

Job: 37 Water Street, Lavenham
Job No: 7546
Client: Mr and Mrs Boucher
Date: 05/12/2023

Design and Access Statement

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Proposed Alterations

37 Water Street

Lavenham

Sudbury

CO10 9RN

USE

The existing property sits on the corner of Water Street and Shilling Street and is a two storey, three bedroomed property. At ground floor there is a kitchen, lounge and garage/utility area within the two storey section, with a lean to dining room and w.c./plant room at the rear and also a lean to glazed section to the utility/garage. At first floor are three bedrooms and two shower rooms, one of which is ensuite.

The property is grade II listed (entry number 1037170), which indicates the property is of late 18th century or early 19th century painted render building with a tiled roof with timber casement windows fronting both principle streets. The rear glazing to the garage/utility and dining area are of white upvc. The house has undergone a major upgrade, probably in the late 20th century.

AMOUNT

Proposals do not include any extensions but include alterations to the dwelling. These include reforming the garage/utility as a separate utility and study/sitting area. The upvc glazed and wood of this space to be removed and replaced with a wooden structure with bifold doors. Utility to also incorporate area for bins and pedestrian door set in former external opening doors.

The dining area, which is quite a dark room at present, to incorporate two heritage conservation style roof lights by Velux to give light, while the upvc doors to the courtyard garden altered to timber and less chunky in form and style.

At first floor to create minimal alterations but propose repositioning the door to the central bedroom to gain better access, altering the layout of the ensuite room to form a bathroom and add the window as approved in former planning application DC/18/04379 at appeal.

LAYOUT

The layout does not greatly alter. The main changes are the utility/garage area to a utility and study area. Other than this, areas are to remain very similar with small changes to the fenestration to remove upvc fenestration and install a window previously approved for the house. The arrangement and flow of the house is otherwise little altered.

SCALE

The scale of the property is not altered but incorporates some small changes to improve natural daylight and general use of the accommodation.

LANDSCAPING

The landscaped areas to the property include a small garden off Water Street, which will not alter, and a small courtyard garden, which will remain hardstanding with edging in soft landscaping to form a feature from the dining room and study/sitting areas.

APPEARANCE

The appearance is altered from Shilling Street where the window is proposed to the first floor ensuite, while the ground floor garage doors will remain but incorporate a pedestrian door and be fixed shut. The window previously had planning permission but was not completed (DC/18/04379), while the doors open up over the footpath and road and their fixing will remove a 'hazard' in the street form and have a pedestrian door that opens inwards, avoiding any contact with the pavement.

The upvc glazing and doors are to be removed from the courtyard and replaced with timber and glazing and doors and glazing.

ACCESS

Access will be little altered, although the fixing of the 'garage' doors will remove a feature that could be an awkward obstacle. While the access from the study/sitting room to the courtyard will be a level threshold to create a better inside/outside access and relationship.