



**GORNIAK &
MCKECHNIE**

ARCHITECTS • DESIGNERS

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

Planning Statement

Trenchard, Cross Street,
Hoxne, Eye, IP21 5AH

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SOUTH ELEVATION
1:100

Description of the Existing Site:

Trenchard is a detached property. Constructed from brick and block cavity walls external face brickwork with a rendered cat slide dormer on the front elevation. The ground floor housing the entrance hall, living room, small kitchen, dining room, bathroom, and garage. First floor houses 4 bedrooms and a family bathroom.

Access:

Access to the site is via an existing vehicular access from Cross 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 in the existing garage including relocating the stairs allowing the living room to be size to be increased. Relocating the utility and bathroom to where the kitchen currently is, utilising the existing plumbing. On the first floor a mezzanine study area is created above the new kitchen diner and en-suite is incorporated into the master bedroom using the area where the previous staircase was located. Externally the house will be wrapped in a new environmentally friendly wood fibre board insulation dramatically increasing the thermal efficiency, to be finished in a combination of natural Larch rain-screen and painted render. The roof will again be wrapped in a new layer of environmentally friendly wood fibre board insulation and finished with standing seam Zinc. as the existing garage is being incorporated into the house we are proposing to erect a new single storey garage using the existing driveway, not only will this provide parking for two cars but also provide the south facing front garden with some privacy from the round allowing it to be used to its full potential.

Scale:

Incorporating the Existing garage does not affect the overall floor area, however, the roof will be raised by 1300mm maintaining its existing pitch to be subservient to the main house. The proposed garage is 6.2m X 9.2m (57m²) including the cantilevered walkway, which provides ample parking for two cars. The flat roof has a parapet height of 2.7m which remains subsidiary to the existing ridge height of both the existing garage and house and below the existing eaves height of the house.

Landscaping:

The garden is a private space designed for domestic use. The space currently features a poor quality shingle drive and parking with the rest lawn. The proposed landscaping dramatically improves this with a combination of new patio area to the front of the property and refurbishment of the existing drive, providing ample parking and turning area.

Appearance:

The existing properties exterior is currently finished in grey brickwork with a rendered cat slide dormer and concrete interlocking pantiles, the proposal is to replace these with a combination of natural Larch rain-screen cladding and render on the walls with a standing seam zinc roof. The garage will be using the same material pallet. The proposal improves the overall appearance of the house bringing it into the 21st century. The contemporary garage works in conjunction with the house renovations and improves the overall appearance of the site.

Justification:

The existing property lacks a functional kitchen and dining area and awkwardly shaped living room that prevents the owners from entertaining. The current layout is confused and truncated which prevents the house being used to its full potential. The proposed scheme dramatically improves this providing a new kitchen diner in the existing garage, which is currently used for storage, the removal and relocation of the staircase allows for the living room to become larger and become much more functional. The improvement made to the façades of the property not only improves the overall appearance but also increase the thermal efficiency using environmentally friendly materials.

Externally the new garage provides ample cover parking for two cars as well as three additional spaces and turning area. The garages positioning screen the front of the property from the road allowing the south facing garden to be used to its full potential.

Overall the proposal is drastic improvement both visually and spatially. Providing a large four bedroom family house that is future proofed using environmentally friendly materials and practices.

Existing Photo's.



End.