



**SOUTHWOLD**  
**BUILDING & DESIGN**  
CONSULTANCY LIMITED

**DESIGN & ACCESS STATEMENT**  
**For Extension & Alterations to**  
**30 St George's Close,**  
**Thurton, NR14 6AY**



**March 2021**

**2 MILLFIELDS WANGFORD BECCLES SUFFOLK NR34 8RG**  
**Telephone : 01502 578421 : Mob : 07824 772553**  
**email : southwoldbuildinganddesign@gmail.com**

Southwold Building & Design Consultancy Limited Registered in England No: 12710068  
Registered Office: Georgian House 34 Thoroughfare Halesworth Suffolk IP19 8AP

**SURVEYS : SKETCH SCHEMES : PLANNING APPLICATIONS : COST ESTIMATES : WORKING DRAWINGS**  
**SCHEDULES OF WORK : QUANTITY SURVEYING : TENDERING : STRUCTURAL ENGINEERING**  
**CONTRACT MANAGEMENT : PROJECT MANAGEMENT : ECOLOGICAL ASSESSMENTS : PLANNED MAINTENANCE SCHEDULING**

# **DESIGN & ACCESS STATEMENT**

## **For Extension & Alterations to**

### **30 St George's Close,**

### **Thurton, NR14 6AY**

#### **The Property**

30 St George's Close comprises a detached 3-bedroom chalet bungalow.

#### **Location**

It is located at the northern end of St George's close in Thurton and occupies a large corner site at the end of the cul-de-sac.

#### **Description**

The existing bungalow is a brick-built chalet bungalow constructed of buff brickwork, standing under a pitched roof covered in brown interlocking concrete tiles. The single storey extension forming the utility and shower rooms is also constructed of buff brickwork, but stands under a mineral felt covered flat roof. The joinery generally is of white upvc together with white painted fascia's and bargeboards. To the front elevation, there is some dark stained timber boarding within the gable and similarly some dark stain boarding to the flat roof existing porch. There is a modern conservatory of white upvc on the south elevation.

#### **The Existing Accommodation**

The existing accommodation comprises a single storey entrance porch leading into the main entrance porch, from which there is a door to the third bedroom on the ground floor, a staircase rising to the first floor and an archway through to the dining room and kitchen area. Off the dining room, there is an entrance door to the sitting room, which in turn has double doors out to a conservatory on the south side of the building. From the kitchen, there is a door leading through to a single storey flat roofed extension containing a small utility and shower room. On the first floor, the landing leads to 2 further bedrooms and a communal bathroom.

#### **The Brief**

The brief simply called for an extension to the existing sitting room area and adjacent kitchen area in order to gain more space as both rooms were at present slightly cramped. The sitting room was to be extended to the south and west elevations and the kitchen just to the west elevation. The present single storey extension was also to be extended westwards in order to create a larger utility area and small study to the north west corner. The flat roof to the utility room and new study and to the existing utility area and shower room was to be converted to a sloping tiled roof marrying in to the kitchen and lounge extensions. The existing front porch, at present, too small to be functional was to be extended eastwards by approximately 1m and also to be made marginally wider to both the south and north elevations.

## **The Proposed Solution**

A single storey extension extending approximately 2m to the west and 3m to the north would incorporate all the increased accommodation. The existing conservatory is to be demolished to allow the construction of the new extension on the west elevation. Hipped and pitched roofs are to be placed on all the ground floor extensions, both existing and proposed, without any interference to the first-floor bedroom window to the west. A new larger porch is to be constructed with extensive glazing to the east elevation and larch cladding to the small elevation within the gable under the new pitched roof. Larch cladding is to be applied to the south and north elevations of the porch and new larch cladding is to be applied to the east main gable of the house. The new extensions are to be rendered and painted in order to provide a contrast to the main house.

## **Access**

There are no proposed changes to the vehicular access, pedestrian access or present parking arrangements, which are more than adequate.

## **In Conclusion**

It is hoped that the LPA will consider both the extension to the living accommodation and the new front porch acceptable additional accommodation to this detached property which stands in a very large self-contained garden on all four sides of the property. There are no overlooking issues created by the extension and standing in such a large plot, the extension will in no way over develop the site as a whole, and will leave plenty of amenity space for the family. It is therefore hoped that the proposal will be recommended for approval.

**David Vaughan**

**Director**

**Southwold Building & Design Consultancy Ltd**

**Dated: 29<sup>th</sup> March 2021**