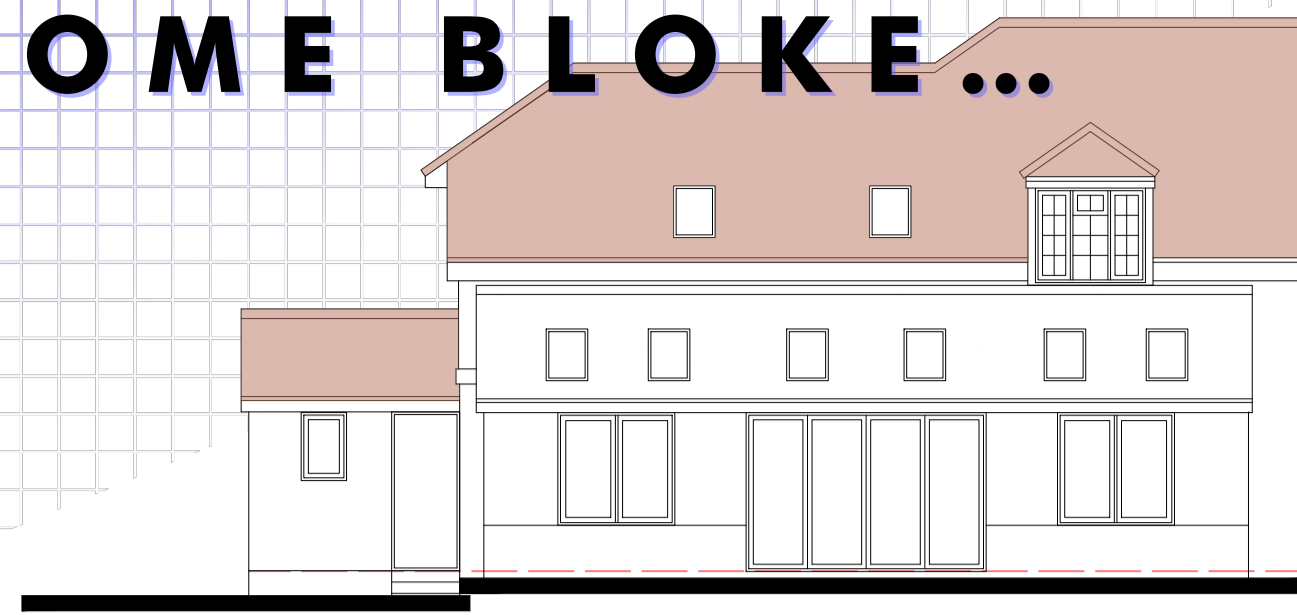
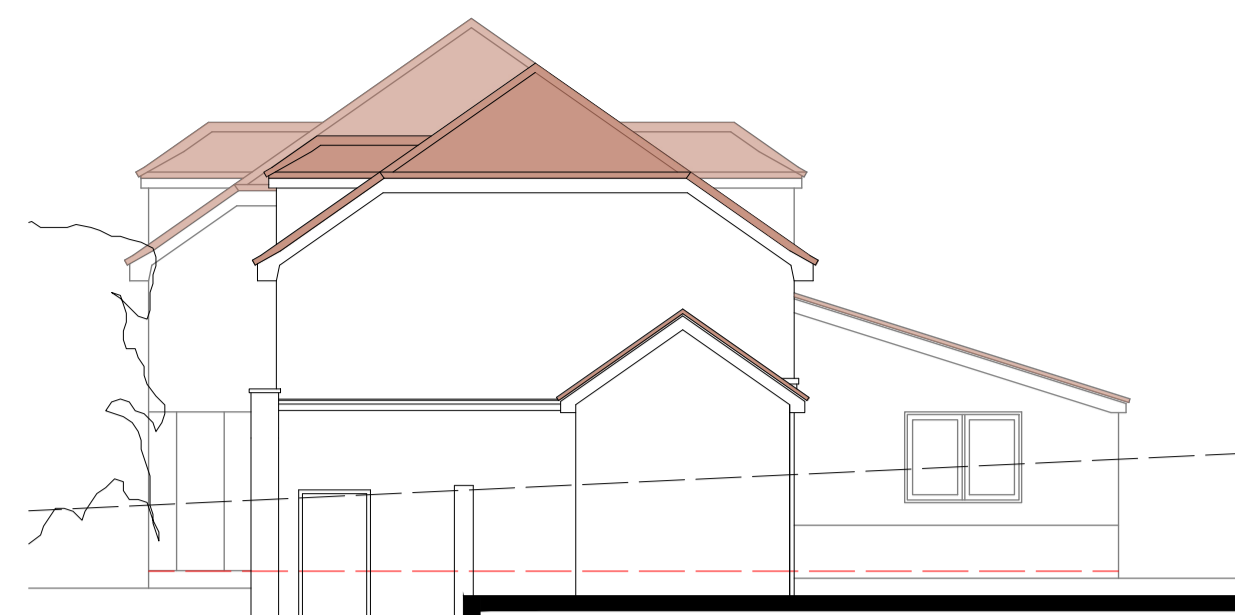


SOME BLOKE...



