



Design and Access Statement
James Vincent
Breckland Cottage Santon Downham IP27 0TQ

Existing

Breckland Cottage is a detached cottage that is set in its own grounds on the edge of Forestry commission land, sitting sideways onto dead end lane.

The cottage is of clunch and flint construction under a tiled roof, the clunch walls have been rendered over the years.

The cottage currently has timber windows and doors.

Parking is at the end of the property off of the lane.

Proposed

The proposal is to extend to the side of the property with a 2 storey extension and a 1st floor rear extension above the current bathroom.

The 2 storey side extension will create 2 bedrooms a new lounge downstairs, the new first floor extension will create a new study and ensuite dressing room.

The client also wants to replace the windows with a high quality UPVC that imitates the Georgian wood windows with Residence 9 to make the property more efficient



