

Design and Access Statement – February 2024

Addition of bi-folding doors to existing rear extension

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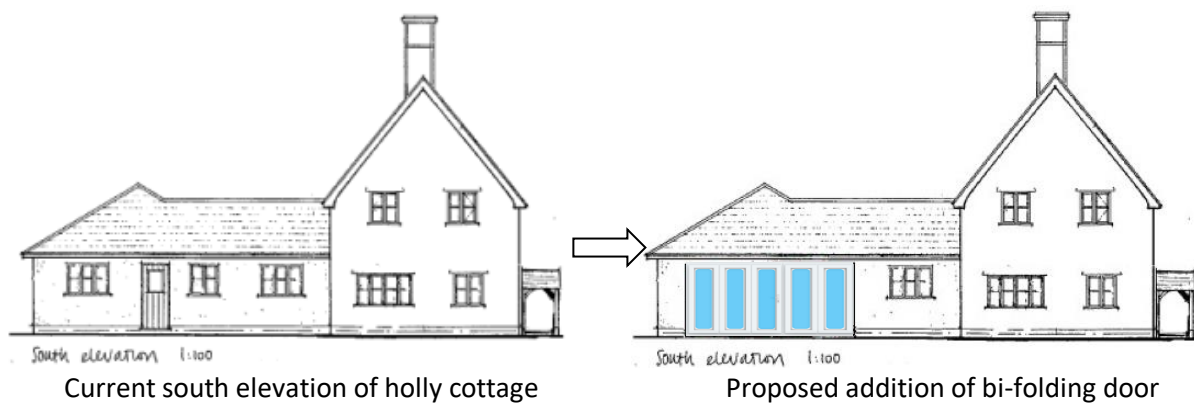
Holly Cottage, Long Thurlow, Badwell Ash, Bury St Edmunds , Suffolk IP31 3JB

Design:

USE – Holly cottage is grade II listed property believed to date from the late 16th century with early 20th century full height in-line additions at both north and south ends. At the north end of the house there is a late 20th century addition on the west side, consisting of double garage with utility and workshop to the rear. The proposed works relate only to changes to this most recent addition, to the rear of this addition and does not impact the use of the property. The house is in residential use, which is understood to be unchanged since the building was built.

AMOUNT – The proposed works are to be restricted to the removal of two casement windows and single rear door installed in the late 20th century. These will be replaced with an aluminium 5-panel bi-folding door. This is part of a larger change to the use of the current workshop and utility into a playroom/family room and to allow improved access to the rear garden.

LAYOUT – The layout of Holly Cottage will remain unchanged. The change of use of the utility and workshop to a playroom/family room mean that more regular access to, and more use of, the garden would be beneficial. The bi-folding doors provide increased access to the garden and will improve the link between outdoor and indoor spaces.



SCALE – There is no significant change to the scale of the building.

LANDSCAPING – Associated with the installation of the bi-folding doors, the area of rear garden directly accessed is intended to be re-landscaped as a more usable patio. No other landscaping is impacted.

APPEARANCE – The alterations are restricted to the rear elevation and as such are discreet and do not impact the aesthetics of the building from any publicly viewable elevation. Whilst the addition of aluminium bi-folding doors will create a more modern aesthetic to this part of the rear of the building, it creates a clear distinction between the most modern extension and the original parts of the building.

It is considered that these works have no detrimental impact on the character or historic fabric of the building, nor are the proposed changes visible from any public spaces with views of Holly Cottage. By increasing the distinction between old and new and encouraging improvements to and better use of the garden, these works are considered to have a positive impact on the appearance and character of Holly Cottage

Access Statement:

There will be no change to vehicular or pedestrian access as a result of the intended works. The access to the rear garden from within the property will be greatly improved from the new playroom/family room. In addition the access to usable reception spaces and garden will be increased for wheelchair users. Bi-folding doors will create wider openings to the garden and the location of the new reception space is easily accessible from the current front door, reducing the need for navigation through the other, older, parts of the property.