

**Proposed Extension to No. 7 Wetherden Road, Elmswell, Bury St.
Edmunds, Suffolk, IP30 9DD.
For Mr. Ben Kingsley**

PLANNING DESIGN & ACCESS STATEMENT

PLANNING APPLICATION

A formal householder planning application and has been submitted for extensions at 17 Wetherden Road, Elmswell. The proposed extensions involve a two storey side extension and a ground floor rear extension.

PROPOSED DEVELOPMENT

The extensions will add an extra dining / family room on the ground floor and provide a new first floor bedroom with en-suite. The extensions will be constructed using an insulated timber frame and the completed scheme will have the following insulation values;

- Roof insulation to give a 'U' value of 0.10 W/m² K.
- Wall insulation to give a 'U' value of 0.17 W/m² K.
- Floor insulation to give a 'U' value of 0.12 W/m² K.
- Double glazed UPVC windows to give a 'U' value of 1.4 W/m² K.
- Improved 'U' values, minimizing thermal bridging and incorporating accredited construction details will all be incorporated together with a low air permeability rate.

SCALED PARAMETERS

The proposed extensions will add extra 23 sq.m. gross internal area on the ground floor and an extra 17.3 sq.m. gross internal area on the first floor. The proposed first floor eaves heights will remain as existing. The extensions will have an external finish of cement fibre cladding in a neutral colour. The two storey roof will be hipped to match the existing roof and the proposed roof tiles will match the existing house. The proposed windows and doors will be UPVC to match the existing house.

ACCESS

The proposed extension does not affect the existing access to the property. The two entrance doors will be untouched by this application and the access to the site and the car parking to the side of the property will remain unchanged.

T.E. Linstead BSc A.C.I.A.T.

Anglia Design LLP