

Design and Access Statement

The Site

The site is located in Kedington, Suffolk. Kedington is a village and civil parish in West Suffolk, located between the towns of Clare and Haverhill in the southwest of Suffolk. The applicant owns approximately 838sqm of land on the site, but only 270sqm of land is included in the development area. The application site is not in a Conservation Area, is in the centre of the village and is within walking distance of local amenities. Kedington is a large village with many amenities, including local shops, pubs, a surgery, a primary school, and recreational play areas.

The Existing Property

The site features a 2-storey 2.5 bedroom dwelling with an attic and semi-attached garage. The garage also shares a wall with the neighbour's garage to the north-west, property No. 37. the applicant's dwelling is a masonry building, with white rendered gable ends and cement roof tiles, see the image and elevations to the right. The house has a footprint of 54sqm and the garage has a footprint of 16.5sqm. The garage is used by the existing property as storage due to its small size. The applicant's land has a large rear garden and a deep house frontage. Owners of the house use this area to park their cars.

To the south-west of the property is School Road, to the north-west is the neighbouring property No.37, to the north-east is the River Stour, and to the south-east is another neighbouring property, No.41.

The Access

The existing access onto the site is off School road. Currently, there is no footpath to the house. The access to the site will stay in the same location.

Planning History

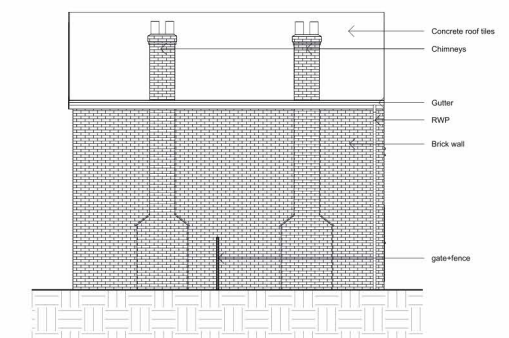
No previous planning applications were found for the site.



View from school road looking south-east



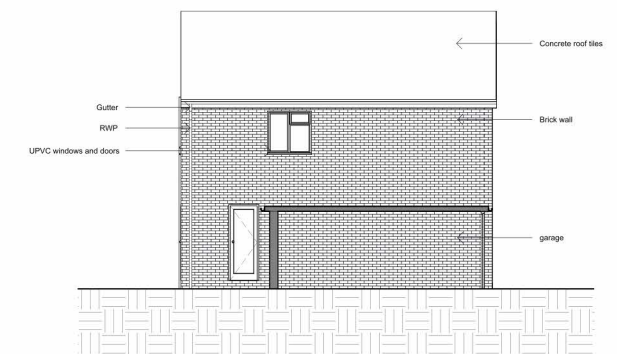
1 South-West
1 : 100



3 South-East
1 : 100



2 North-East
1 : 100



4 North-West
1 : 100

Existing elevations

Wider Context

The surrounding buildings are of mixed ages and styles, some with modern extensions.

There are three Grade II listed buildings in the area:
 1. White House - An C18 two-storey, timber-framed and plastered house incorporating an earlier timber-framed structure. Roof tiled, hipped, with two gabled dormers on the front. An early C19 wing extends at the rear.
 2. Bridge House - Premises northeast of White House. An early C19 two-storey timber-framed and plastered house, probably incorporating an earlier structure. A wing extends at the rear. Roof slate, hipped at the southwest end.
 3. The Barnardiston Arms Public House - An early C19 two-storey stuccoed brick house. Roof slate, hipped, with a white brick rectangular shafted chimney stack.

Other properties in the village are shown to the right.