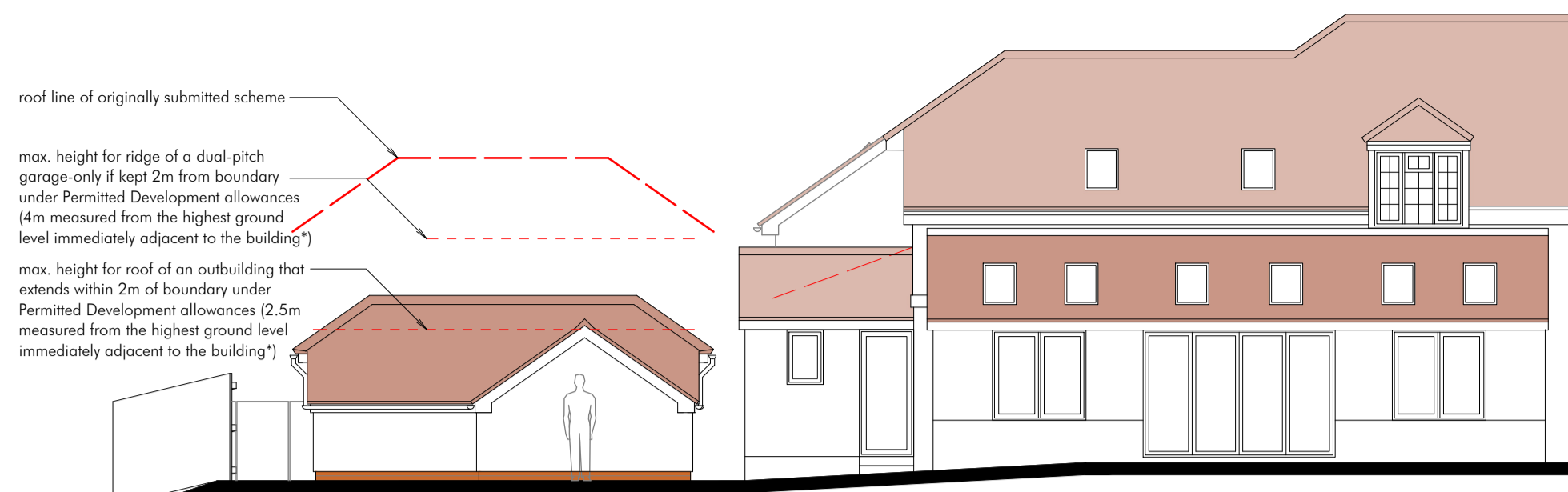
NORTH elevation

1:100. Partially adapted from MS2 Architectural Consultants Ltd drawing 728 002D.



EAST elevation

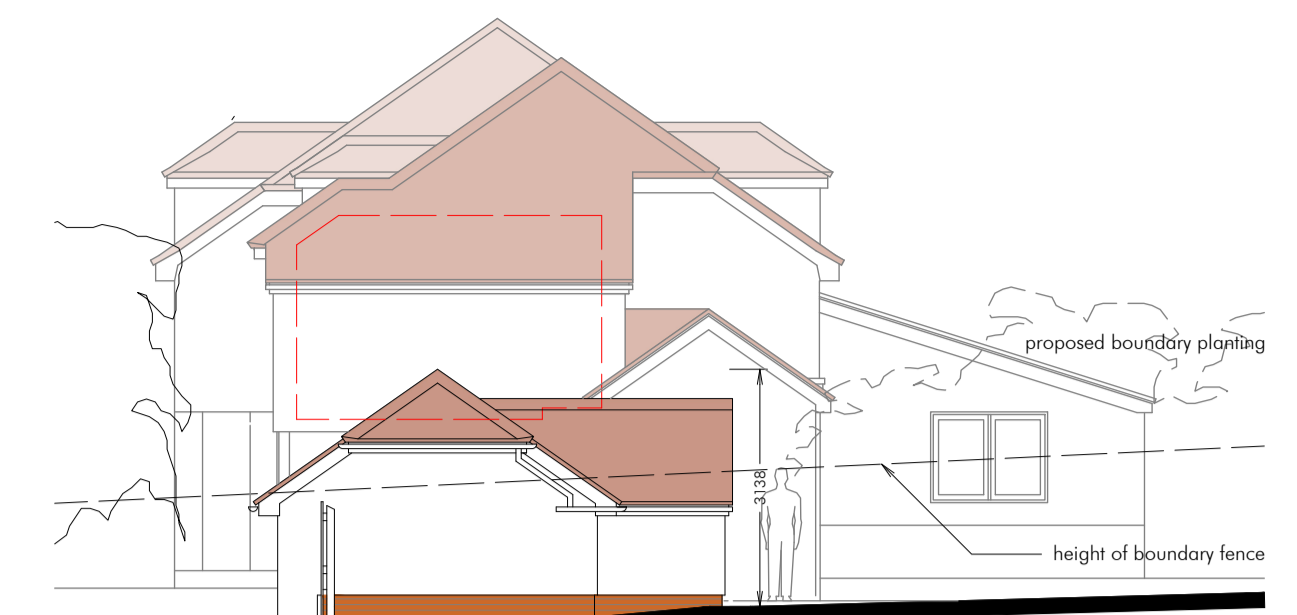
1:100. Partially adapted from MS2 Architectural Consultants Ltd drawing 728 002D.



