

Design, Access and Planning Statement

The Cottages Mellis Road Thrandeston Little Green IP21 4BU – Two bay Cartlodge

Site

Thrandeston is a small village on the Norfolk/Suffolk border, approximately 1 mile from both the A143 road from Bury St Edmunds to Great Yarmouth and the A140 from Norwich to Ipswich. It is surrounded by commercial and residential dwellings, with mixed farmland further afield (figure 1). The overall site use is currently a single dwelling house.

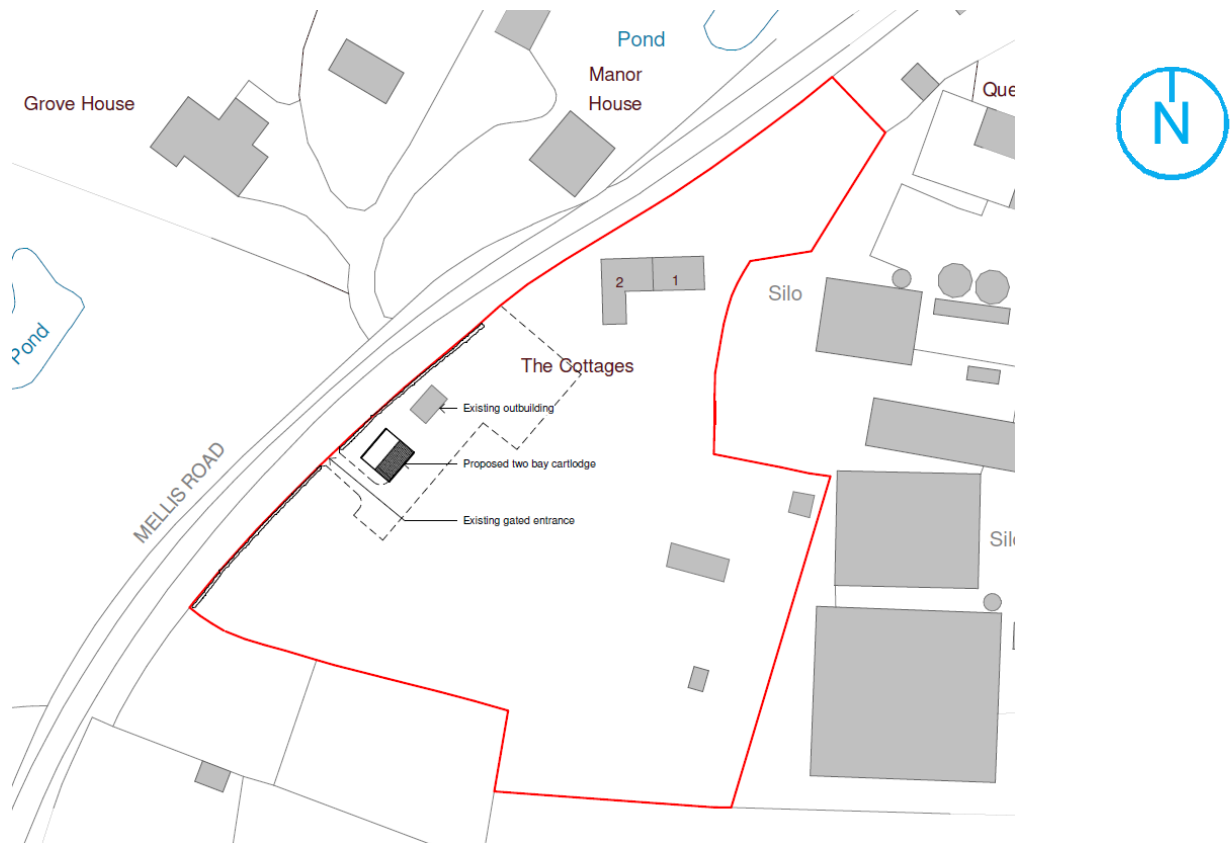


figure 1

Access

The site has an existing private vehicle access point from the highway on the North elevation, which benefits from good visibility splays. The scheme proposes to use the existing highways access and access points within the site area to serve the new building. Therefore, no alteration or change is required to the Highways access or crossover to provide vehicle access. New parking will be provided by the cartlodge, in accordance with Suffolk County Highways standards.

Design and layout

The proposed building is single storey, with two parking bays, one lockable bay for storage and one open bay.

Appearance

The proposed building will consist of a small brick plinth in red Brick as noted on drawing: 0163-0300-P02. The elevations will be timber frame, covered in feather edge horizontal boarding and painted black. The timber framed window and timber barge, fascia and soffit will all be painted black to match the feather edge boarding. The roof will consist of red clay pan tiles, with a half round red clay ridge tile as drawing: 0163-0300-P02. Black UPVC gutters and downpipes will be used.

Heritage Statement

The outbuilding sits to the North of the Grade 2 listed Church Farm dwelling.

House, now 2 dwellings. Probably late C17, extended C19. Timber frame, extended in clay lump. Plastered. Thatched roof with pantiles on additions. 1 storey and attic. Probably a small 3 cells originally. 2 boarded doors to right and to left of centre, scattered glazing bar casements, hoodboards, a 3- light dormer. A rendered stack on ridge at probable original left end. Main stack is external on right gable end and is now incorporated into a C19 1 bay addition set back slightly with a boarded door to front, glazing bar casements on return, lean-to to rear. Left gable end small weatherboarded lean-to, attic 2-light casement, exposed plates and purlins. Interior: frame concealed.

Planning policy

Materials have been carefully selected and scale and design have both been carefully considered in accordance with the local plan and the NPPF.