

34a. Beeches Road, West Row, Suffolk, IP28 8NY.

34A BEECHES ROAD WEST ROW.

DESIGN & ACCESS STATEMENT.

March 2019



Block Plan shows area bounded by: 567153 99, 275921.02 567243 99, 276011.02 (at a scale of 1:500), OSGrdRef: TL67197596. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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DC/18/1004/HH

Scope of application.

The existing bungalow has in the past been converted from a building known as the "reading room", it is poorly laid out internally and needs a complete modernisation.

The proposed scheme is to extend the existing bungalow to help the property meet modern standards.

Location.

34A is located on the corner of Beeches road and Manor Farm Road in West Row and is central to the village facilities.

Design.

The proposed extension partly extends the existing profile of the building on the elevation to Manor Farm Road and has a return at the rear with a lower pitched roof which incorporates a hip to keep the visual impact to a minimum.

Access.

The access to the site remains unchanged, with vehicular access from Manor farm Road. The layout provides for two car parking spaces.

Materials.

The materials for the proposal are to match those on the existing.

Weather boarding to be Hardiplank Soft Green JH60-10.

Brickwork to be Brickmatters Anglian multi buff stock.

Roof tiles to be Redland Grovebury Tudor Brown.

External joinery. Black uPVC