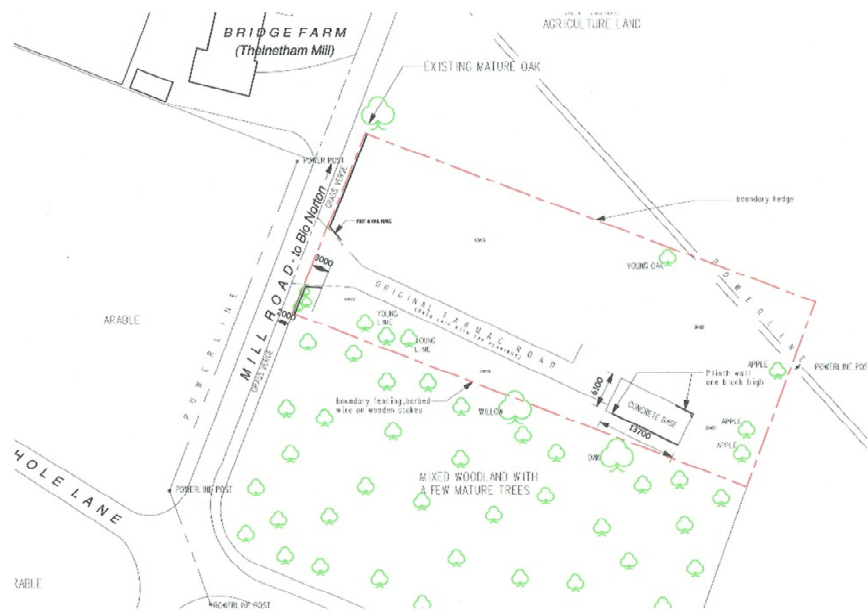


# DESIGN & ACCESS STATEMENT

## For the Proposed Detached 4 Bed Chalet Bungalow and Detached Cart-Lodge



1.(the plot)

**A plot on  
Mill Road,  
(opposite Bridge Farm & Thelnetham Windmill)  
Thelnetham,  
Suffolk, IP22 1JS**

## SITE DESCRIPTION & HISTORY

The site is situated on Mill Road, opposite Bridge Farm and Thelnetham Windmill, to the right of the plot is a young woodland, which extends to the junction with Mill Road and Fen Lane, to the back of the plot is an Arable field and to the left is land that has been left as an open grass field, as seen below (2).



2.

The existing site has been owned by the client's family for many years, it was previously used by the client's father, in his time it had a workshop building on the site, which the existing base still remains with the old tarmac access road, this has had a layer of tar planings laid on top, as shown below (3 & 4).



3 & 4.

For years the client has had continuous problems with fly tipping on the site, which he has been clearing on a regular bases at a great expence to himself, some examples are shown

on the pictures below, the client has cleared alsort, in pictures 4 to 8 you can see a pile of tyres and refigderators, rubble and old gas bottles.



5 (refridgerators and gas cylinders)



6 (rubble)



7 (pile of tyres)



8 (gas bottles)

