

M S **A**rchitecture + **D**esign



DESIGN STATEMENT Fair Lea, Bears Lane, Lavenham

DESIGN & ACCESS STATEMENT

Questions taken from The Design Council 'Design and Access Statements: How to write, read and use them'

Design

Use

What buildings and spaces will be used for?

New 32.77sqm link extension between existing 4 bedroom 93.83sqm bungalow and 61.64sqm outbuilding. Conversion of 39.57sqm of outbuilding into habitable room.

Layout

How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site?

The link building is to connect the existing bungalow to the existing outbuilding. The existing bungalow will contain all the bedroom spaces whilst the outbuilding will be renovated to house the Living /dining and Kitchen spaces.

Scale

How big the buildings and spaces would be (their height, width and length)?

The new link building dimensions are as follows:

Height (Max) 4478mm from Finished floor level to the ridge level

Length 5968mm

Depth 4940mm (main body) 942mm (Link corridor)

Landscaping

How open spaces will be treated to enhance and protect the character of a place?

New decking area at rear of link

Other spaces are to be kept as existing.

Appearance

What the building and spaces will look like, for example, building materials and architectural details?

The external walls are clad in brick to match the existing bungalow.

The roof is clay pantile to match existing roof.

The new windows in the existing outbuilding will be timber casements to match the existing window painted white. The new external front door to the link will be a aluminium/timber composite with a glazed side panel powder coated white.

Access

Vehicular and transport links

Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision?

The proposed changes do not affect vehicle or transport links. 2 off street carparking spaces will be retained.

Inclusive access

How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping?

The building has been designed so that there is level access into and out of the building via the ground being ramped up at the front entrance. The new doors on the ground floor have a 300mm nibs. There is a ground floor wet room.

Supporting statement

My client proposes to upgrade the existing dwelling by connecting the bungalow to the existing outbuilding. Their strategy is to make better use of the garage/workshop by converting it into habitable space. This will be done by erecting a connecting link building to unify both spaces. This will allow the outbuildings to contain living/dining and kitchen spaces and whilst the existing bungalow to contain the bedroom spaces. My client would like to draw the planner's attention to the property next door that has completed the same conversion.



- 1. Neighbouring property showing precedent.*

We hope that the planners will support our proposal.

Yours sincerely

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