

Providing Architectural Services Across East Anglia

26 St Thomas Place, Ely, Cambs, CB7 4EX

Tel: 01638 505 365

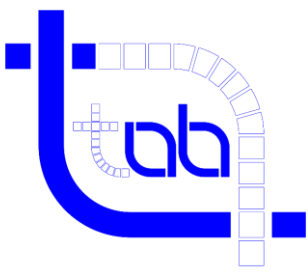
info@tabarchitecture.co.uk

www.tabarchitecture.co.uk

DESIGN & ACCESS STATEMENT

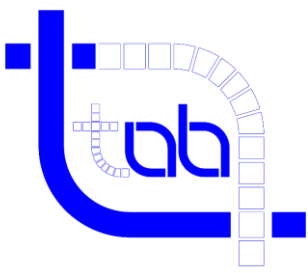
- I. A Proposed first floor side extension over existing garage**
 - II. Alterations to garage**
 - III. along with internal alterations**

82 Hythe Road, Methold, Thetford, IP26 4PX



Contents

- 1.0 Introduction**
- 2.0 Site Analysis and Content**
- 3.0 The Need**
- 4.0 The Proposal**
- 5.0 Amount**
- 6.0 Layout**
- 7.0 Scale**
- 8.0 Design Considerations**
- 9.0 Landscape & Boundaries**
- 10.0 Drainage & Services**
- 11.0 Sustainability**
- 12.0 Access**
- 13.0 Summary & Conclusion**



INTRODUCTION

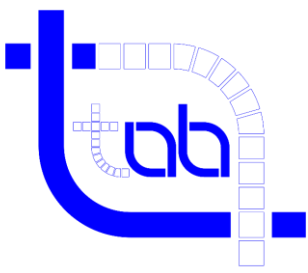
- 1.1 This design and access statement provides details to construct a first floor extension to form a new bedroom, conversion of one garage and internal alterations at 82 Hythe Road, Methwold, Thetford. TAB will address any relevant planning issues and a range of primary considerations which collectively impact upon the development of the site.
- 1.2 This statement is to be read in conjunction with drawing numbers TAB826 (01-08) and is submitted as a part of a house holder application to West Norfolk District Council. The application is being made on behalf of Mr and Mrs Taylor who are the owners of the site outlined on TAB826-01.

1.0 SITE ANALYSIS AND CONTENT

- 2.1 The proposed site is located towards the west of Methwold and has direct access to the town via High Street. The property is not listed and does not fall within a conservation area.
- 2.2 The site is currently occupied with a 4-bedroom dwelling with an approximate plot size of 481.7m². The existing access to the site will be retained with no alterations. The site currently provides enough space for up to 4+ car parking spaces.
- 2.3 The surrounding area and context is made up of residential properties consisting of a mixture of detached / semi-detached two storey dwellings, varying in architectural character with various extensions being complicated within the area.
- 2.4 The property possesses good transport links into cities such as Downham market / Brandon and other surrounding towns. It is appreciated that any development of this site needs to make a valid contribution to the site and its surroundings.

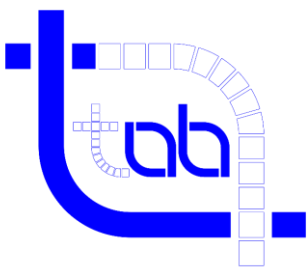
3.0 THE NEED

- 3.1 Having made an initial review of the local property market there is a need for greater living spaces at this property. The family requires suitable living accommodation, with the existing layout in need of expansion, particularly the additional bedroom will help accommodate the client's needs and growing family.



4.0 THE PROPOSALS

- 4.1 The proposed application seeks consent to construct a first floor extension to add bedroom along with a dressing room, en suite and balcony. Internal alterations will be made to the ground floor to convert the garage into a games room whilst retaining one parking space within the existing garage.
- 4.2 The proposed layout can be seen on drawing TAB826-06-08 illustrating the new relationship between existing house and the proposed extension.
- 4.3 The first-floor rear extension is proposed above the existing garage. The proposal will maintain the form of the existing single storey side element, retaining the same gable roof and incorporating windows to match the proposed window's on the ground floor, please see drawing TAB826-08.
- 4.4 Forming a new structural opening at first-floor will allow for a larger bedroom. Following the rearrangement of the first-floor layout, bedroom 1 will be provided with extra space to accompany the client's needs, a new window will be incorporated within the extension facing the front of the plot and will be mirrored to the rear to allow for a balcony overlooking the garden. The extension will allow for a much needed master bedroom en-suite and dressing room for the clients. The ground floor will be altered allowing for bi fold doors to provide access to the garden via the newly connected games room and an access will be provided through an opening by the front door. Please see drawing TAB826-06/08
- 4.5 The sites physical constraints, together with the aspirations of our clients to develop a sustainable development influenced by the setting, layout, size, scale, mass and appearance including the relationship it has with the neighbouring structures, topography, orientation and existing site features.