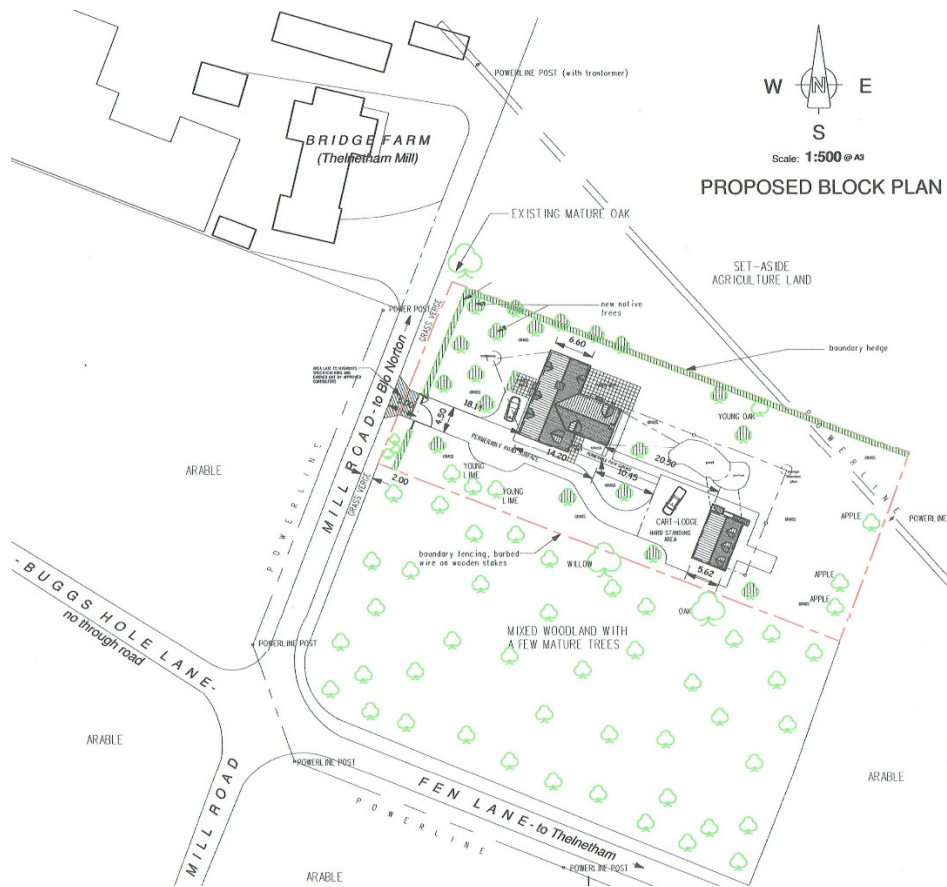
The client has tried to make the site more presentable, to deter the fly tippers, but recently some more gas bottles where dumped on the site.

## USE

The land at present is not in use and has been a bit of an eyesore in the area, this is because it has been used as a unofficial dumping ground by opportunist, the size of the plot doesn't make it economically or viable to carry out any agricultural activities on it, so it will not result in the loss of best and most versatile agricultural land (grades 1,2, and 3a);

The site if developed will not have any detrimental impact to the histoic environment, Thelnetham Mill opposite, but its outlook will improved with this proposal, one of the elements of this proposal is to make the site more attractive and also improve the biodiversity interest on the site, this is shown on the landscaping drawing 2483-106 & illustration (11).

The existing use of the site is described in the previous paragraph Site Description & History. The proposed use will be for a 4 bedroom detached dwelling, this will be for residential use, with a detached Cart-Lodge for parking vehicles, also within the same structure there will be a small workshop, garden tool shed and a studio on the first floor, this building will be set back to the rear of the property, as see on illustration (9).



9 (the proposed site layout)

## AMOUNT

The plot is about 2770 M<sup>2</sup> and total foot print area of buildings on site is about 195.4 M<sup>2</sup> which is about just over 7% of the site, the main building will be about 23 M from the the road and the cart-lodge is about 56M from the road edge, with the proposed landscaping this should have a low visual impact and should fits comfortably on this site.

