

**Proposed Residential Annex at  
No. 3 Daisy Green,  
Great Ashfield,  
Suffolk,  
IP31 3HT.**

**For Mr. & Mrs. Baalham**

**PLANNING DESIGN & ACCESS  
STATEMENT**

**Anglia Design**

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10<sup>th</sup> October 2022

**PROPOSED RESIDENTIAL ANNEX AT NO. 3  
DAISY GREEN, GREAT ASHFIELD,  
SUFFOLK, IP31 3HT.**

**INTRODUCTION**

This report is to be read in conjunction with the enclosed planning application and attached drawings. The report will outline the design choices made and various decisions which have been formed during the preparation of the planning application.

**PLANNING APPLICATION**

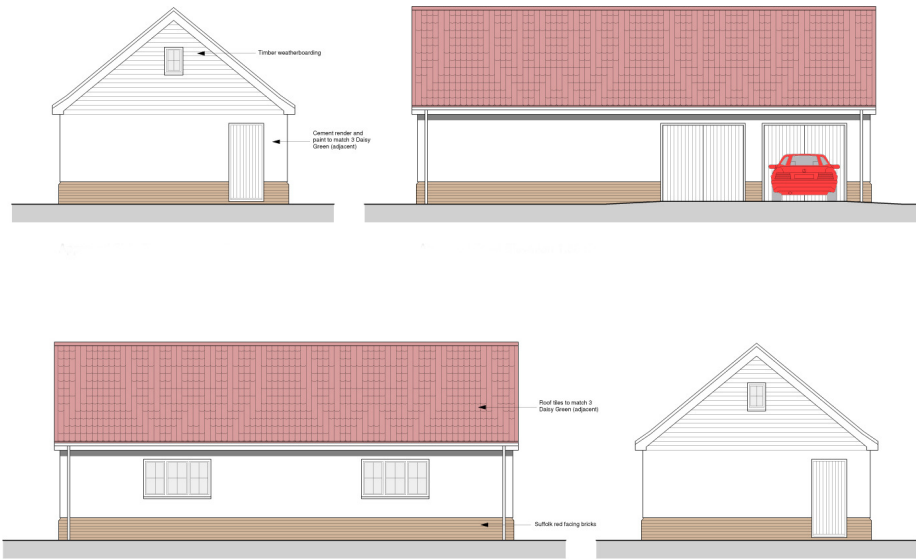
A formal planning application and has been submitted to convert the existing half constructed garage / workshop to the rear of No. 3 Daisy Green to a residential annex for a family member. The annex will be incidental to the use of the main dwelling and will not be occupied as a separate and unassociated unit of accommodation. The existing garage / workshop was approved in 2002 under the reference 0645/02. The building was started with full cooperation of the Local Authority Building Control but was not properly finished.

The converted garage / workshop will be refurbished to the current Building Regulations with the following design criteria:

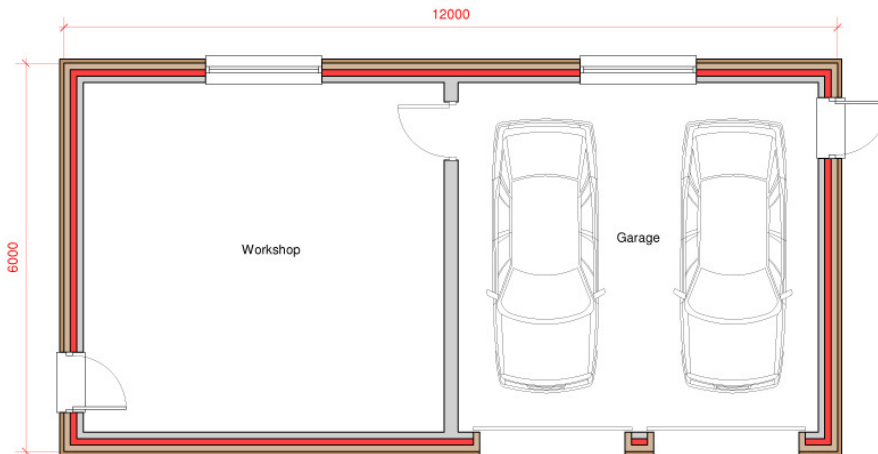
- Roof insulation to give a 'U' value of 0.10 W/m<sup>2</sup> K.
- Wall insulation to give a 'U' value of 0.18 W/m<sup>2</sup> K.
- Floor insulation to give a 'U' value of 0.18 W/m<sup>2</sup> K.
- Double glazed windows to give a 'U' value of 1.4 W/m<sup>2</sup> K.
- Efficient insulation of pipework.
- Detailing to prevent thermal bridging.

