

## DESIGN & ACCESS STATEMENT

# Proposed rear extension to Batts farmhouse, Base Green

### 1. Introduction

This Planning Statement and Design and Access Statement is to support a householder planning and listed building consent applications for the extension of a Grade II C17 farmhouse.

The detached property is located in the Mid Suffolk District within the county of Suffolk.

### 2. Planning History

The following planning history is available on the Mid Suffolk website,

RE-CONSTRUCTION OF CHIMNEY AND REMOVAL OF PART OF CHIMNEY STACK TO WEST ELEVATION.REPLACE EXISTING WINDOWS;INSERT NEW VELUX WINDOW TO WEST ELEVATION AND BLOCK UP EXISTING WINDOW. INSERT NEW DOOR AND WINDOW TO KITCHEN/SOUTH ELEVATION.INSERT NEW MULLIONS TO WINDOWS.RE-RENDER EXTERIOR WALLS AND REPAIR/ REPLACE ALL BOARDS AND FASCIAS.DEMOLITION OF REAR EXTENSION.

Batts Farmhouse Base Green Wetherden.

Application. No: 0118/94/LB | Received: Mon 23 May 1994 | Validated: Mon 20 Jun 1994 | Status: Granted

Demolish existing extension to side elevation and erect new pitched roof extension; erect 2 no. dormer windows to side elevation. alterations including replacement of windows, repair/replacement of joinery, re-rendering of walls and renewal of rainwater goods.

Batts Farm Base Green Wetherden

Application. No: 0225/00/LB | Received: Fri 15 Sep 2000 | Validated: Fri 29 Sep 2000 | Status: Granted

ERECTION OF EXTENSION TO SIDE ELEVATION (FOLLOWING DEMOLITION OF EXISTING). ERECTION OF 2 NO. DORMER WINDOWS TO SIDE ELEVATION.

Batts Farm Base Green Wetherden

Application. No: 1204/00/ | Received: Mon 06 Nov 2000 | Validated: Tue 28 Nov 2000 | Status: Granted

Replacement of an existing porch on the west side of the farmhouse, extending rear addition, adding 2 no. dormer windows to main roof, removing partition to ground floor, adding spiral stair from first to second floor, adding bathroom to 2nd floor. Replacing all windows and external doors. Construction of foaling unit.

Batts Farm Base Green Wetherden

Application. No: 0024/07 | Received: Fri 02 Feb 2007 | Validated: Thu 01 Mar 2007 | Status: Refused

Replacement of an existing porch on the west side of farmhouse, extending rear addition, adding 2 no. dormer windows to main roof, removing partition to ground floor, adding spiral stair from first to second floor, adding bathroom to 2nd floor. Replacing all windows and external doors.

Batts Farm Base Green Wetherden

Application. No: 0278/07 | Received: Fri 02 Feb 2007 | Validated: Thu 01 Mar 2007 | Status: Refused

### **3. Proposals**

The proposed works to the property include:

- i. Extending to the rear with a single storey extension, re-using any removed Pantiles, for the new extension where possible.
- ii. A new Kitchen
- iii. A new Utility area
- iv. a new Bathroom.
- v. A new wc cloakroom
- vi. rebuild Porch

#### **Single Storey Rear Extension**

It is proposed to extend the property with a single storey to the rear to constitute A bathroom, WC Utility and Kitchen. This includes:

Demolition of a rear modern single storey extension, rebuilt to provide enhanced thermal insulation.

The new windows will match the existing windows in style, & colour.

The existing small high-level windows in the rear wall will remain with new lead flashings below and a new leaded detail around the deeper window of the two.

The removal of a metal corrugated sheet roof above the existing Utility arear is also proposed, to be replaced with pantiles.

Rebuild Porch- rendered plinth with timber double glazed windows to match existing over. Single layer membrane dark grey.

### **4. Materials**

The extension will be constructed with new masonry cavity walls.

, faces rendered to match the existing walls in colour and texture. The new roof will be tiled with the eaves & fascia boards painted to match the existing.

The new windows to the extension will be painted to match the original windows.

Internal joinery, walls and finishes are to match existing.

## **5. Impact on Neighbouring Amenity**

Due to the distance between neighbouring properties, and the extensions scale/mass, the proposal will not negatively impact the amenity of neighbouring properties.

## **6. Access Statement**

Vehicular and pedestrian access to the house is to remain as existing.

## **7. Conclusion**

The proposed extension takes into account the scale and materials of the existing property and remains subservient to the host dwelling.

The new extension closely mimics the existing visually, in height and appearance. with proposed fenestration that matches the existing.

The extension will have no impact on the neighbouring properties.

In summary, the proposal provides a greatly needed update in living accommodation without impact to the original dwelling or neighbouring properties.

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