NORTH elevation

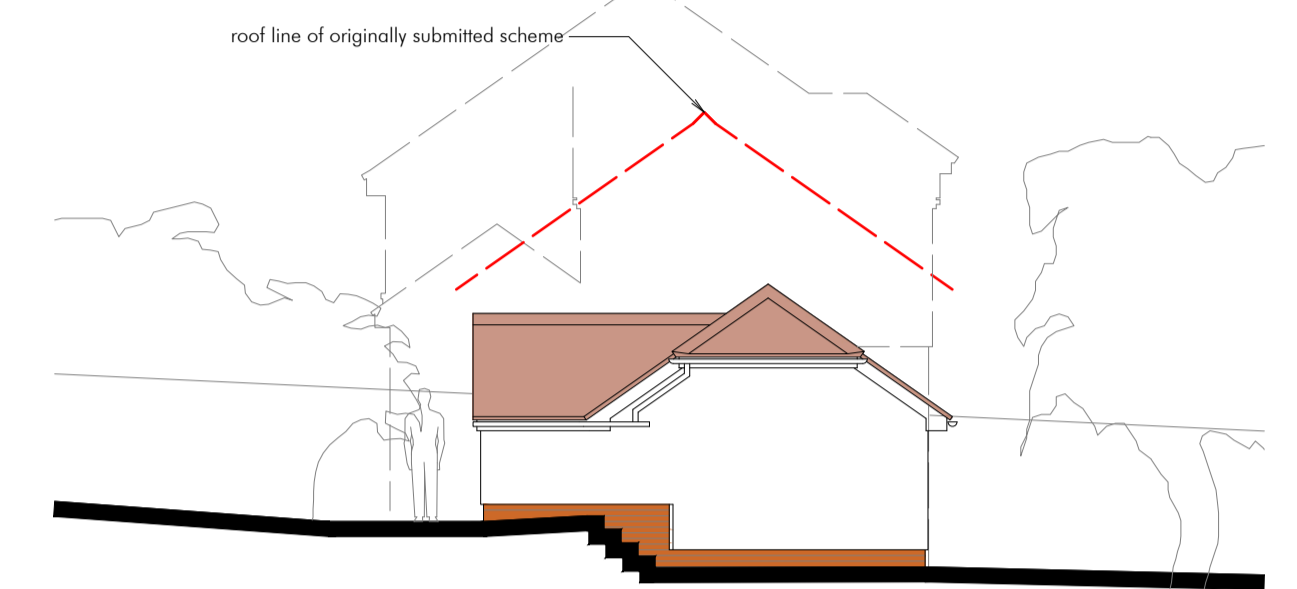
1:100. Partially adapted from MS2 Architectural Consultants Ltd drawing 728 002D.

* Source : Permitted Development Rights for Householders Technical Guidance 2019, Class E - buildings etc, page 43
 (1. dual-pitch roofed outbuildings more than 2m or more from boundary of the dwelling house and
 2. outbuildings within 2m of the boundary)



