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## **Design and Access Statement**

### **Address**

Woodlands, Valley Road, Battisford, Stowmarket, Suffolk, IP14 2HW

### **Description of works**

First storey side extension to form a bedroom with ensuite bathroom, internal alterations to gain access to the extension, relocation and installation of new patio doors to the existing dining room and opening up of the existing stairwell.

### **Introduction**

Woodlands is a detached property centralised in a large garden. The existing dwelling was likely built between 1940 and 1960 with masonry cavity walls and concrete tiled roof. The existing windows and doors are replacement UPVC. There is an existing ground floor side extension to the West elevation which forms a ground floor dining room with a flat roof balcony above. The balcony is accessed from the existing first floor bedroom through a fully glazed door on the West elevation, there is also an existing sidelight to the door and additional window on the West elevation.

### **Design Considerations**

The proposed extension is to form a further first floor bedroom and ensuite bathroom with a pitched roof to match the existing pitch. The construction will be timber frame with a rendered finish, white UPVC windows and doors, and concrete roof tiles to match the existing. The proposed alterations to the stairwell are to create a more open space to the first floor hall area, which will allow more light into the hall and go some way to match the proportions of the existing ground floor hall.

### **Scale**

The scale of the proposal has been considered and is within the permitted Planning regulations.

### Appearance

We believe the proposed extension will balance the building and only enhance the appearance of the existing dwelling.

The proposal includes the installation of a new clear glazed window in the first floor West elevation, which will be a lesser area than the existing window and door leading onto the balcony and viewpoints from the existing balcony, as constructed. We therefore believe this proposal is acceptable.

### Access

Access to the proposed extension will be via a new corridor, formed through the existing rear bedroom.

### Conclusion

The proposed works will balance the proportions of the existing building while adding a further bedroom and bathroom for the occupants.

Ricky Paterson C.Build.E MCABE

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