

# DESIGN & ACCESS STATEMENT

## PROPOSED DWELLING & ASSOCIATED WORKS

### SERENITY BARN, BASE GREEN ROAD, WETHERDEN

#### 1.0 INTRODUCTION

This statement is prepared in support of an application for planning permission on land at Serenity Barn, Base Green Road, Wetherden.

The development proposal is the erection of a new single dwelling and alteration of existing dwelling to form annex and garaging.

The application is for full planning permission, and the application is supported by a suite of plans and documents including:

- 221-SURV-01, existing plans & elevations
- 221-PL-100, proposed site plan & location plan
- 221-PL-101, proposed dwelling garage / annex plans & elevations
- 221-PL-102, proposed plans & elevations
- CIL Questions
- Enviro Report & Contamination Questionnaire

The extract below shows the location of the site relative to the adjacent farm buildings that make up Progress Farm.



#### 2.0 THE SITE

As can be seen from the extract above, the site currently contains a two bedroom chalet bungalow which is of modest size and rundown.

The bungalow is to be reduced in size and provide with a new pitch roof to to match the existing profile to provide garaging and storage.

The buildings surrounding the site and forming part of Progress Farm are typical farm buildings in terms of scale and appearance and range from large portal frame storage barns and two storey storage / animal barns.

To the South West, secluded by trees and hedging lies a large former rectory with associated outbuildings and swimming pool. Beyond The Rectory lies the rural hamlet of Wetherden with close links to Stowmarket and the larger village of Elmswell. Wetherden has a number of existing facilities including church, public house and village hall.

The site is bounded by established trees and hedge line running parallel to the road, which provides some screening to the site, particularly as you approach in both directions.

### **3.0 THE PROPOSAL**

The application seeks planning permission for the erection of a new dwelling with both double and single storey elements, located to the North East of the existing bungalow. Access would be gained via the existing vehicular access which is directly off Base Green Road. Parking will be provided by the conversion of the existing dwelling into garaging and storage, complete with a new hard paved forecourt allowing vehicles to turn around and exit the site in forward gear.

The layout of the proposed dwelling is as you would expect of a modern family home with good visual links and access to the garden and external entertaining areas. The ground floor is partly open plan living/entertaining/dining area, with garden room and bedroom 5 / office. All have access to external paved patios within the hedged boundary. The first floor comprises of master double bedroom with en-suite and a further three bedrooms and a shared family bathroom. Picture windows provide good visual links to the surrounding countryside.

The appearance of the dwelling is intended to be a modern looking property with shallow roof pitches providing reference to the adjacent large farm buildings. A varying roofscape is provided to breakup the elevation and provides interest in terms of height and scale in order to not be dominant in its surroundings. Wall finishes are to be a mixture of natural timber cladding, to reference the cladding of the adjacent farm buildings & through colour render. Roof finishes are zinc standing seam roofing with timber fascias & soffits fascias and powder coated rainwater goods.

Careful consideration has been given to the orientation of the dwelling to provide views across the countryside and maximise natural daylighting.

The proposed dwelling is to be constructed on a flat and level site with good access to front and rear doors. As standard the dwelling will be designed for mobility access with level thresholds to all principle entrances with an accessible w.c. with sufficient turning on the ground floor.

It is intended that the new dwelling will be created to a high standard demonstrating sustainable and 'green' credentials to reduce running costs through greater energy and water efficiency, and reduced maintenance.

The completed dwelling shown will be constructed to a high standard and the following construction methods are to be incorporated as a standard:

- Roof insulation to give 'U' value of 0.12W/m<sup>2</sup>K
- Wall insulation to give 'U' value of 0.16W/m<sup>2</sup>K
- Floor insulation to give 'U' value of 0.09W/m<sup>2</sup>K
- Double glazed timber / aluminium windows to give a 'U' value of 0.08 W/m<sup>2</sup>K
- The heating will be provided by a highly efficient air source heat pump, supplying underfloor heating and hot water. The system will be provided with timing and zone controls and solar panels
- Efficient insulation of pipework
- Detailing to prevent thermal bridging
- Efficient internal lighting

#### **4.0 LANDSCAPING**

The proposal utilises the existing tree and hedge planting to the Northern, Eastern & Western boundary. This existing area of planting is to be reinforced to provide further screening as outlined on the proposed site plan. Existing native hedging to be retained to improve security and soften the developments appearance within the setting of the site boundaries. New brickwall is proposed to screen the boundary to the entrance to Progress Farm.

#### **5.0 CONTAMINATION**

Attached to this application is an Environmental desktop study which partly takes into consideration the adjacent farm buildings. The area of the existing/proposed dwelling and its garden boundary fall within the original residential area of Progress Farm which would be at a lower risk of contamination.