

Design & Access Statement

Thatchers
High Road
Bressingham
Diss
Norfolk
IP22 2AT



Prepared For

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Thatchers, High Road, Bressingham, Diss, Norfolk, IP22 2AT

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INTRODUCTION

This statement is in support of the Planning Application submitted to South Norfolk District Council to erect a cabin to create a washing machine room and convert the existing double garage / cart shed to create a laundry & ironing room at Thatchers, High Road, Bressingham, Diss, Norfolk, IP22 2AT. Thatchers is a Grade II listed building & is not situated in a conservation area. Thatchers is constructed from rendered walls and a thatched roof while the existing double garage / cart shed is constructed from timber wall cladding and a plain tiled roof. The proposed scheme includes the erection of a cabin to create a washing machine room and convert the existing double garage / cart shed to create a laundry & ironing room for the applicant to operate their ironing and dry-cleaning business from.

LOCATION

The proposed site is situated along High Road in the village of Bressingham. The site is located 3 miles west of Diss and 3 miles east of South Lopham. The site is located south of High Road with vehicular access to the site directly off from High Road. To the south of the site is the rear garden of Thatchers which is made up of well-maintained lawns and flower beds with agricultural fields beyond. To the east & west of the site are neighbouring properties with the site parking and manoeuvring areas located north of the site with High Road beyond.



Above: Aerial View Of The Site.

USE

Thatchers is provided with an existing double garage / cart shed that is constructed with a timber frame over facing brick plinth and finished with timber wall cladding and a plain tiled roof. The proposed scheme is to convert the existing double garage / cart shed to create a laundry & ironing room. The proposed scheme also includes the erection a cabin adjacent (south) of the existing double garage / cart shed to create a washing machine room.



Above: South / East Facing Elevation Of The Existing garage.

AMOUNT

The proposed scheme is to convert the existing double garage / cart shed to create a laundry & ironing room. The conversion of the existing garage / cart shed will include insulating the building to building regulation standards while the two existing vehicle openings on the east elevation will be blocked up with the use of fixed glazing panels and personnel doors. The proposed scheme is also to erect a cabin adjacent (south) of the existing double garage / cart shed to create a washing machine room. The proposed cabin will be finished with timber wall cladding, felt roof and timber windows and doors.

LAYOUT

Drawing 825-01 Existing Plans Elevations and Sections, 825-02 Proposed Laundry and Ironing Room, 825-03 Proposed Washing Machine Room, 825-04 Site and Location Plans show the position, layout and aesthetic design of the proposed scheme and how it relates with the existing dwelling & surrounding area.

SCALE

Externally the overall appearance of the proposed scheme has been designed to be in keeping with the existing character & appearance of the surrounding area and neighbouring buildings. The proposed garage / cart shed conversion will not increase the overall footprint or scale of the existing garage / cart shed building while the external appearance of the building will remain as existing with timber clad walls and plain tiled roof. The proposed cabin that will be used as a washing machine room will have an internal floor area of 22.3m² and will be finished with timber clad walls and a felt roof. The proposed cabin will be subordinate to the main house and existing garage / cart shed while the proposed scheme will also not overlook or overshadow any neighbouring properties.

Internal floor area of the proposed laundry & ironing room (converted garage / cart shed) = 23.3m².
Internal floor area of the proposed washing machine room (cabin) = 22.3m².

LANDSCAPE

The site is located south of High Road with vehicular access to the site directly off from High Road. To the south of the site is the rear garden of Thatchers which is made up of well-maintained lawns and flower beds with agricultural fields beyond. To the east & west of the site are neighbouring properties with the site parking and manoeuvring areas located north of the site with High Road beyond.

Thatchers is surrounded with well-maintained lawns and flower beds to the north and south of the site with the site boundaries made up of fencing, brick walls and mature planting. The proposed scheme will have no impact on the existing landscape and site boundaries of the site.

APPEARANCE

Externally the overall appearance of the proposed scheme has been designed to be in keeping with the existing character & appearance of the surrounding area and neighbouring buildings. The proposed garage / cart shed conversion will not increase the overall footprint or scale of the building while the external appearance of the building will remain as existing with timber clad walls and plain tiled roof. The proposed cabin will be finished with timber clad walls, felt roof and timber windows & doors while being subordinate to the main house and existing garage / cart shed.



Above: Photos Of The Proposed Cabin (Proposed Washing Machine Room).

ACCESS

The site is located south of High Road with vehicular access to the site directly off from High Road. Existing vehicular parking and manoeuvring areas are located to the north of the site. The proposed scheme will have no impact on the existing access, vehicular parking and manoeuvring areas on site.