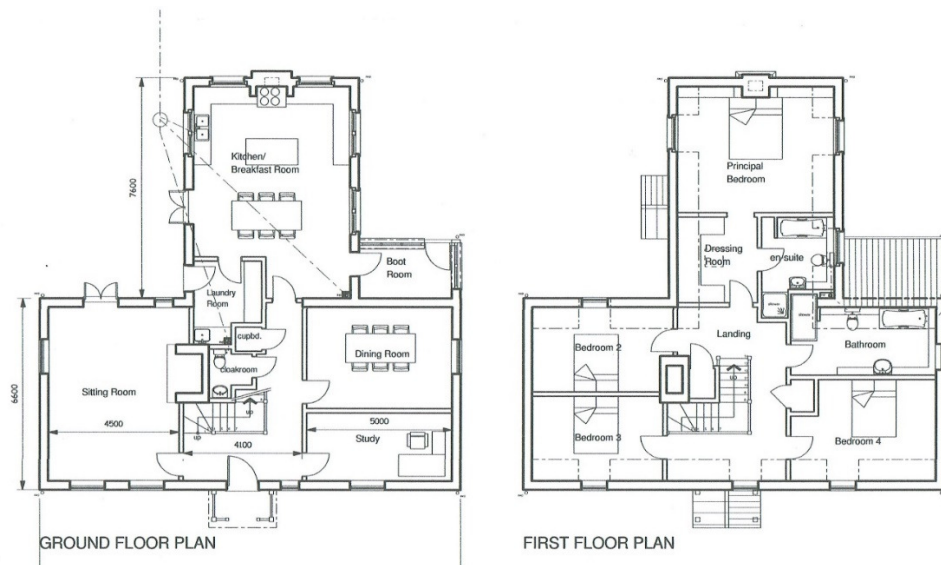
# LAYOUT

The proposed chalet bungalow will be set back from the edge of the road by about 23 Meters, new trees and a hedgerows will be planted between the bungalow and the road, this will obscure the proposed dwelling from the road when matures, as shown on the illustration (9&11).

With increase of the biodiversity habitats to the site, this should benefit the surrounding area.

The proposed Chalet Bungalow is laid out on two floor, on the ground you enter into the main hall & staircase via the front door which will have access for disable person in a wheel chair, this will also lead to the cloakroom, off this area you have doors leading into a Sitting room, the other rooms are a Study and a Dining room and at the back is the entrance to the Kitchen / Breakfast room, off this room is a Boot room and a Utility room, both with doors leading to the outside.

On the first floor off the landing is the Principal bedroom suite and the family bathroom also three further bedrooms, as shown below on illustration (10).



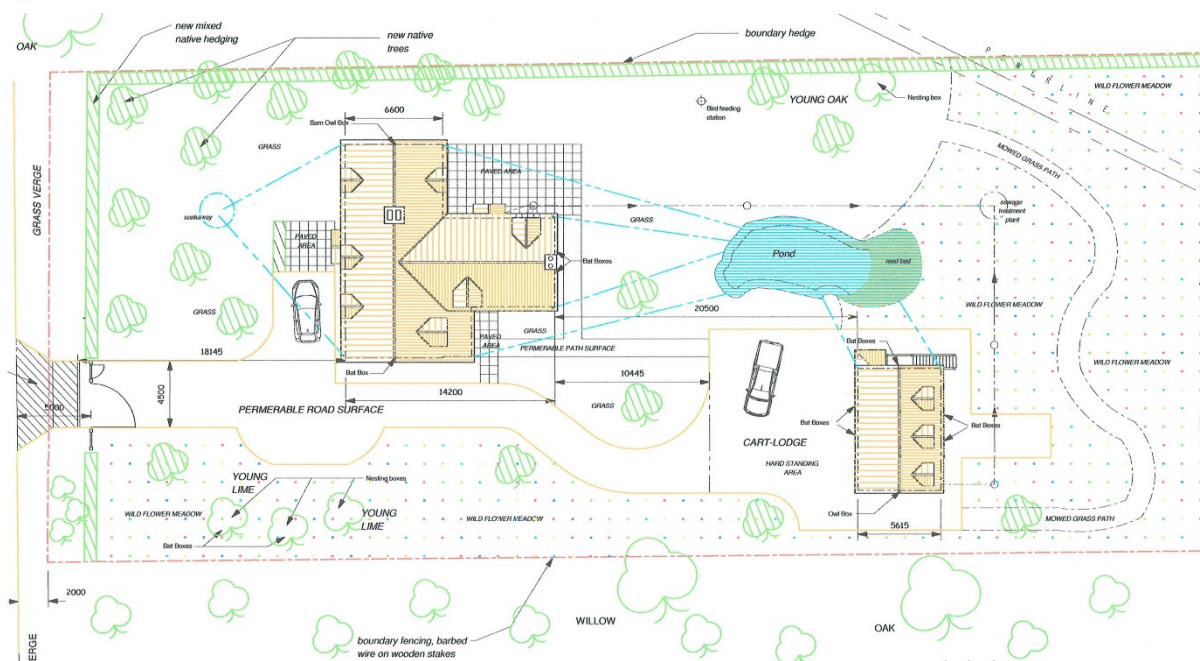
10

# SCALE

There are no other buildings on this side of the road, but opposite is the bungalow to Bridge Farm, this is alot longer then the propose dwelling, but will be of a slimilar look, with the addition of dormers, the plan scale of both buildings can be compared on illustration (9).

