



Malcolm Plumb
9 West View
Stowmarket
Suffolk
IP14 1SD

07973 314323

mal.plumb@hotmail.com

March 2024

Design and Access Statement.

Proposed single storey side extension.

101 Lockington Crescent
Stowmarket
Suffolk
IP14 1DA

Introduction

This Design and Access Statement accompanies an application for the erection of a single storey side extension.

The existing kitchen at 101 Lockington Crescent is very small and cramped.

Extending the kitchen and squaring it off, would allow for a much needed increase in worktop area and space. This also simplifies the new kitchen design possibilities.

The proposed extension would extend 1.5m and 4.5m along the west side of the existing property. The removal of the existing wall would give an extra 1.5m of useable internal space.

Layout

The proposed single storey extension would sit on the West side of the property. The existing porch is poorly insulated, very inefficient and would be removed.

The new layout would extend 4.5m from the rear corner of the bungalow towards the front. This would allow the internal back wall to run flush with the existing, creating a clear passage from the new external door to the existing internal door.

Scale

The proposed single storey front extension has an external dimension of 1.5 Metres by 4.5 Metres.

The area on the west side of the property is more spacious than it first appears. It consists of a very large bush and a UPVC porch, which will be removed. There is also a small metal shed and a greenhouse, which are both removable.

Appearance

The extension would be built using a traditional cavity wall construction, LBC brickwork externally and blockwork to the internal skin, to match the the existing property.

The roof tiles would be concrete and match the existing. The new window and door would be brown UPVC to match the existing.

The roof would have a gable end with valleys cut into the existing roof, with a 30 degree pitch. This would be less imposing than the existing 45 degree pitch on the existing bungalow.

Access

The proposal has no impact on the surrounding road. The property has off road parking for 2 vehicles and good vision to the highway and there would be no increase in vehicle activity because of the proposal.

There are no footpaths or cycleways that would be affected by the proposal.