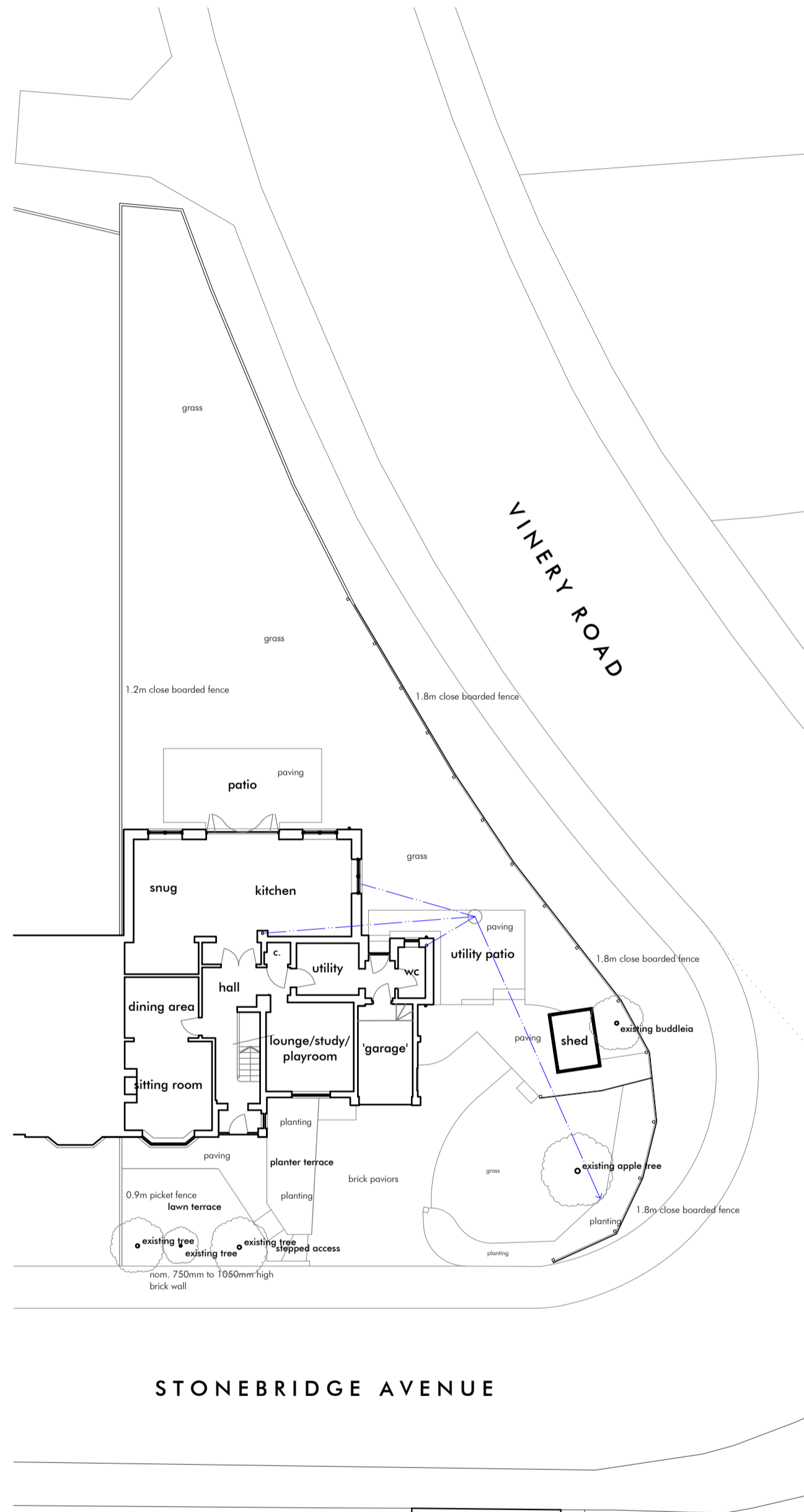
EAST elevation

1:100. Partially adapted from MS2 Architectural Consultants Ltd drawing 728 002D.



WEST elevation

1:100. End profile of existing house/garage shown dashed.