White House - Grade II listed Building



Bridge House - Grade II listed Building



The Barnardiston Arms Public House - Grade II listed Building



Neighbouring Building - No. 35 School Road



No. 35&37 School Road - Extensions



Neighbouring Building - No. 37 School Road



Neighbouring Building - No. 41 School Road



Neighbouring Building - The Old Bakery



Neighbouring Building - Railway Terrace No. 1



No.9 Dash End



Neighbouring Building - No.15 School Road



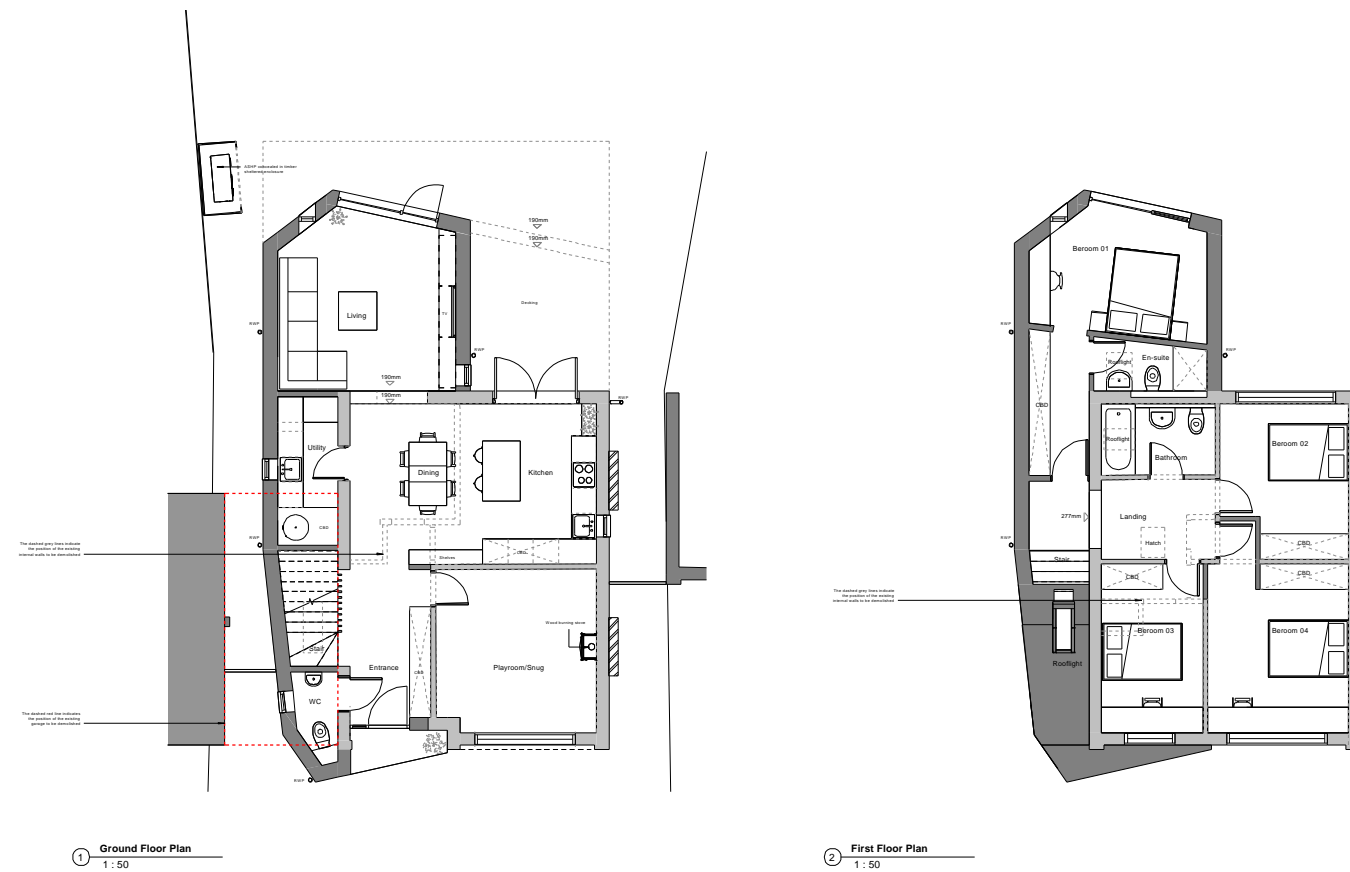
Neighbouring Building - No. 40 School Road

The proposal

This statement is to support an application for approval for the 50sqm house extension and demolition of the existing garage.

Design considerations:

- Outlined within the brief is the importance of a strong connection to nature from the internal environment of the buildings;
- Privacy should be considered between the proposed extension and neighbouring dwellings;
- The extension is to be of high environmentally sustainable standards;
- Ensure high levels of privacy and minimise any overlooking;
- The architecture should form external spaces that are well linked to the main internal living spaces;
- The architecture should maximise the well-being of the occupants;
- Provide potential for passive solar gains in winter.