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- Efficient internal lighting.
- Improved 'U' values, minimising thermal bridging and incorporating accredited construction details will all be incorporated together with a low air permeability rate.



**Existing Approved Elevations**



**Existing Approved Floor Plan**

## **SCALED PARAMETERS**

The existing garage measures 12m x 6m externally. This gives an existing gross internal floor area of 61.5 sq.m. on the ground floor with additional storage space in the loft area. The proposed conversion can be carried out within the confines of the existing building footprint without any footprint extensions. The completed project will provide a building with an internal floor area of 61.5 sq.m. on the ground floor and a further 36.0 sq.m. internal floor area on the first floor. The completed building will measure 2.6m to eaves and 6.2m to the overall ridge height.

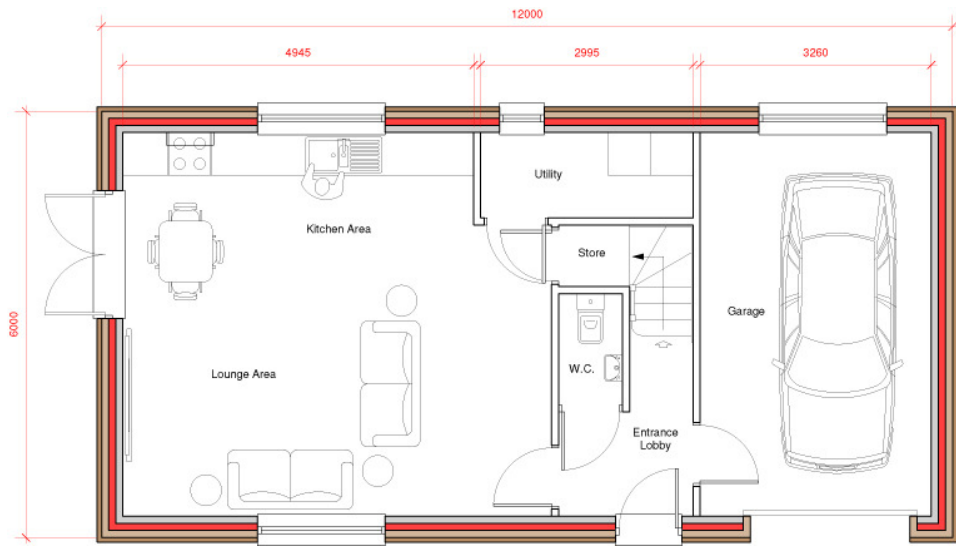
## **DESIGN ISSUES**

The existing garage is constructed with a brickwork plinth, rendered walls with a tiled pitched roof. This planning application is seeking to change the external appearance of the existing garage by adding stained timber cladding to the external walls instead of render and clay pantiles to the roof. The existing openings are due to change slightly to accommodate the residential use and an internal staircase is to be introduced so that access to the first floor can finally be achieved. The idea is to make the completed building look like a converted agricultural building in this rural setting.

