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Design & Access Statement

Project: Replacement of existing conservatory with a new brick extension to match the existing footprint.

Client: *Mr. L Woodall, 1 The Folly, Haughley, Stowmarket IP14 3NS*

Agent: *4. Planning & Design*

Date: April 2023

The Site:

Haughley is a village and civil parish in the English county of Suffolk, about two miles from Stowmarket in the Mid Suffolk District. The village is located 2 miles northwest of the town of Stowmarket, overlooking the Gipping valley, next to the A14 corridor. 1 The Folly is one of several residential houses on The Folly. The overall site use is currently a single dwelling house. The property is situated within the Haughley Conservation Area.

The process:

1 The Folly is, is a Semi Detached property, comprising of a two storey rendered original build built c 1842, with a slated roof. There has been a single storey conservatory added circa 2001 previously to the building to the left (as facing road). It is adjoined to No 2 to the right (as facing road) and separated by an access passage from Hilly Field House to the left which was built circa 1980s of red brick appearance.



Design:

Our client would like to apply to replace the existing conservatory with a new extension more in keeping with the original building. This would be a painted brick extension to replace the existing UPVC conservatory. The new extension would be identical in size to the existing conservatory. The new extension would be more sympathetic to the original building and being situated on the existing footprint would have no adverse impact on the street scene or the Conservation Area as a consequence. The new roof would be of composite slate tiles to tie in with the existing building whilst being easily identified as a new element and not detracting from the original building. This would be a far more in-keeping design with the surrounding area than the current glazed UPVC conservatory which is reaching the end of its designed lifespan.

**Use:**

The buildings are, and will remain, part of this single-family dwelling, set in this residential area. There would be no change. The room would be a like for like replacement.

Appearance:

The new extension would be of painted brick appearance, painted to match the existing render colour. This is the same as the rear portion of the property which is of painted brick appearance also. The new extension would match this in appearance. On both the front and rear elevation is a new UPVC window to match the existing. These would be in keeping in size with the existing windows of the property. New rainwater

goods are proposed, and these would be of black UPVC to match the existing property.

The replacement of the existing conservatory will cause no adverse impact on the street scene or the Conservation Area as a consequence of the replacement and would offer something more sympathetic to the local vernacular.

Accessibility:

Access to the property would remain unchanged by the proposals.



Existing white painted brick



Maintained access

Relevant Policies:

Reduce contributions to Climate Change

The policy supports proposals energy efficiency changes to buildings. The new extension would be insulated to current standards, result in less heat escaping through the fabric of the building as is the case with the existing conservatory.

On this basis, the development would comply with the principles of Policy taking into account the environmental benefits of the works.

Amenity:

The works will not impact the amenities of the neighbours and will simply replace what is already built.

Safeguarding the character of conservation areas

The form, grouping, scale and design of the replacement extension is in keeping with all and the nature, colour and texture of the materials used. The existing conservatory is not original and therefore offers the chance to enhance the appearance.

The nature and appearance of features including walls and fences, will be unchanged.

Natural features such as trees, hedges, gardens and other open spaces will remain unchanged. There will be no impact on views into and from the conservation area.

Controlling demolition in conservation areas

It is not deemed the current conservatory makes an important contribution to the character and appearance of the surroundings.

Heritage Statement

Replacement of existing conservatory with a new single storey extension to match size, form and proportion:

Location: *Side elevation to 1 The Folly, Haughley*

Proposal: *Replacement of existing conservatory with a brick built extension to match the same size and footprint.*

Effect on Original Building: *Existing conservatory built circa 2001 will be demolished without impacting the existing original building. This will be replaced with a new brick built extension to the same footprint. No openings will need to be formed in the existing building as this already exists. There would be no impact upon the original dwelling.*

How the building is enhanced: *The new extension would be more fitting to the original building than the current conservatory. Materials would match what is already used on the building. The new extension would be significantly more energy efficient than the current conservatory.*

Summary: *The impact upon the conservation area is minimal as the new extension simply replaces an existing conservatory which offers no contribution to the character an appearance of the surroundings. The new proposal is sympathetic to the existing and utilises materials which are currently used on the existing dwelling.*