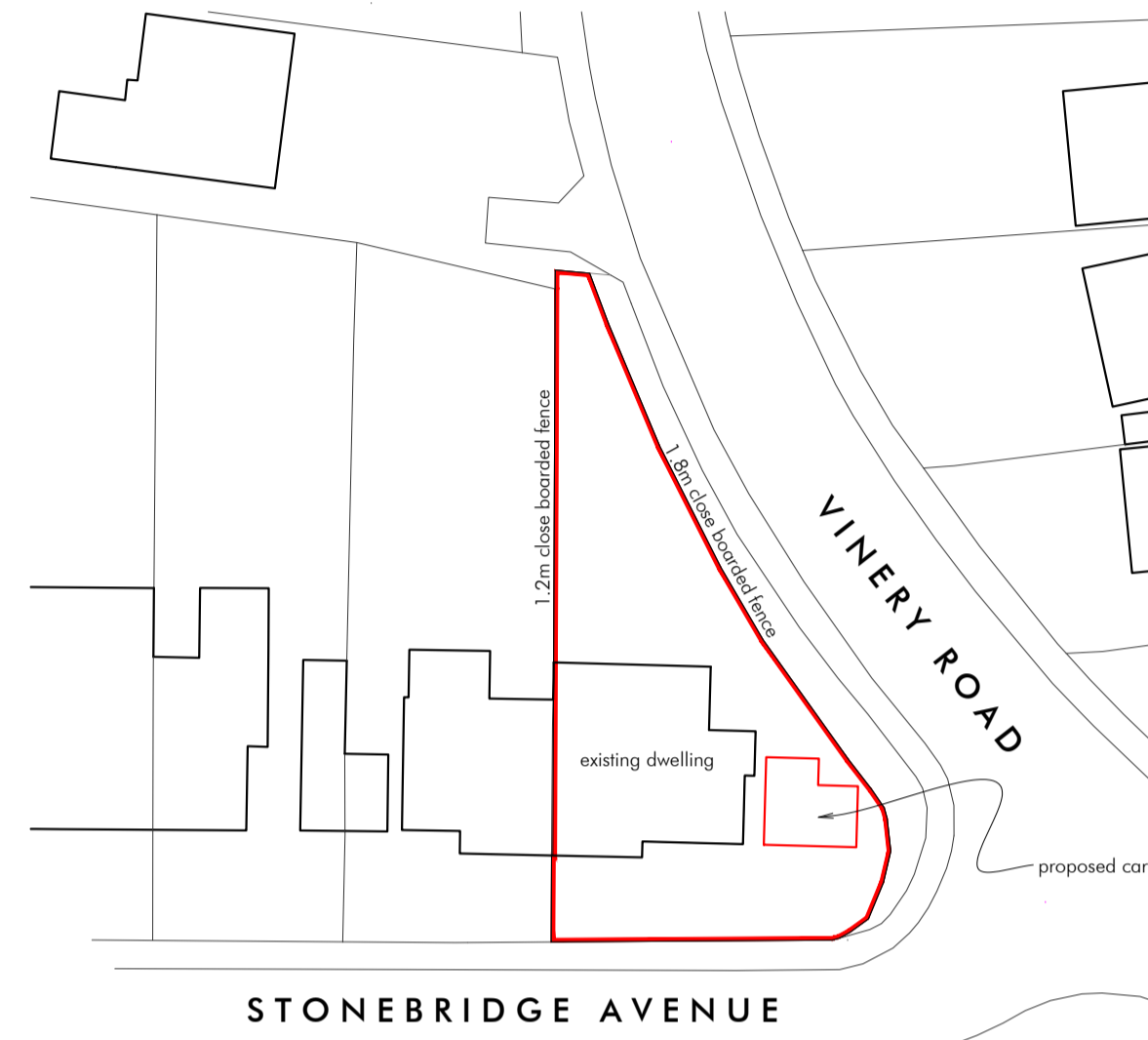
GROUND FLOOR SITE BLOCK plan

1:200.



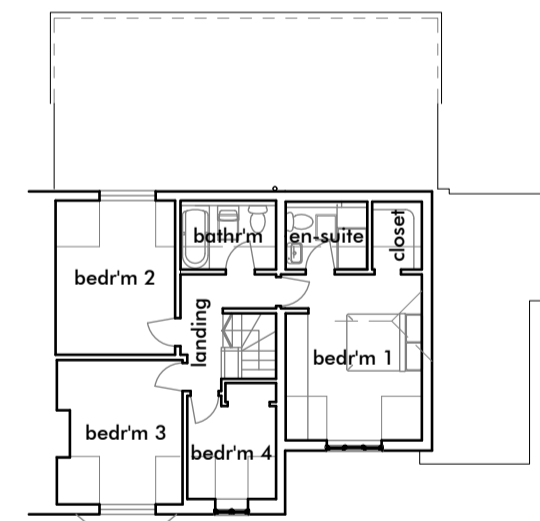
SOUTH elevation

1:100. Partially adapted from MS2 Architectural Consultants Ltd drawing 728 002D.



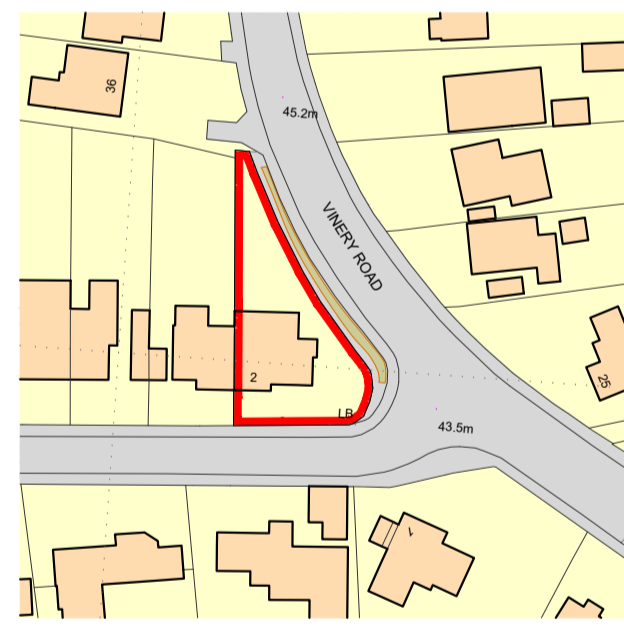
SITE BLOCK plan

1:500. Ordnance Survey, © Crown Copyright 2023.



