additional floor area to the first floor will be 15.7m<sup>2</sup>.
- 2) The first floor side extension will be constructed over the existing flat roof to enlarge the existing flat's floor area.
- 3) The loft is to be converted and existing hip to be built up to form an end gable and a balcony with three conservation rooflights to the side.
- 4) The second floor element is a 'room in the roof', which will provide two bedrooms, shower room and sitting area. The floor area to the second floor will be 67.6m<sup>2</sup>.
- 5) The existing side pitched roof to be integrated with new pitched and flat roof to keep the character of the existing building.

### Scale and Appearance

- 1) The key elements of the existing building will be maintained, apart from changing the existing roofs to create more headroom in the loft. The roof will be finished in tiles to match the existing and flat felt roof.
- 2) The proposed side extension lines through with the existing side and rear walls, giving a projection of 2.3 m from the rear wall.
- 3) The remodeling of the side roof will have flat felt roof on top to reduce the bulk.
- 4) The external walls will be constructed with finished render to match the existing.
- 5) The new doors and windows will be colour coated UPVC (timber style) double glazed. The color to be agreed with Local Authority (black/ sage green).

- 6) Existing first floor single glazed windows to be replaced with colour coated UPVC (timber style) double glazed. The color to be agreed with Local Authority (black/ sage green).

### **Landscaping**

- 1) The existing parking and yard area will not be affected by the proposal.

### **3.0 ACCESS**

- 1) Access to the restaurant is from High Street and to the flats is from a drive way into the back yard.
- 2) There is a parking space onsite, accessed from High Street into the side drive way.
- 3) The refuse and collection or other service or utility requirements will be as existing. The proposal meets Building Regulation requirements in relation to fire access.
- 4) The enlarged flat will meet all Building Regulation requirements.
- 5) In all other respects it is considered that the proposal complies with transport and movement policies of the Local Plan.

### **4.0 CONCLUSION**

- 1) The proposal is considered sympathetic and in keeping with the character of the existing building.
- 2) The proposal provides valuable additional living accommodation to the existing flat and the site.
- 3) The proposed extension will not have any negative impact on the surrounding buildings in High Street with regard to its setting.



Photos

FRONT ELEVATION





REAR AND SIDE ELEVATION