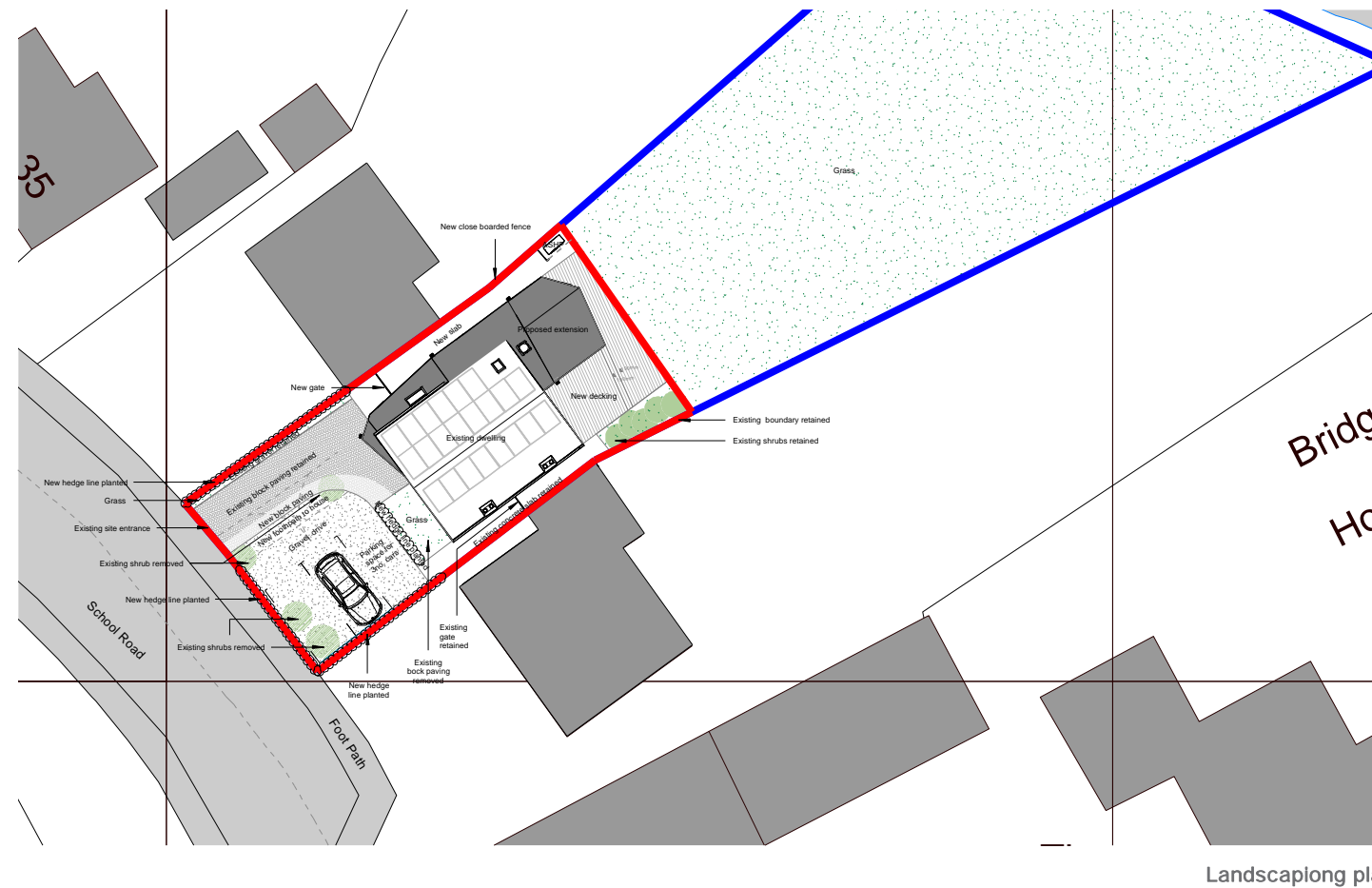
Floor Plans

The Applicants, Tom Trenor and Ivy Smith, who live in the existing house with their three children want to build an extension to their property, as the space available in their current dwelling does not meet the accommodation requirements of the big family. Two of their children are sharing a bedroom and the third child has a very small bedroom. Furthermore, there is also only one family bathroom for a large family. After the demolition of the existing garage, the applicants will move stored items from the garage into their attic space.