# LANDSCAPE

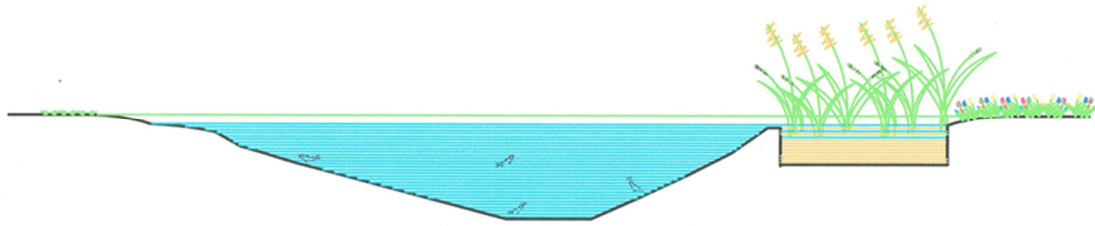
Our client would like to create a garden to attract the wildlife to the site, by planting native trees and hedgerows to increase the different habitats on the site to attract the local wildlife, this will also obscure the proposed building from Mill Road, the front boundary will be made up of native mixed thornhedging, the client also intend to form a pond at the rear of the dwelling, this will also take some of the rainwater from the bungalow and cart-lodge roofs, as shown on the Landscaping Plan below (11).



11 (biodiversity habitat landscaping layout)

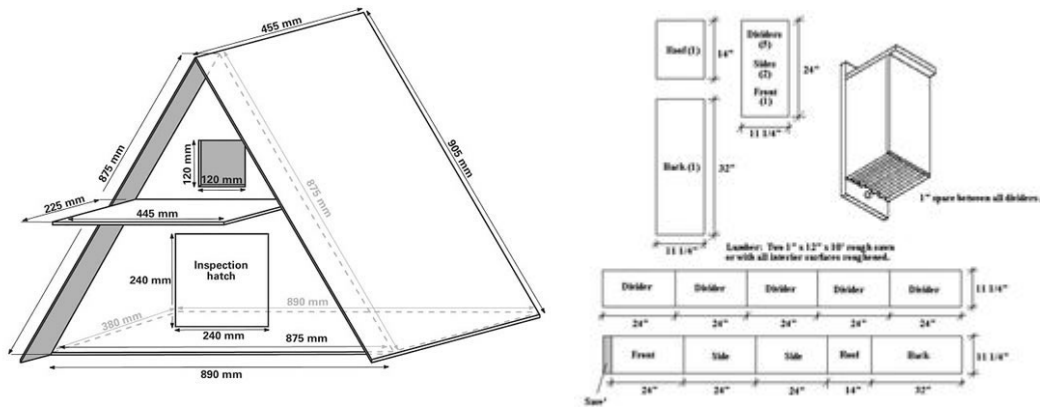
The client intention is to increase the biodiversity interest on the site, This will include a diverse habitats for the local wildlife with nesting boxes, including a owl boxes on the gable end of the proposed buildings and bat roosting boxes under the eaves of both building and trees, similar to the type shown on the next page in illustration (13).

The pond and reed bed area at the rear of the bungalow will be designed for easy access for newts and frogs with an area around the back of the pond and down the south side of the property to be a wild flower meadow area, this would be good for hibernation during winter and a undisturbed access into the adjoining woodland, as shown above in illustration (11&12).



Pond Section

## 12 (The Pond)



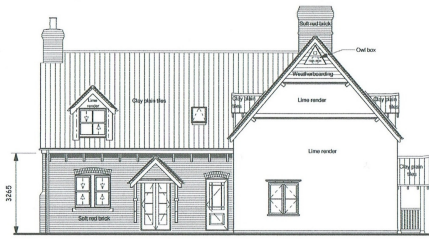
## 13 (OWL NESTING BOX & BAT BOXES)

## APPEARANCE

The proposed chalet Bungalow will have its external finishes matching the surrounding properties, with the walls in lime render and soft multi red brick, the roof will be clay plain tiles, as in illustration (14).

