



**GORNIAK &
MCKECHNIE**

ARCHITECTS • DESIGNERS

Studio 37, Church Street,
Eye, Suffolk, IP23 7BD
Telephone: 01728 860 830
Email: gmltd@gorniakandmckechnie.co.uk
Website: gorniakandmckechnie.com

Design & Access Statement

Bassetts, The Street, Hinderclay,
Diss IP22 1HX

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Description of the Existing Site:

The subject site is located on the southern side of The Street, Hinderclay. The site is occupied by a detached dwelling. Vehicle access is via The Street to the north. Conventional residential development is located to the west, east and north. Agricultural land is directly to the rear. The subject dwelling is not listed. Neither adjacent building is listed. The site is not located in a Conservation Area or Special Landscape Area. The site is not located in Flood Zone 2 or 3.

Access:

Access to the site is via an existing vehicular access from The Street. The proposed scheme will not impact the public highway.

Layout:

This application proposes a scheme that will significantly improve the internal layout of the existing property, by providing a new kitchen/dining room to the south with a better connection the garden as well as a larger master bedroom and en suite above.

Scale:

The living room extension measures 7.42m x 6.0m [44.52²], with a ridge height of 6.98m in-line with the ridge height of the existing property.

Landscaping:

The garden is a private space designed for domestic use. The space currently features hard landscaping and patio area with the rest of the garden being lawn area.

Appearance:

The extension will be mix of rendered and brick finish in-keeping with the existing cottage. The glazing of the extension will be UPVC. The roof of the extension will be finished with pan tiles to match existing.

Justification:

The existing property lacks a connection between the kitchen and dining area , the addition of the extension will allow for this connection to be made. Providing a much needed kitchen diner and master suit on the first floor. The proposed changes improve the amenity of both the current and future residents of the building, and create public benefit through the use of a sustainably designed scheme that improves and enhances the existing property.

End.