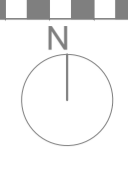


Job title The Old Herb Garden - Stradbroke	job number AC-0067
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PROPOSED SITE LAYOUT PLAN - A COLLECTION OF BUILDINGS FOR MULTI-GENERATIONAL LIVING (1:200@A1)

DESIGN & ACCESS STATEMENT FOR THE PROPOSED EXTENSION TO THE OLD HERB GARDEN, FRESSINGFIELD ROAD, STARBROKE SUFFOLK, IP21 5NJ
EXISTING & ORIGINAL USE

The Old Herb Garden is home to Mary & Alan Croft who built their family home in the late 90's. Currently Son Harry Croft, Alice Croft, their daughter, and her partner, Jack, live with Alice's parents. The house is situated along Fressingfield Road close to Stradbroke. The principal house is relatively typical to the area with a Victorian/Georgian appearance; colour washed rendered walls, white painted sash windows under black glazed pantiles with an eaves height of 5m from DPC.

There is an existing outbuilding to the North of the Principal Dwelling that will be demolished to accommodate the proposed extension to create permanent accommodation for Alice & Jack.

The former single storey Goat sheds located at the property are currently used for limited storage and comprise of concrete foundations with block and timber framing overlaid with corrugated sheet material and have no special historical attributes. The outbuilding is approximately 13m X 6m and comprise of a main pitched roof building with lean to side building and lay around one third into the total surrounding curtilage of approximately 3.5 acres of grass paddocks which is bounded by an existing proper native "Suffolk" hedge interspersed with trees common to the surrounding area

PROPOSED USE

The extension, which is proposed to replace the existing Goat Shed, is intended to appear as a typical converted "Suffolk" barn with a lean to cart shed to the North.

The Two Storey Section will be clad with feather edged boarding over a red brick plinth with corrugated sheet roof and will incorporate three bedrooms at first floor level, with open plan living/dining ground floor with the lean to section becoming utility and kitchen area. The conversion will be proportioned to suit modern family living with up to date insulation and will have minimal visual impact on the immediate neighbours.

The eaves height will be lower than that of the main house with the first floor having 6ft internal eaves and partial vaulted ceiling with north facing sloped dormers providing light to the bedrooms, a roof light over the ensuite will be employed to supplement natural light.

The lean to will be very airy and bright with high vaulted lean to ceiling with roof lights, exposed trusses with glazed windows and doors to the north elevation. Additional headroom is created in this zone of the proposed dwelling by incorporating two steps down from the main open plan living and dining area.

Amalgamating the Principal Dwelling and the proposed Two Storey Section is a single storey flat roofed link building which will enclose an entrance hall, utility room & snug. This is a space which can be shared by the whole family and their growing needs for additional living space. The overall scheme is presented as a proposal for multi-generational living.

EXTERNAL LANDSCAPING

Landscaping will be in keeping with its surroundings and provide ample parking and garden amenity for the Proposed Extension. The conversion will be accessed by current drive ways into the property and will be adjusted to suit requirements. Additional Sewage provisions will be made via the installation of a new treatment plant to increase further capacity, the buildings have the benefit of their own water and electricity supply.

APPEARANCE

The Existing & Proposed Elevations are shown on drawing numbers AC-0067-004 & AC-0067-005.

The proposal seeks to gain permission for a two storied dual pitched roofed barn extension with a lean-to cart shed to the North on the North Projection of the Principal Dwelling. The proposal also seeks permission for a single storied brick link building connecting the Barn Extension and Existing Dwelling. The location of the proposed extension affords views over the generous garden to the East and a Paddock to the North.

The proposed single storey brick link building will incorporate Clerestory Windows to the West elevation and form the primary entrance the existing dwelling.

ACCESS

There is a small step over the DPC level into the principal dwelling and propose Barn Extension with level thresholds throughout.

The South Elevation of the proposed two storey extension section will be finished in brick creating an open courtyard which will be planted with climbers and create a shared external space to be enjoyed by the growing family.

The proposed 'Two Storey Section' to the West, North & East will be clad in feather edged horizontal boarding over a brick plinth. Timber casement windows make clean punctuations in the elevations.

The steeply pitched roof and cart shed lean-to are proposed to be clad in Corrugated Tin with Lindab, or similar, galvanised gutters and rain water pipes. The overall aesthetic of the Barn Extension is intended to be agricultural and functional.

There is a bus service which runs into Ipswich from Stradbroke. From Ipswich there is a regular train service which runs into London.



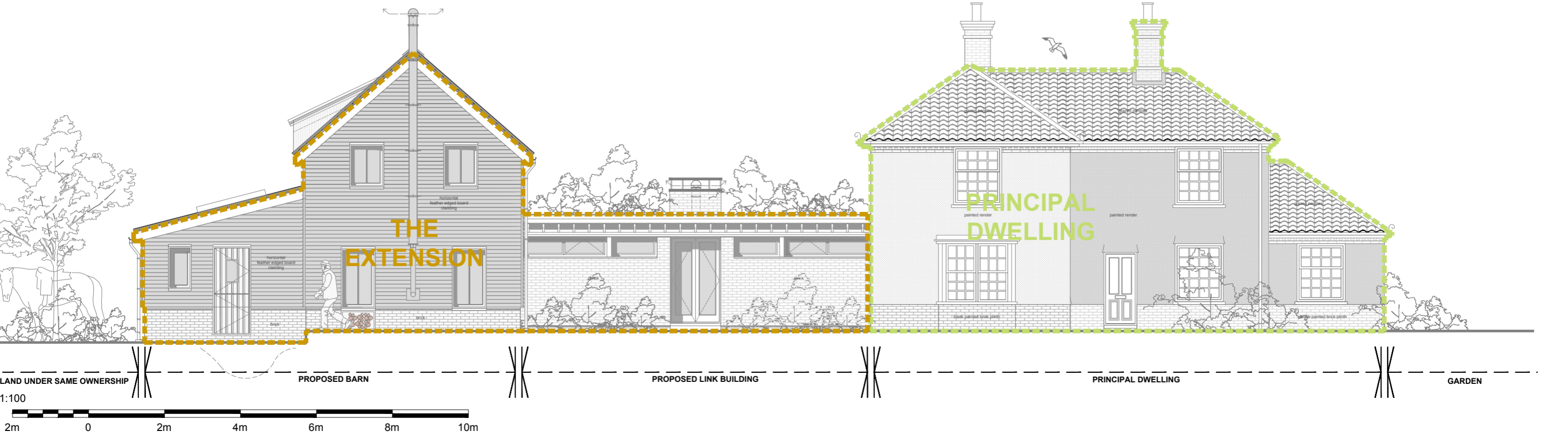
VIEW 01 - Looking West between existing Outbuilding and Principal Dwelling



VIEW 02 - East and South Elevation of existing Outbuilding to be replaced



VIEW 02 - West and South Elevation of existing Outbuilding to be replaced



PROPOSED WEST ELEVATION - A COLLECTION OF