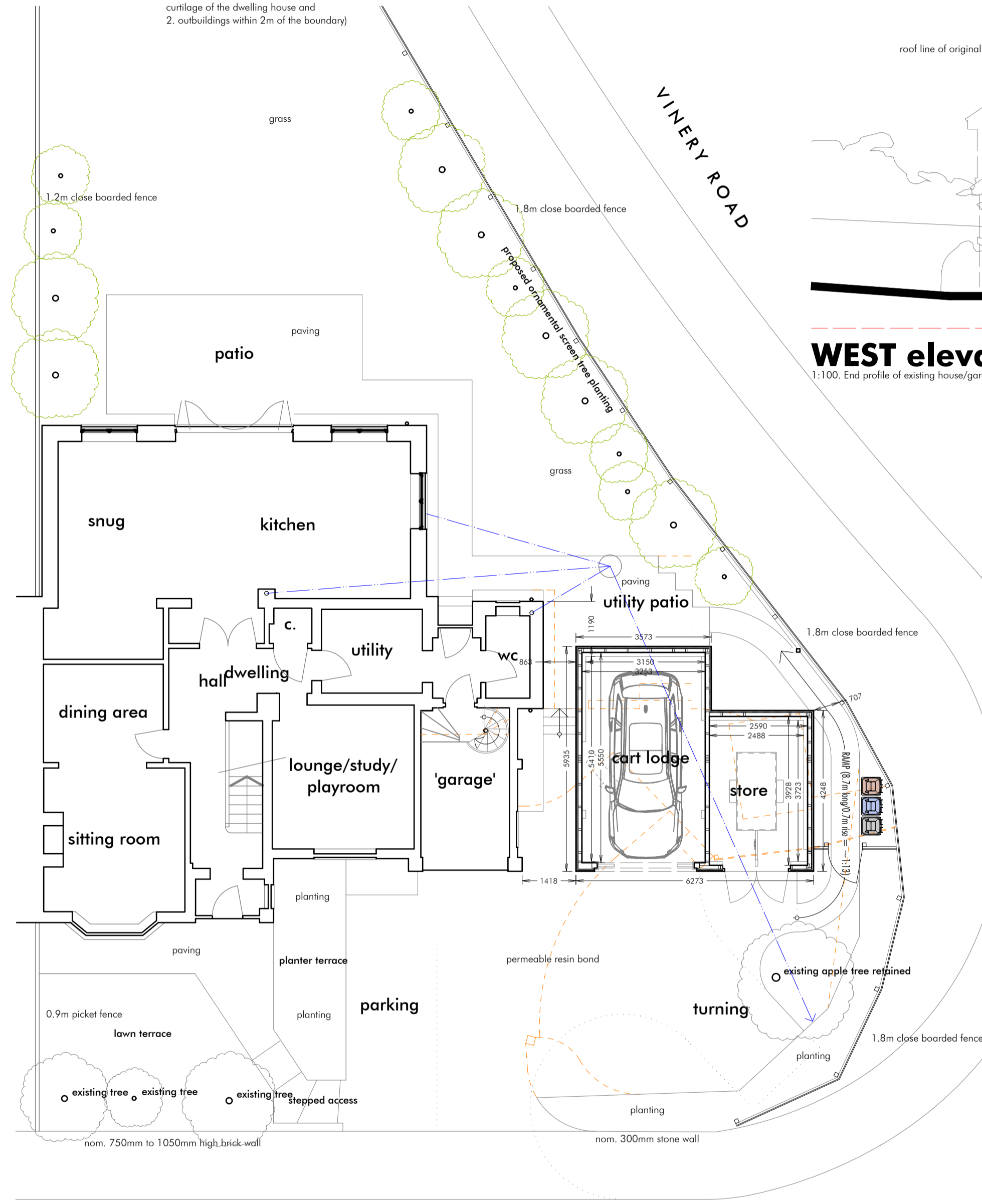
FIRST FLOOR plan

1:200.



