

# ASHFIELD, 4 MILL ROAD, REEDHAM, NORFOLK, NR13 3TT

## DESIGN & ACCESS STATEMENT

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### DESIGN CONSIDERATIONS

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#### AIM

To refurbish the existing dwelling to meet expected healthy living standards. The building will be improved, have a new heating system, modern bathrooms, and kitchen. That said, attractive features will be retained and refurbished.

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#### NEW ACCOMMODATION

Proposals are for a new two storey extension to provide a lifetime home, with level access and future lift space to provide for lifetime changes for future retirement.

Quality materials will be used which will blend in and enhance the dwelling.

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#### HEATING / HOT WATER

The existing dated inefficient kitchen heating range to be replaced. Insulation to be improved while retaining the attractiveness and character of the existing building. A new efficient oil boiler will be discreetly installed providing space heating and hot water.

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#### OUTSIDE TERRACE / GARDEN WALLS

This area will be laid with natural stone paving. The views to the garden can be enjoyed from outside sitting areas and from the new room. The garden walls will be in buff clay bricks with a cream-coloured mortar.

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#### NEW GARAGE / WORK ROOM

A new garage for the client's car collection is proposed with a new driveway to Highway's Standards. The garage will be finished with painted render and a matching tiled roof. Part of the garage will be for a garden store / workroom. The roof over the garage is for storage.

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#### MATERIALS

External materials will be to match the quality of the existing dwelling.

Matching concrete tiles on the pitched roof.

White finished eaves with black gutters and downpipes.

Aluminium doors and windows – Black powder-coated sliding aluminium doors.

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#### LANDSCAPING

New tree planting is planned, many dead trees have been removed from what was an overgrown garden.

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## GENERAL

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### SITE ACCESS

The site access has been closed off from the side track serving 4A and 4B Mill Road. A new access is proposed which will be to Highway's Standards. The access will serve on site parking and give access to a new garage.

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### FLOOD RISK

The buildings and site are not in a flood zone.

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### AIA STATEMENT

Not available.

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### REFUSE

Storage/ collection points shown on drawings.

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### APPLICANT'S STATEMENT

*We are delighted to read that the planners thought that the extension to the house was acceptable and that the use of materials should match the existing, which is exactly what we are looking to achieve. In response to the planners' comments re the size of the proposed garage I would like to elaborate a little on the reasons behind the application.*

*We have been involved with classic cars as a family for many years, this year I turn 60 years young and will be retiring to Ashfield House with the family. We have a long-standing collection of 1920's cars which we are looking to keep at the house hence the size and space to store all the collectables and associated memorabilia etc. These vehicles are not of the type that can be stored outside and require significant year-round heated protection from the elements. Having the space to hopefully realise this was a significant driver behind our purchase of Ashfield House.*

*The House was initially advertised as potentially two or more building plots but once we had viewed and fallen in love with the obvious character and possibilities of the site we decided that it would be ideal for all the family, especially with our two youngest ( 4 & 8 years ) being so close to Reedham School. Our thinking being that if two or more houses were possible, one house and sizable garage may be an option. We tried to keep the garage size as small as possible, keeping the roadside elevation to a minimum and set well back from the street. Trees would be planted along the east elevation to provide both summer shade to the wonderful garden and to break up the side elevation a little.*

*We would be more than happy to discuss any suggestions/amendments but anything smaller would be a compromise of both our passion and potential.*

*These vehicles are very popular when out and about and would no doubt complement the wonderful Reedham street scene.*

Date : 2023.12.21(Update 2024.01.25)