The proposed works comprise the construction of a new 50sqm, timber-framed extension using sustainable materials, following the demolition of the existing garage on site.

Landscaping

Landscaping works in the front area of the



Landscaping plan

dwelling include the addition of a new gate, new block paving and gravel drive. There are 3no. parking spaces with a fast electric charging point to promote the use of electric cars. Also, the addition of new hedge lines will soften the space between the dwelling and the proposed parking area.

The position of the three new parking spaces will alleviate the issue of on-road parking. This is currently the only option for the applicants, as they cannot use their garage. Currently, there is no footpath to the house, changes to the landscaping will allow the addition of a footpath. Landscaping works in the rear include adding decking, and a new close-boarded fence between neighbouring property No.37 and the applicant's property for more privacy.

See the landscaping plan below.

Privacy

Privacy with the neighbouring buildings will be achieved by not providing first-floor windows to the northwest side of the extension to avoid overlooking issues. Ground floor windows to the WC and utility will be only looking at the passageway between the new extension and the neighbour's garage.

The design

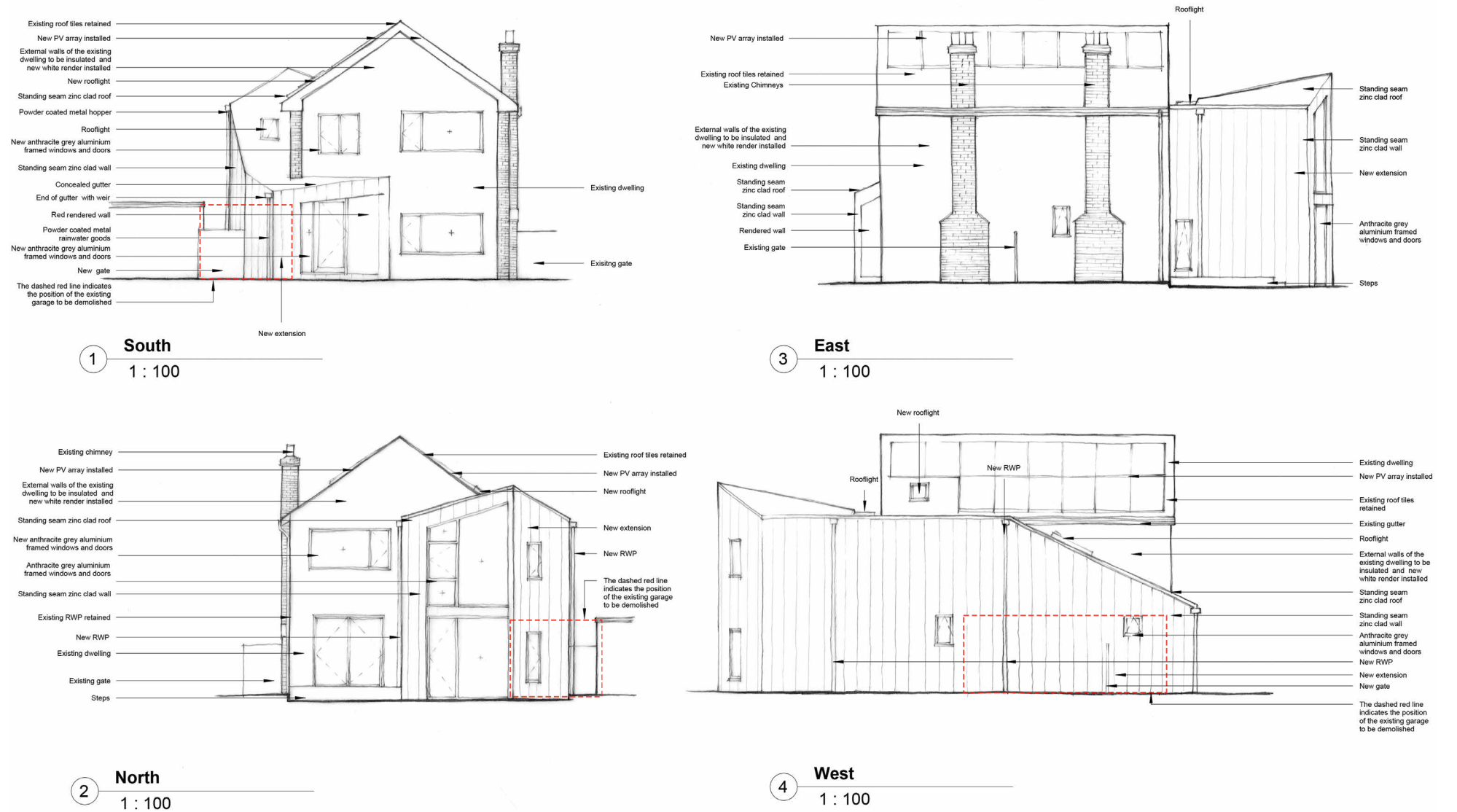
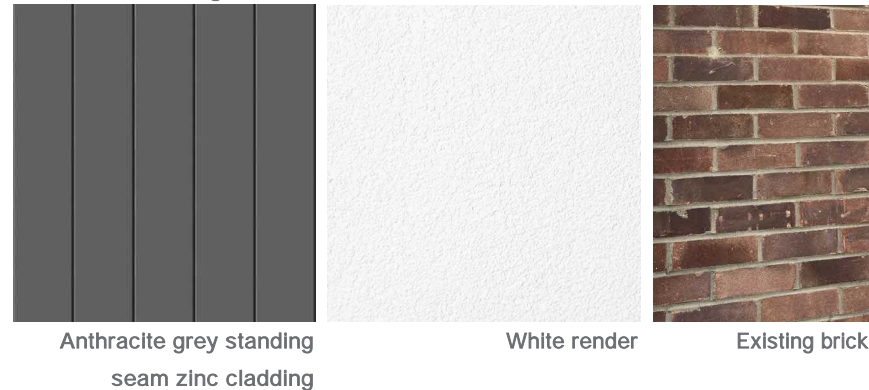
The form of the building has been chosen to minimise the impact of the new extension on the street scene. The roof slopes down in the front and forms a porch, similar to the extension of the next-door property, No. 11. This helps to reinforce the existing street character. The porch of the dwelling extends out and aligns with the porch of the neighbouring property, No.37. The two-storey element in which the main accommodation and the additional bedroom are located is not visible from School Road, due to the proposed form of the roof. The form is further broken down to reduce the size of the building.