5.0 AMOUNT

5.1 It is proposed to construct a first floor extension over the existing garage to create one new bedroom along with internal alterations.

6.0 LAYOUT

6.1 The general layout and design of the proposed extension is illustrated on the accompanying drawing TAB826-(06-08). The layout, orientation and siting of the extension has been derived from a number of influencing factors. Primarily the key factors determining the layout proposals are the site constraints; site orientation, potential overlooking and daylight/sunlight.

7.0 SCALE

7.1 The scale of the proposals has been carefully considered in relation to the site's context. The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale and unobtrusive to the setting and neighbouring properties.

8.0 DESIGN CONSIDERATIONS

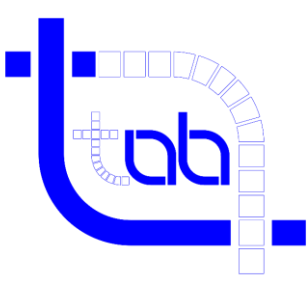
8.1 The immediate area surrounding the property is made up of predominantly mixture of detached / semi-detached two storey dwellings along Hythe Road. All plots vary in age and design with numerous alterations and extensions completed close to our site. The proposed extension has been designed to be sympathetic to the surrounding character of Hythe Road.

8.2 The extension will be built using materials to complement the existing dwellings brick construction, using vertical timber boarding to extenuate the balcony and front window. Joinery items such as doors, windows are to be White Upvc with black rainwater goods and roof tiles are to match the existing unless otherwise stated.

8.3 The detailed design and layout of the proposed extensions will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a modern contemporary and healthy living environment.

