

## **Design Access Statement / Planning Statement / Heritage Impact Assessment**

Project: Two storey side extension

Site: 2 Wheelwrights Cottage



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## **1. INTRODUCTION**

This Statement accompanies an application for planning permission for extensions and alterations. As this is a proposal for alterations in the curtilage of a single dwelling, some aspects such as the social and economic context are of limited applicability.

## **2. Site analysis and Evaluation and description of proposals**

2 Wheelwrights Cottage was part of the Wolverstone Hall Estate which was split up when sold in lots on 1-2 December 1937. There are a number of these pairs of semi-detached cottages between Freston and Wolverstone. The cottage currently has a conservatory in the place of the proposed extension. The conservatory is of timber construction and is in poor condition.

The site slopes down from front to rear, with approximately 600mm drop over the depth of the cottage.

The cottage is within an area of outstanding natural beauty. It is set back from the main road.

## **3. Design approach**

The applicants personal requirements are in part to achieve a ground floor bedroom and a first floor shower room and bedroom. The proposed design is two stories with the front being set back which brings the ridge line down, introducing a level of subservience to the host building. The layout provides a living / bedroom with a garden room behind and a new bedroom above.

Regarding materials, the new windows and doors are proposed to be matching white upvc and walls to be clad with grey Hardieplank. This cladding will enhance the appearance while making it clear that this is a later addition. To the rear the existing weather boarding is proposed to be replaced with matching Hardieplank. The roofs are proposed to be covered with clay pan tiles.

All aspects of the proposals have been designed with careful consideration to any visual impact on the AONB.

## **4. SCALE**

The extension is subservient in scale.

## **5. LANDSCAPING**

There will be a decking area outside the rear of the extension.

## **6. CONCLUSION**

The proposed extension is modest in size / scale and of a similar design to previously approved schemes on the same house type.