The proposal has been thoughtfully considered to ensure it is contextually sensitive, makes the best of the site and meets the pragmatic requirements of the applicant's large family.

Materiality

The colour of the front elevation of the existing house will stay the same, as the white render is commonly used in the area. Dark standing seam zinc cladding was chosen for the extension for its attractive appearance, design flexibility and to differentiate the new extension from the existing dwelling. Also, the zinc is fire resistant, weatherproof, corrosion-resistant, and not degraded by Ultra Violet light. As a result, the material has a very long service life without degradation and requiring minimal maintenance. Inside the porch, the wall will have a red render to highlight the entrance of the dwelling.

Precedent Images

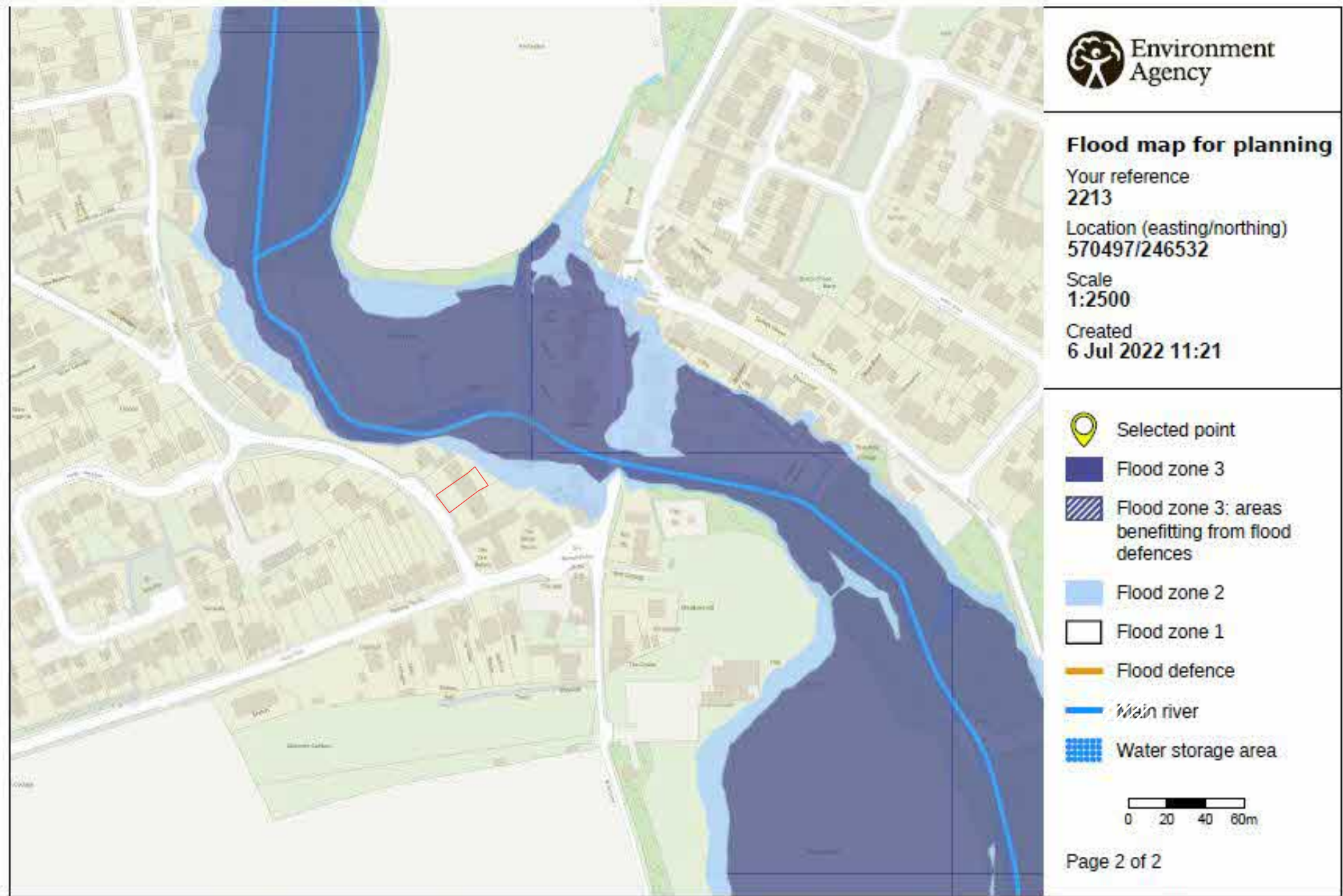


Proposed Elevations

Sustainable Design

The sustainable performance of the building is a constant consideration and design driver throughout the project. The extension will be superinsulated using natural materials and airtight. The building will have low energy use. White goods will be a minimum of A** rated; all lighting will be provided by low-energy LEDs and a smart energy meter will be installed to help the residents monitor their energy usage and understand how to reduce it if possible. A 22-panel Pv array is proposed on the existing building's roof to supplement the household's energy demands. This will work with a new battery bank to ensure as much of the energy produced will be used on-site as possible. Heating will be supplied through underfloor heating for the extension and towel rails in wetrooms. Heating requirements will be minimal. Hot water will be provided primarily by Air Source Heat Pump in the winter and in conjunction with Solar PV in the

summer, as located on the plans. All materials chosen will be scrutinised for their environmental credentials. Key aspects include their embodied energy and sustainable sourcing. All materials specified will have a BRE Green Guide rating of A or A+. The extension is designed as breathable construction using natural materials which allow moisture to pass through the building fabric. Materials derived from petrochemicals will be avoided. The extension will be designed with the residents' health in mind; from the ventilation strategy to the choice of materials which are free from toxic emissions (VOCs), and provide good levels of daylight and sound insulation. By installing low-use appliances and efficient low-flow taps, the proposed dwelling is designed to achieve very low usage of water. The parking spaces for the proposal will be equipped with fast electric charging points to promote the use of electric cars.



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Flood Risk

The development area lies completely within Environment Agency Flood Zone 1. The far side of the rear garden of the site is in flood zone 2 and 3. The extension will be located in the flood zone 1, therefore the development area is not considered to be at a significant risk of flooding.

Trees

Trees on-site will not be affected by the development.

