

Planning Statement

Proposed Extension and Alteration

The Elms

Elmswell Road

Great Ashfield

Bury St Edmunds

IP31 3HH

EXISTING

The existing property is an individual two storey house set back from the main road, in spacious ground, in the village of Great Ashfield. The property relates to a linear development along Elmswell Road.

Probably built in the 70's the house is very much of its time with rendered walls, upvc windows and timber doors and tiled roof. A single storey flat roofed side element incorporates a garage and utility.

The accommodation includes at ground floor an entrance hallway with living accommodation in the form of lounge, kitchen, dining room, study, utility, lobby and conservatory/sunroom. At first floor is four bedrooms and a bathroom.

The house is quite tired now and in need of alteration to a more modern property. The kitchen is small, and the house relates poorly to its large rear garden.

PROPOSED

The proposal is to update and extend the property. Proposals will create a dwelling of more presence and better related to its setting. In essence, the house will not visually greatly alter, although it will relate to its setting more directly.

The proposals include the following: -

- remove end single storey glazed conservatory/sunroom and blocking off end window/doors.
- rear two storey extension continuing the form of the existing rear extension.
- roof to include pv panels on southern aspect of extension.
- on front elevation a new more traditionally shaped bay window which is also extended to first floor levels with feature at roof level.
- a new single storey cover porch to the front elevation.
- new pitched roof over single storey element of existing garage and utility/lobby.
- property re-rendered and new windows and doors installed throughout. Plinth to be finished black with white render, black windows and black eaves and roof details and new red plain tiles.

In accommodation terms, the property will have improved modern living/dining/kitchen space rather than having individual rooms and have a better visual and ergonomic relationship with its private garden.

The house, in general, will appear more coherent and visually be more ???. Visual identity will be with its gardens at front and rear (East/West) and remove/avoid side windows at first and ground floor.

Visually and aesthetically a more visually attractive and site related dwelling.