

Site: Pear Tree Cottages, 66 Front Street, Mendlesham, IP14 5RY

Ref: Design & Access Statement for Erection of single storey link extension between house and garage

Date: 23/11/2022

1: Summary

The construction works outlined within this Design and Access Statement have been completed due to restrictions of time and a requirement for the design to be developed at the same time as the construction in order to minimise any impact and utilise the existing house and garage construction.

The following Design and Access Statement has been prepared by Mr Rawlinson, the owner of the property ('the site'). It accompanies a planning application for the following;

- A. Construction of a single-story link extension between the properties garage and house.

2. Brief

The owner of the property is expecting new born twins. Following trying to get a buggy through the front door of the property it was discovered that this could not fit through which is not practical for a young family. It was through discussions with Babergh/Mid Suffolk Council following the refused planning permission for a side extension to the garage on the road side, that the idea of a link extension in the courtyard between the house and garage was considered and put into action.

3. The Site and Surrounding Area

The Location - The application site is situated in the village of Mendlesham, in the county of Suffolk.

The Site – The site sits within the conservation area given its status by East Suffolk County Council in 1972.

The construction of the property was circa 1830 however the single storey garage was erected in circa 1980 which can easily be identified by the different materials used to construct the garage.

The location of the single storey link extension between the garage and house was used as a log store and general entrance patio.

Since 2017 the owner of the property, Mr Rawlinson has undertaken significant and sympathetic renovations to the internal and external property and site, including the full renovation and alternation of the internal layout, repairs and recovering of the existing roof, replacement of all windows and doors, new lime render externally, re-landscaping of the garden and driveway, a new

reclaimed red brick wall with pleached trees along with reclaimed stone cobbles for demarcation of the boundary line and the construction of a new standalone single storey office which sits on the boundary of the site and Front Street / Mill Road.

The renovations also included the replacement of red metal garage doors with new black timber doors. The previous had been criticised within the 2006 conservation report, extracted statement as follows;

Near here the house at the western end of the central 'island' has some alarming decorative plasterwork and two rather bright red garage doors behind an area of gravelled drive that lacks enclosure.

3. The Design & Description of Works

The above-named property has its address as 66 Front Street however is in fact located on the island between Front Street, Mill Road and Old Market Street, with the garden and ground of the property surrounding on all three sides. The front doors that were located on the property were once along Front Street, the front door is now located through the drive which is situated on Old Market Street, the front door which was once on Front Street has now been covered with lime render which the property received summer 2018.

The area of development which this planning application is regarding is the erection of a link extension in the courtyard between the house and garage, behind the brick wall and entrance gate. The erection of the new link extension will use the same roof finishes as the main property which is natural slate with galvanised aluminium guttering. This roof only extends as tall as necessary to cover the new roof light which is installed centrally in the roof of the extension. The reasoning behind the 'parapet' type roof construction is to reduce any impediment of light into the garden of 51 Old Market Street and minimise what can be seen from the road that borders the property. The front of the link extension is a glazed screen to let as much natural light into the new extension, this is not dissimilar to the bifold doors that were previously installed at the property which were the subject of a previous planning application. The rear of the extension will be solid brick cavity wall as this is not seen by anyone other than those within the garden of 51 Old Market Street, where it blends in to the garage construction of said property.

4. Conclusion

The development being introduced will compliment the sympathetic renovations undertaken to the property that have been ongoing since 2017. The slate roofing tiles are all in keeping with the main property and local buildings surrounding the site, in turn connecting the garage and the main property

which currently identifies as two completely separate and unrelated buildings due to their age of construction and materials. The single storey construction with parapet roof will not create any reduction of light levels to the surrounding properties. Finally, the link extension provides a usable space for a new family who wish to stay within the village.

Appendix 1;

Image from the street, showing the roof being completed. Dated 17/10/22. If one was to move to the right, the roof line is not visible due to the tree line, therefore the link extension is only visible from Old Market Street.

