

Design and Access Statement

Proposed Dwelling

The Lilacs

Old Hall Lane

Fornham St Martin

Bury St Edmunds

IP31 1SS

EXISTING

The site at present incorporates a detached property, The Lilacs, and a large adjacent garden which, although part of The Lilacs, does not directly form a fundamental part of that property. The Lilacs is a dwelling of mixed forms and is in a vernacular style.

The site, although adjacent to The Lilacs, is set off visually and in identity appears as a separate parcel of land. Its development has no conceivable impact on the public areas and is not visible from any public roads.

The proposal is related to Fornham St Martin, which is a village with good facilities and earmarked for further expansion. The village has good local facilities and along with Fornham St Genevieve, to which is linked by pedestrian footpaths, it has further accessible amenities and local facilities. The village also connects and is adjacent to Bury St Edmunds and again can be accessed by all main means of transportation having a road and pavement network. The village also has a good bus service with services to and from Newmarket, Thetford, Mildenhall, Bury St Edmunds and villages on these bus services.

The site is outside of the flood zone and is uncontaminated as clarified by attached reports.

The village is a type A village in West Suffolk Settlement hierarchy with good sustainability indicators.

PROPOSAL

The proposal is to form a new dwelling for the present owners of the Lilacs, on the adjacent parcel of land. This will be accessed by a new private access which will feed both the existing dwelling creating carparking and access for The Lilacs and onto the proposed dwelling, which will also incorporate the required car parking to the required standard and pedestrian access. The existing access to the Lilacs will be blocked off with native planting to relate to the existing in the area.

The new dwelling will be modern in its appearance and be of single and two storey form. The property is located to relate to its surroundings, with its trees and views to the adjacent countryside and avoid conflict of overlooking with any adjacent properties. The property will not be visible from any public roads and only glimpse views will be possible.

LAYOUT AND SCALE

The proposals, as indicated, is of a contemporary dwelling with a fundamentally open plan layout with a ground floor bedroom wing with utility spaces and a snug area away from the open plan kitchen, dining and living area. This latter area floods out into the site creating an inside/outside relationship. At first floor is a bedroom wing to one gabled element which accommodates two bedrooms and a shower room set into the roof space and naturally lit with roof lights.

This all creates a property which is of two gable ended forms with a central flat roof entrance area that runs the full length of the property.

The proposal has a composition that relates to its site creating views to open areas and amongst the trees. Existing trees are maintained where practical and build on the site as indicated in Hayden's Arboricultural Report. The property is set within its site and has minimal impact on its surroundings.

APPEARANCE AND FEATURES

The proposed finishes relate to its contemporary imagery and as indicated on the architectural layout drawings includes; vertical untreated Siberian larch vertical boarding, grey slate roof, galvanised metal gutters and rainwater pipes and olive green ali-clad windows and doors.

The building aims to be as eco-friendly as possible, creating a highly insulated property having triple glazing, heated via an air source heat pump and incorporates a MVHR heat recovery system. All looking to achieve a very high eco-friendly proposal.

LANDSCAPING

The proposal builds on the sites existing landscaping, located with a juxtaposition to allow the trees and the hedges to be an equilibrium with each other. These features along with the existing hedges which will be built upon to reinforce the existing protection and screening that may be necessary with future development in the vicinity. The landscape is a fundamental feature of the area and the proposals.

ACCESS

The proposals create a level access to and within the dwelling. The property has a layout that incorporates all accommodation if required to be on the ground level with level access. Proposals will meet the requirements of Building Regulations for a new dwelling.

Job: Proposed Dwelling, The Lilacs, Fornham St Martin
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