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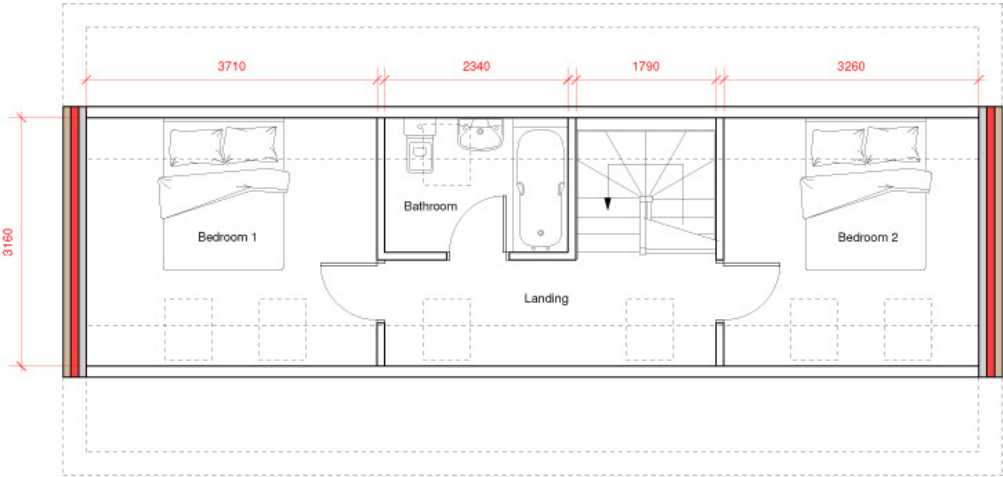