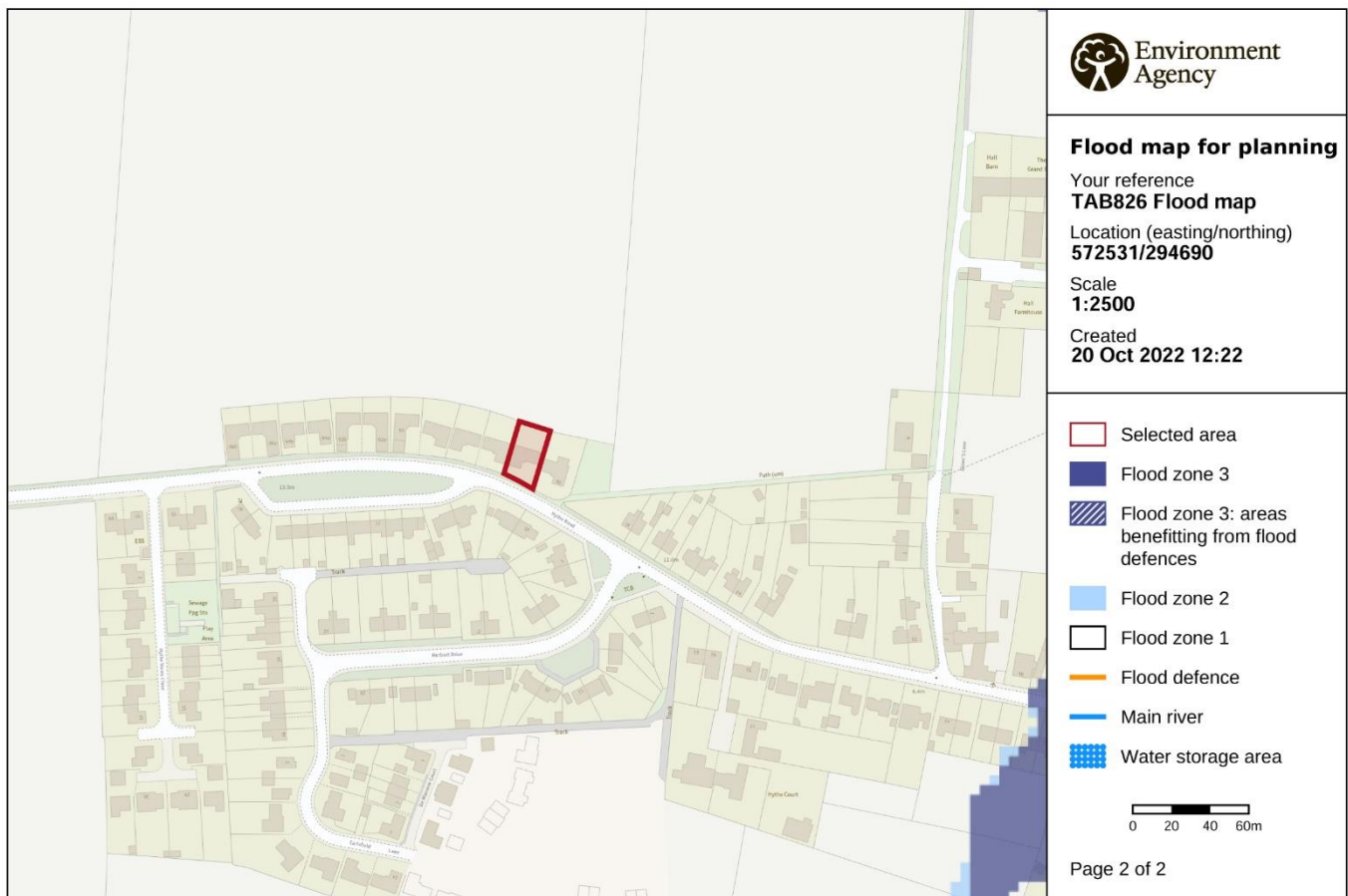
9.0 LANDSCAPE AND BOUNDARIES

9.1 It is proposed to retain/make good of all the existing boundaries with no alterations to be made as part of this application.

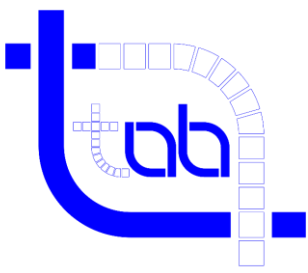


10.0 DRAINAGE AND SERVICES

- 10.1 Foul water drainage provision from the dwelling will be via mains drainage, running into the main road (Orchard estate) Surface water drainage is to be via 'grey water' storage crates.
- 10.2 Mains services in the form of electricity, water and telephone are all available to the site.
- 10.3 As seen in the image below the site is not in a flood risk zone as per Environment Agency Flood map for planning (Rivers and Sea).



© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.

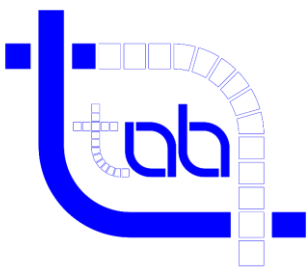


11.0 SUSTAINABILITY

- 11.1 An extension in any form has an environmental responsibility, where we have to look to reduce energy consumption and construct all buildings in a sustainable manor.
- 11.2 Our clients' aspirations for this project at the outset will be to promote sustainability through good quality design incorporating appropriate established sustainable design principles together with additional sustainable technologies and material selection to optimise the extensions overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.

12.0 ACCESS

- 12.1 The properties existing access will be unaltered allowing for four car parking spaces (one in the garage) with sufficient turning for vehicles to enter and leave site in a forward gear.
- 12.2 This proposal has been designed to achieve reasonable compliance with Approved Document Part M category 1 of the building regulations standards for the access to and use of buildings.



13.1 SUMMARY AND CONCLUSION

- 13.1 This is a reasonable and legitimate proposal for the construction of a first floor extension over the existing garage to form a new bedroom along with internal alterations at No.82 Hythe Road, Methwold.
- 13.2 The general layout and design of the proposed extensions is illustrated on the accompanying drawing TAB826-(05-08).
- 13.3 The first-floor side extension is proposed above the existing garage. The proposal will maintain the form of the single storey rear element, retaining the same gable roof and an offering a new gable dormer window, please see drawing TAB826-08.
- 13.4 The first-floor extension allows for a new master bedroom. Two new windows will be incorporated within the extension facing the rear garden and the front of the house, the existing garage will be split to allow for a games room whilst retaining one internal parking space. Please see drawing TAB826-06.
- 13.5 The properties existing access is to be unaltered and allows for allows for four car parking spaces with sufficient turning for vehicles to enter and leave site in a forward gear.
- 13.6 The proposal will provide a high standard of living with sustainability through good quality design incorporating sustainable design principles, with additional sustainable technologies and material selection. This will optimise the developments overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.
- 13.7 The scale of the proposal has been carefully considered in relation to the site's context. The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale an unobtrusive to the setting and neighbouring properties.
- 13.8 The detailed design and layout of the proposed extension will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a modern, contemporary and healthy living environment.
-
- 13.9 The Applicant respectfully requests that this application be granted conditional planning consent accordingly.