

LDA-338 Design and Access Statement

Proposed two storey rear extension and side bay window

4 Middlewood Cottages, Bildeston Road, Offton, IP8 4RR

Introduction / Use

4 Middlewood Cottages is a semi-detached family home with a soft red brickwork plinth, painted pebbledash render walls and a traditional Norfolk pan tile roof. It is amongst a street scene of similarly designed properties, which are situated on a higher level than the road and set back from the road by approximately 11 metres. This application is for a two storey rear extension, housing a new breakfast room with a bay window, which links to the existing dining room, as well as a larger master bedroom and first floor bathroom.



Existing front elevation

Appearance

The proposal will have materials to match existing, which will be a red pan tile roof, soft red brickwork plinth and painted render. The roof pitch will be 45° to match existing. The rear extension will have a first floor glazed Juliet balcony and there will be a projecting bay window to the side which will have a plain tile roof. A glazed area of flat roof will link the breakfast room to the dining room.



Existing rear elevation – area of proposed extension

Layout

The existing ground floor has a living room which leads onto the dining room, a separate kitchen, small bathroom and separate WC. The first floor has a master bedroom and two smaller bedrooms. There is no toilet on the first floor.

The proposal will remove the ground floor bathroom, extending the kitchen into this space to make it larger and more usable, retaining the existing WC. There will be the addition of a breakfast room, which will link the kitchen to the existing dining room without having to go through the living room. This will improve the flow of the ground floor.

The first floor will convert part of the existing master bedroom into a bathroom accessible to all of the bedrooms and the extension area will become a new bedroom. The two smaller rooms will remain. Having a first floor bathroom will significantly improve the functionality of the home.

Amount and Scale

The proposed two storey rear extension will extend 3.6m from the existing rear wall and will line through flush with the side wall of the house. The extension will have a roof pitch to match the main house which will sit slightly lower than the ridge line of the main house, with an eaves to line through at 5m and the ridge approx. 7.4m from the outside ground level. The bay window will be single storey and extend approximately 500mm from the side of the house.



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The existing ground floor area is 56m², the first floor is 39m². The proposal will increase the ground floor to 72m² and the first floor to 50m².

Access & Landscaping

The existing access into the house is via the front door which will remain. The patio doors to the rear will be created with a level access or step no greater than 150mm, in accordance with the current building regulations Part M.

The landscaping will largely remain as existing, with bushes removed as necessary around the area of the proposed extension. The rear garden is approximately 46m x 14m and will be laid with a patio area outside of the breakfast room, with a rear lawn leading onto an area of trees to the north, all as existing.

Conclusion

The rear extension will be of a scale subservient to the main house. The existing layout is not ideal as there is no first floor bathroom and the dining room is very detached from the kitchen. The proposal will improve the flow of the internal layout and provide the much needed second toilet in the house.

The extension does not impact the street scene and the small bay window will not be noticeable from the road due to the site levels and how far it is set back. There is no impact on the existing parking area and the proposal is detached from the immediate neighbours, with the driveway in between.

The proposal will improve the layout so that the flow and accessibility is more suitable for the occupants. The materials will match existing and the extension will blend in with the scale and character of the area.