**Proposed Elevations**

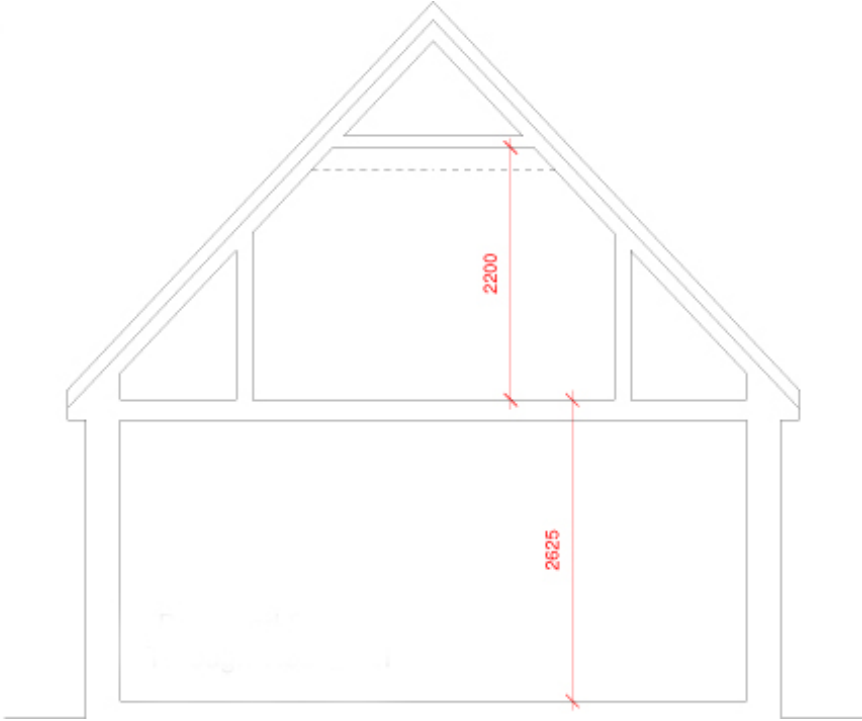


**Proposed Ground Floor Plan**

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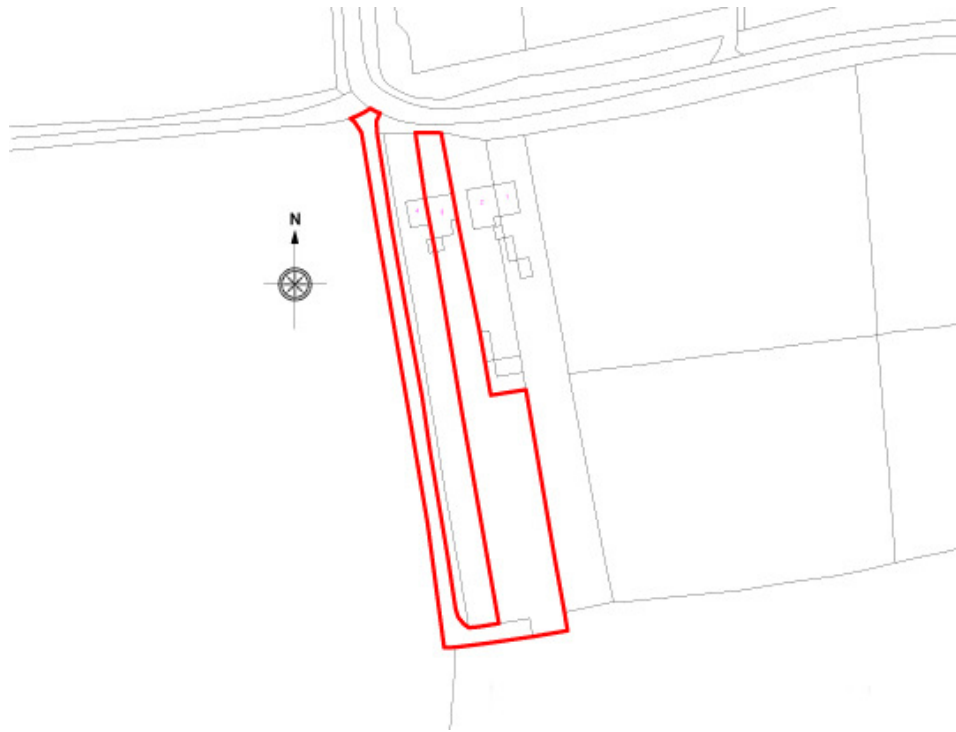


Proposed First Floor Plan

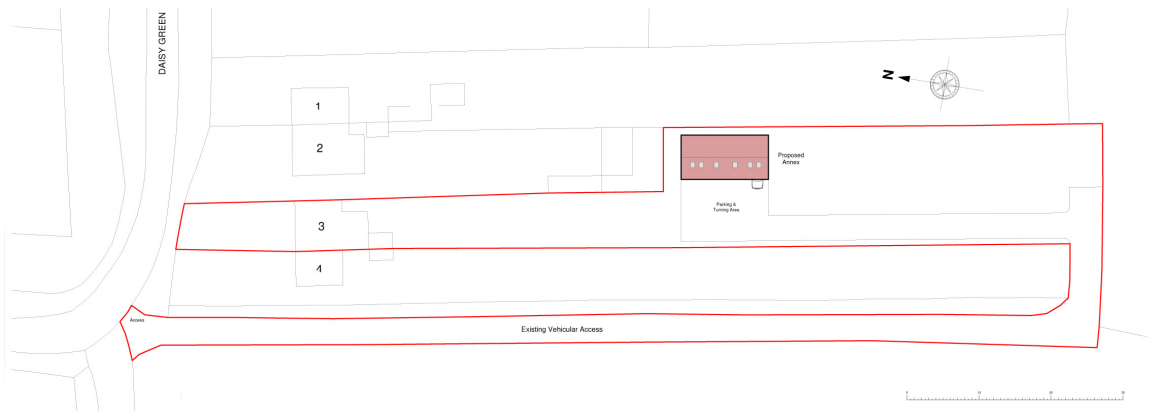


Proposed Section Through

**PROPOSED RESIDENTIAL ANNEX AT NO. 3 DAISY GREEN, GREAT ASHFIELD, SUFFOLK, IP31 3HT.**



**Existing Location Plan**



**Proposed Site Plan**

This proposed conversion will provide much needed accommodation for a family member to come and live on site to receive much needed care.

The annex will always be tied to the main house so that it cannot be considered as a separate dwelling.

All existing car parking areas and the existing access will remain unaffected by this proposal.

We feel the proposals shown would be an attractive addition to the existing property which would enhance the character of the area.

**T.E. Linstead BSc A.C.I.A.T.**

**Anglia Design LLP**