

Design and Access Statement

Proposed Conversion, Alterations and Garage/Workshop

1 Park Villa

Thornham Magna Road

Thornham Parva

Suffolk

IP23 8EY

USE

The existing property is a grade II listed two storey semi-detached dwelling with a single storey wing located to the east of the Thornham Magna Road on the borders of the Henniker Estate.

The house is a two bedroomed dwelling with an outbuilding to the rear of the main house which is linked to the main house by an unheated hall/utility area of timber frame construction with a polycarbonate roof.

The creation of a new link and conversion of the outbuilding was granted planning consent reference 0507/12 and previous repairs to the existing house were completed under 3409/10 re-rendering and the domestic oil tank relocated under reference 3408/10, front door changes under 3105/08, repairs and alterations under 1314/08 and rebuilding of the chimney under 2977/07. Most of applications were to maintain the building although the application 0507/12 completed a full refurbishment of the outbuilding and created a new link.

AMOUNT

The proposal is to remove the existing link between the house and the outbuilding and create a new more permanent structure. This will take the form of parapeted flat roofed structure to link the pitch roof forms of the house and outbuilding and avoids a shallow pitched roof and for existing windows to retain their identity. This link will form a utility, part of the hallway and bathroom.

The outbuilding is proposed to be converted to create accommodation to relate to the house creating a kitchen/dining room and pantry, sitting area and entrance hallway. The accommodation is seen as an essential part of the house, it is not an annexe as the previous approval would have created. The proposal also fundamentally looks to link the house with its garden features of both its courtyard garden and its western secret garden. Both of which can add visually and functionally to the accommodation by these proposals.

The stair will also be retained allowing access to a galleried area that will overlook the kitchen/dining area and act as a storage and interesting loft space that maintains its part of the property. The kitchen/dining area is left open to the roof space to express the openness required of such a space.

The roof link between the outbuilding and the neighbours outbuilding is proposed to be possibly enclosed when necessary to create a lobby area/sitting area/boot room to be used in a variety of ways throughout the year and having a flexibility to be fully open when required. A summer link between gardens is more important than in winter when a more enclosed feeling is proposed to create flexibility. With the creation of a new kitchen area the existing kitchen would take on board a more practical use as either a formal dining room or a bedroom, subject to family requirements. A glazed door link to the garden is proposed replacing the existing garden window.

It is proposed to form a new garage facility with wood and bike store facility. This is set parallel with the outbuilding and is of contrast being a timber boarded finish and clearly identifiable feature in the composition. Its form will be subservient to all other buildings. It is formed in an unutilised space and to a face of the outbuilding with no openings at present.

The oil tank is relocated to relate to the proposals and meet access requirements. This location would also be considered as a future location for a “shaded”/protected air source heat pump location when the change is made by the applicant.

LAYOUT

The layout has no strategic effect on the layout of the property on the site. The proposals look to link the ‘outbuilding’ into the rest of the house and create a property that also relates to its garden features, namely the courtyard garden and the rear/western garden which will now be accessible from the kitchen/dining area and link elements.

The proposals retain the house substantially as existing although proposing a better link between the dining/bedroom and the garden and relocation of the kitchen. The first floor of the house remains unaltered. The outbuilding is proposed to link with the house. A new entrance hallway is created in the outbuilding which links to the new connection link incorporating hallway as well as a bathroom and utility. The outbuilding will be substantially open with a sitting area and kitchen/dining area that relates to the courtyard and ‘rear’/western garden. The existing stair in the outbuilding will be repaired and the area will be used as loft space for storage and a sitting area over the open kitchen/dining area, which will have a vaulted ceiling. The building basically is similar with access links made between spaces, although substantially the original/present spaces will be visible/identifiable. The proposals will allow the outbuilding to relate to its site giving access into the courtyard garden and to the more private western/secret garden, allowing the house to relate to its surroundings.

The proposed garage creates a facility for the parking of vehicles and storage of wood and cycles. This is proposed as a subservient individual form which contrasts with the existing in its wall finishes. It forms an important utility feature and introduces solar panels on a face that will mean they will be little noticed and obscured. This facility sits comfortably with the host dwelling and is clearly subservient.

SCALE

The scale of the proposals is little altered. The proposed link between the house and outbuilding is a parapeted flat roof structure which allows the outbuilding and house to maintain their identity. The finishes will relate to the existing. The upgrading of the existing will mean the scale is unaltered although the kitchen/dining area will be vaulted exposing the existing structure, as in the previously approved planning application.

The proposed garage building will, as indicated, be subservient to the house and outbuilding in scale and form and be set further into the site reducing impact on the main features of the site.

APPEARANCE

The existing house and outbuilding are a rendered structure externally with a principally black finished brick plinth. The pitch timber roof of the house and outbuilding, although the outbuilding has hipped ends, while the house gabled. The roof finished to the house has clay plain tiles while the outbuilding has clay Norfolk pantiles and the link corrugated sheeting. External doors and windows are to be timber with a paint finish.

The proposed link extension is to be painted timber render with a painted plinth as the house with timber doors and windows in white.

The outbuilding will retain its existing feature opening and introduce timber casement windows in similar form to the previously approved conversion of the outbuilding. The rendered wall's brick finished plinth will remain and be matched where areas are to be blocked up. A new opening is proposed to the kitchen/dining area at the end gable which will allow access to the garden and a feature to this façade. These will be in timber as will be the doors to the covered way which will allow the identity of the original opening to remain.

The doors to the proposed dining/bedroom area of the house will be in painted timber and to the style of existing fenestration elements of the house.

The garage as the only new main element will contrast the existing and is proposed in a finish of painted timber boarding in black with brick painted plinth to relate to the plinth of the house. The roof will be in clay pantiles as the house, while the doors and windows will be in black finish. The entrance doors are proposed as utilising the doors from the outbuilding which will be repaired. The roof of the garage structure has solar panels to its southern face, which is hidden from general view from nearly all aspects. This will allow a flexibility for the property and its future.

The existing outbuilding will introduce new rainwater pipes and gutters in aluminium (as with the garage) which will allow disposal of rainwater away from the building which is further enhanced by a French drain.

LANDSCAPING

The proposals do not lead to a major change in the landscape features themselves. What the proposals do create is that the landscaped area of the courtyard and western/'secret' garden become an essential feature of the property and its composition. The gardens are accessible both ergonomically and visually.

The proposals do include the removal of large bamboo plants which are located on the existing northern elevation.

The shingle drive is extended to the proposed garage and a turning access to create an ability to enter and leave the site in forward gear.

ACCESS

The proposals have been designed to allow full access for disabled use and with a possible bedroom at ground floor allows independent living for a disabled/elderly occupant.