The proposed Cart-Lodge will be set well back to the rear of the site, the finishes to this building will be weatherboarding stained black over a brick plinth, the roof will be clay pantiles, as in illustration (15).

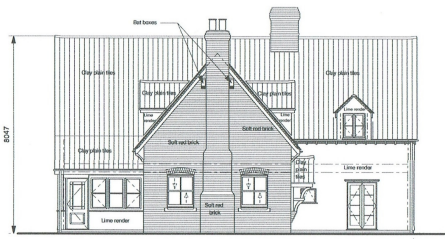
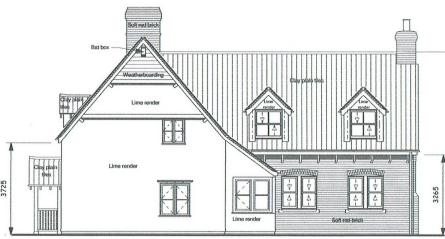
Its setting within the plot and surrounding area as shown in illustration (9).



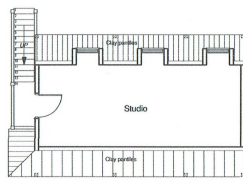
NORTH ELEVATION



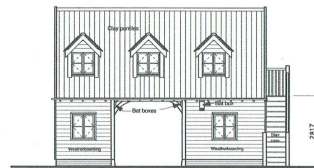
FRONT ELEVATION



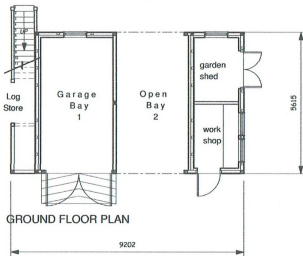
14 (Chalet Bungalow)



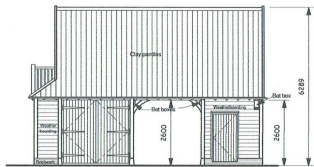
FIRST FLOOR PLAN



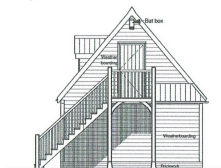
REAR ELEVATION



GROUND FLOOR PLAN



FRONT ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

15 (Cart-Lodge)



# ACCESS

The impact to the local highway will be very low and at the access point the visibility is very good, as shown on photographs (9&10)



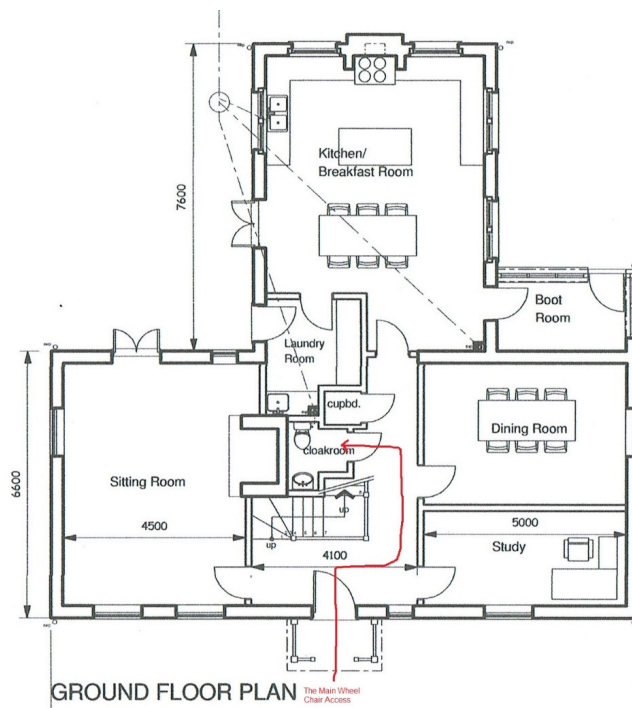
16. view from the north



17. View from the south

The access on to the site and vehicle parking and pull up areas are show on the landscaping drawing illustrated on (11).

The main disable access into the building will be through the front door as shown on illustration (18)



18 (Disable access)