

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION: The Elms, Little Blakenham IP8 4NF

February 2022

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RANKIN

The Elms

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Introduction

This Design & Access statement has been prepared to accompany the proposed planning application for The Elms, Little Blakenham, IP8 4NF.

The existing property is a late Georgian house, built of pale brick in the Georgian style with a date stone of 1841. It is located between the villages of Somersham and Little Blakenham, approximately 5 miles west of Ipswich. It is not listed as a Heritage asset.



Use

The extension is to provide a new ground floor kitchen/dining space, allowing for the existing kitchen to be converted into a boot room and TV room. The new extension will also provide a new bedroom and en-suites.

Amount

The provision of 1 additional bedroom will bear little effect on the density within the local area.

Layout

The proposed layout improves on the existing disjointed ancillary buildings by providing a large kitchen/dining space, linking the front of the house to the private courtyard behind. The existing bedroom on the upper floor benefits from an additional en-suite. The existing boiler room is moved to the basement utility room.

Scale

The scale of the new extension is proportionate to the existing building with matching ridge line and depth to connect to the adjacent building. The front façade is pulled back to provide a clear distinction from, and respect for, the existing building. The rear façade steps back to reduce the upper floor mass against the existing rear extension.

Landscaping

New landscaping is proposed along the front façade and the rear courtyard behind, including the repair of a damaged buttress garden wall.

Appearance

The new extension will continue the rhythm of the existing façade with matching sash windows. A larger glazed opening for sliding doors will provide views out to the countryside. These contemporary additions remain linked to the existing aesthetic by matching the proportions of openings and utilising a white lintel above, as existing.

The proposed materials will be white/cream brick to match existing, reclaimed Suffolk 'Woolpit whites' depending on availability. The existing red clay brick extension will be limewashed/bag rendered cream/white to match the original

brickwork. New grey slate roof tiles match existing. Windows to be timber sash (double glazed) to match existing. Large sliding panels from kitchen to garden will be slimline aluminium framed.

Access

The proposal will provide 2 additional level access entrances, allowing accessible use to the ground floor and linking access from the front of the property to the rear courtyard.