

## DESIGN & ACCESS STATEMENT (INC HERITAGE STATEMENT)

### Introduction:

This document has been prepared by Tricker Blackie Associates to explain the principles and reasons behind the proposals.

### Proposals:

The proposal is to form a single storey rear extension located on the southwest elevation of the property.

### Description:

Stakers is a Grade II listed property located in the hamlet of Workhouse Green and has the following entry.

*List Entry No. 1036562*

*Date of listing: 9<sup>th</sup> February 1978*

*A timber-framed and plastered building with a cross wing at the south end. Probably of C16 (or earlier) origin with the cross wing raised later (possibly in the early C19). The main block is single storeyed with attic and the cross wing has 2 storeys and attics. The windows are small casements with C20 leaded lights. Roof tiled, with internal chimney stacks.*



Image 1. Front elevation (Northeast elevation)

The property is a two-storey dwelling with an attic room over the southeast wing. The property was extended by way of a garage to the northeast which has subsequently been converted to form a bedroom, and a two-storey extension, forming kitchen and utility at ground floor subsequently altered and in the early 2000's to form a bedroom within the attic space.



Image 2. Rear elevation (Southwest elevation)



Image 3. Historic OS maps (1888-1913)

Surroundings:

The dwelling is located in generous grounds with delightful views over the Suffolk Countryside to the west. To the east and south are residential properties.

The Requirements:

The requirements are to improve the kitchen by way of increasing the floor area to incorporate a breakfast area, to improve the physical connection between the kitchen and the garden and to take advantage of views out over the countryside.

The design:

The new extension is set beneath a gable ended duo pitched roof extending perpendicular from the existing roof. The roof is pitched at angle to match the existing and has eaves set beneath the existing eaves line.

The green oak framing will be exposed on the gable end and filled with full height glazing.

A set of French doors on the adjacent wall will give direct access to the garden and the patio space.

Amount:

The approximate existing floor areas for ground and first floors are 138m<sup>2</sup> and 100m<sup>2</sup> respectively.

The proposed extension has a floor area 20m<sup>2</sup>

Appearance:

The proposed extension will be in an architectural style to complement the existing: Clay plain tiled roof set above coloured rendered walls and brick plinth, exposed structural green oak frame and green oak framed windows and doors.

Heritage:

The proposed extension is on the rear elevation of the property and attached to a more recently constructed part of the dwelling having less significant heritage value. The form, articulation of roof and use of green oak with glazed gable end maintains a balanced and legible order to the composition.

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Image 3. Location for proposed extension



Image 3. Proposed elevation



Examples of Oak framed gable end structures





Lifestiles Ashvale Orange Clay plain tiles



Green Oak

Imperial soft red bricks



Coloured render



Black cast iron rainwater goods

