



12 High Road, Roydon, Diss, Norfolk, IP22 5RB
DESIGN & ACCESS STATEMENT

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Issue 1

Associated Documents & Drawings

00 Site Location & Block Plan

01 Existing Ground Floor Plan

02 Proposed Ground Floor Plan

03 Existing Elevations

04 Proposed Elevations

05 Proposed 3D visuals

1.0 Setting & Context

This site is located to the East of Roydon Village on High Road, the connecting road between Roydon and Diss to the West. The property has a long garden to the North which leads to its rear driveway. It features a diverse combination of trees, plants and hedges around the perimeter of the site, which shields the property from public view in all directions.

The proposals relate to the property highlighted below. The property is not listed.



2.0 Existing Building & Site

The property is North/ South facing and is semi-detached, consisting of masonry construction with a cement render finish, red clay pantile pitched roof to original building and uPVC windows and doors. The rear of the property to the North has been extended over time, including a conservatory and hipped roof extension constructed from red brick and red clay pantile roof. See Whitworth drawings 01, 03. The building is mid C20th century with minimal architectural detailing, although a semi traditional approach has been taken with its appearance.



Photos of the existing dwelling.

3.0 Proposals

The proposals comprise of the demolition of existing modern conservatory and hipped roof extension and construction of a new rear flat roof timber boarded extension, as well as a new enclosed front porch to replace existing modern cantilevered open porch. The replacement of these existing structures will improve the thermal performance of the house.

The new extension features two large triple glazed roof lights and fully glazed doors to maximise the amount of natural sun light into the space. The original rear single storey section of the building is to be timber boarded externally to match the new extension (see Whitworth drawing 04).

As existing the two extensions are not accessible directly from one another, the only way of moving between spaces is via the hallway and living rooms. Demolishing the extensions and rebuilding anew will allow for the space to be opened up, improving circulation and natural light within the house. See Whitworth drawings 02, 04, 05.

4.0 Appearance

The site is currently well maintained, in good structural condition. The proposed rear extension is slightly larger in footprint than the existing extensions, but still within permitted development. There is no risk of causing harm to biodiversity or disturbing wildlife consequently.

The proposal has been designed with quality and comfort in mind. External materials include Vertical timber boarding and partial render on East elevation and front porch, to match existing. Contemporary style external doors on the North elevation and large windows on East elevation will allow the space to be well lit with natural light despite being blocked off from direct sunlight for parts of the day due to its orientation to the sun. All new doors and windows to be anthracite coated aluminium framed. The flat roof finish will be rubber EPDM, a low maintenance, fully recyclable material which has a long lifespan.

The front porch follows the same design language as the rear extension, see Whitworth drawing 04 and will be cement rendered.

5.0 Use

The proposed extension is part of the main dwelling space. The existing utility will be condensed along the boundary wall with the adjacent no.11 property (see Whitworth drawing 02) this will allow for the new extension space to become a new dining room and main circulation area on the ground floor. The proposed enclosed front porch will allow the entrance door to be set back from the hallway and staircase, creating a modest but welcoming space to enter the property.

6.0 Scale

The overall proposed rear extension floor area is 24.3m², a 7.61m² increase in internal floor area over the existing conservatory and hipped roof extensions. The front porch has an internal floor area of 2.79m².

7.0 Access

Vehicular access to the site will be via the already established access using the private drive North of the property, West of Manor Road. See Whitworth drawing 00.

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27th Feb 2024