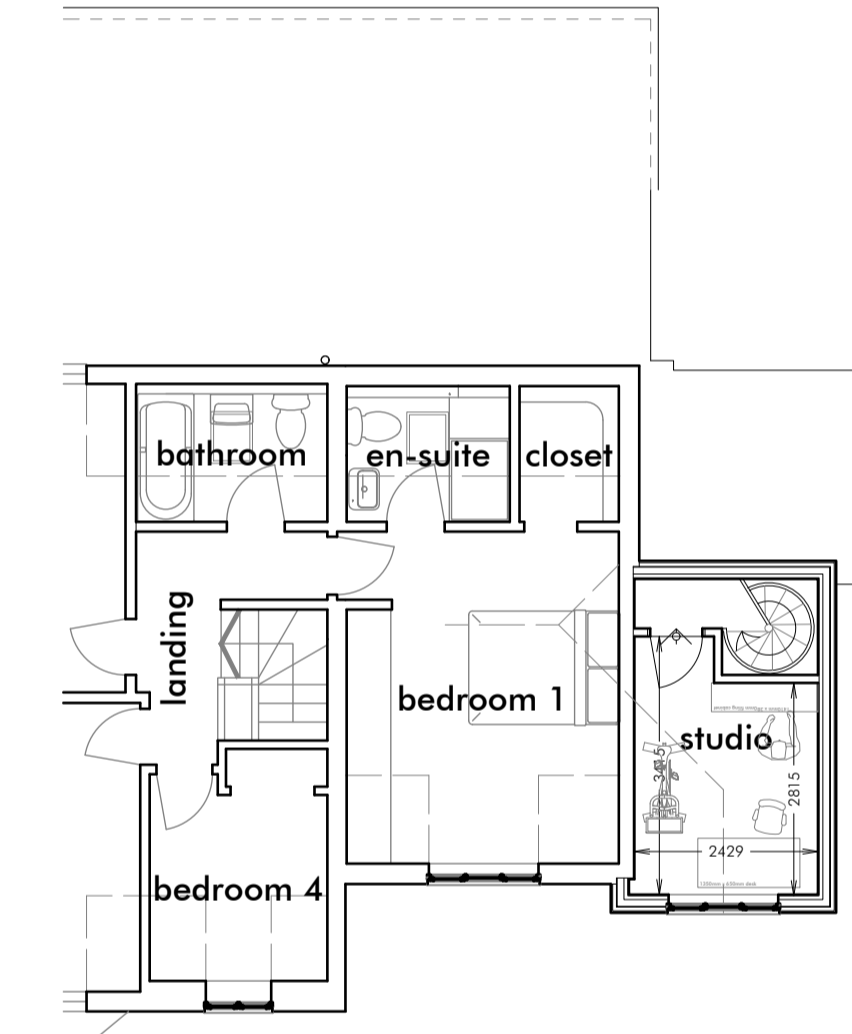
LOCATION plan

1:1250. Ordnance Survey, © Crown Copyright 2023. All rights reserved. Licence number 100022432. 12 month license purchased 20/09/23.



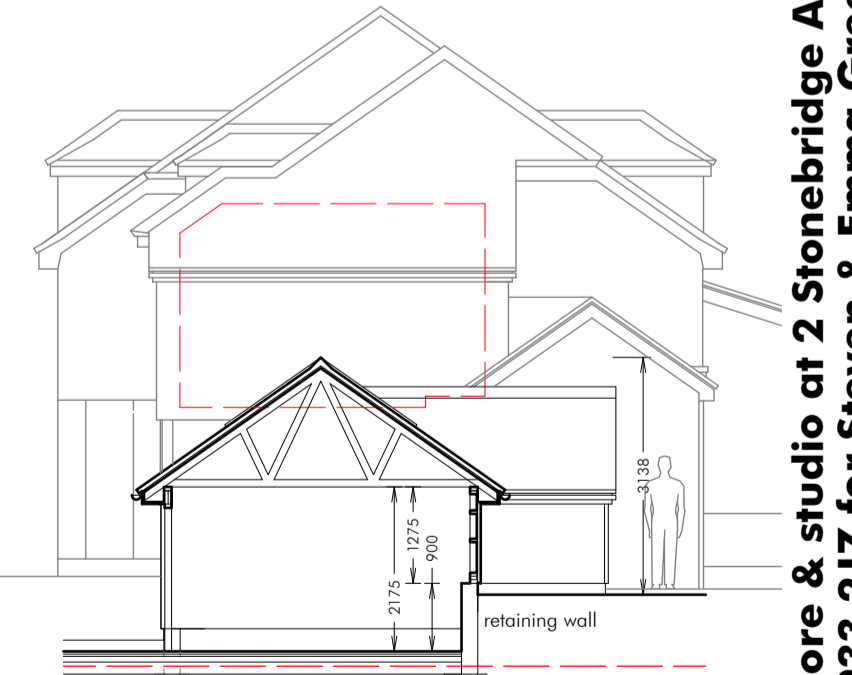
GROUND FLOOR plan

1:100. Floor area of proposed garage/store 26.6m².



FIRST FLOOR plan

1:100. (PART FIRST FLOOR plan) Floor area of proposed studio 9.8m².



section

1:100.

Use : The existing dwelling is a 4-bedroom two-storey semi-detached dwelling on a corner plot at the junction of Stonebridge Avenue and Vinery Road. The proposed cart lodge & store seeks to complete the amenity of the existing dwelling providing adequate parking for a modern vehicle (existing garage is too small for modern family car) with a storage space. Additionally a small first floor studio with the primary use of home office space and workout room is proposed above the existing garage. An existing timber shed and enclosure will be demolished to free up space to achieve this.

Amount : The existing dwelling is arranged on two floors, the ground floor has a 127.5m² floor area (including garage and recent extension) and the first floor is 70.8m² (including recent extension all within a 146.1m² footprint on an 607.2m² site area, it is proposed to demolish a small timber shed with footprint of 4.8m² to free up the space for the new cart lodge which has a 21.2m² ground floor footprint (nominal 26.6m² floor area). The proposed first floor extension will provide 9.9m² of accommodation at first floor within the existing dwelling footprint.

Layout : The existing dwelling is elevated above road level and is accessed via a stepped & terraced area in the front garden. The recessed front door leads to the hallway and stairs giving access to the ground and first floor accommodation. The ground floor accommodation comprises (clockwise from left of entrance hall) a sitting & dining room, snug & kitchen area (in new single storey rear extension), utility room with lobby and WC and a study. To the left floor there are three bedrooms with a bathroom and a master suite in the recent first floor extension. The existing small garage space is set at a lower level and can be accessed from the rear lobby via internal steps. The proposed cart lodge is to be constructed adjacent to and at the same formation level as the existing garage retaining a stepped access between the dwelling and cart lodge and affording a ramped access between the cart lodge and boundary. The lower part of the rear wall of the cart lodge will be constructed as a retaining wall to accommodate the pre-existing change in level. The first floor studio accommodation will be accessed via a small spiral internal staircase located within the existing garage space to form a private space for home working away from the distractions of modern family life.

Scale : The existing dwelling has recently been extended at ground & first floor resulting in a cascading hipped roof arrangement reflecting the sloping nature of the site and locality. As can be seen from the proposed elevations this principle has been adopted for the proposed first floor extension and cart lodge building which has been carefully designed to continue this cascading roof arrangement to be subservient to the dwelling and sit within the landscape whilst using similar forms to ensure a harmonious appearance.

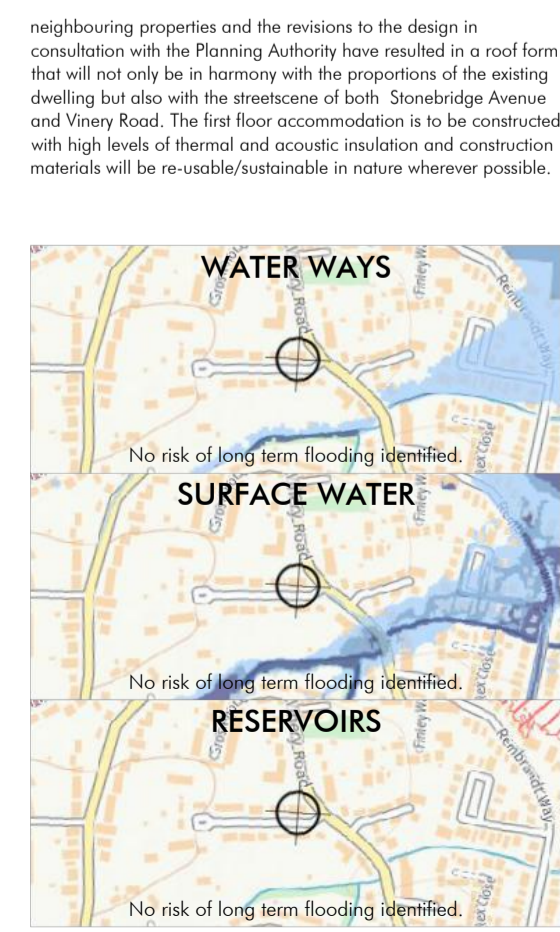
Landscaping : The existing property is laid out with a terraced front garden, front driveway with turf area, a utility patio space to the side of the dwelling and a turf rear garden with small landscaped area to the far end of the 28m long tapering, turf rear garden space. This arrangement will extensively remain as is but with an enlarged driveway area in permeable paving, reducing the front turf & garden area only as necessary to allow for vehicle manoeuvring. The existing apple tree will be retained with additional planting proposed along the North East boundary to provide a visual & acoustic shield to Vinery road.

Appearance : The existing dwelling comprises a red/brown plain tiled roof over rendered walls with uPVC doors & windows (small pane to front). The proposed Cart Lodge is to be constructed with similar roofing over timber framed walls on a brick base (matching existing terrace walls to front garden/boundary).

Access a) : Existing vehicular access to the site will remain however an enlarged parking/manoeuvring space will reduce the need for on street parking and reversing manoeuvres adjacent to the junction with Vinery Road and address ongoing on street parking issues in Stonebridge Avenue which are anticipated to worsen over the coming months due to changes in staff parking policy at West Suffolk Hospital.

Access b) : The existing access into and within the dwelling will be unaffected however access to the rear garden will be enhanced with stepped and ramped options. The ramped access will afford wheeled access to the rear garden and patio areas thereby improving access opportunities to the dwelling.

Impact Assessment : The scale, proportion and location of the proposed cart lodge is such that it will not adversely affect any neighbouring properties and the revisions to the design in consultation with the Planning Authority have resulted in a roof form that will not only be in harmony with the proportions of the existing dwelling but also with the streetscene of both Stonebridge Avenue and Vinery Road. The first floor accommodation is to be constructed with high levels of thermal and acoustic insulation and construction materials will be re-usable/sustainable in nature wherever possible.



FLOOD RISK plan

1:10,000. Environment Agency, © Crown Copyright 2022.



SOUTH elevation

1:100. Partially adapted from MS2 Architectural Consultants Ltd drawing 728 002D.

EXISTING

PROPOSED

PLANNING APPLICATION DRAWING

Proposed cart lodge with store & studio at 2 Stonebridge Avenue Bury St Edmunds, Suffolk IP33 2JZ for Steven & Emma Green

... DESIGNS
 by SOME BLOKE