

# DESIGN & ACCESS STATEMENT

## 26B THE STREET HOLYWELL ROW IP28 8LT.

### PROPOSAL.

The proposal is for a self-build two storey house.

### LOCATION.

The site is position between 26a and a new dwelling on the Street Holywell Row

### SITE.

The site at present has an uninhabitable single storey dwelling on it at the rear of the site . This is to be demolished to clear the site. On clearing the site new fences will be constructed to the boundaries as on drawing MO-3 The site has mains drainage, water and electricity on site

### SITE LAYOUT.

The proposed site layout allows for a drive to four car parking spaces and a turning area within the site. A 7kw car charging point will be installed adjacent to the parking spaces.

Provision has been made for a secure cycle store and bin storage area. A bin presentation area to the front of the site for for collection bt LA.

### ACCESS.

Access to the plot is directly of the Street, a Suffolk Highways maintained road, using the existing entrance to the site

### EXTERNAL MATERIALS

Roof, Redland Grovebury pantiles slate grey

External Walls, Ibstock Ivanhoe cottage mixture.

External joinery, triple glazed Grey UPVC.

## SOCIAL.

The new dwelling replaces the existing one on the site therefore will not impact on the local area but will provide a house to modern standards and perform to a low energy use .

## Economy.

The new house will not have a major impact on the local economy but will provide jobs for local constructors and material suppliers and maintains the viability of the area.

## INCLUSIVNESS.

Being a new build, the house will conform to the Approved Documents for building regulations, providing full wheel chair access to the external doors at the ground floor.

## SUSTAINABILITY.

The construction will incorporate a very high level of insulation using air source heat pump to provide heating and hot water, backed up by solar panels on the roof. mechanical ventilation with heat recovery, LED lighting throughout.

All materials will be selected for their low energy use in manufacture and their ability to be recycled at end of use. Water use will be design to meet 110L /day

## BIODIVERSITY.

The site is in a developed area , two bird boxes will be installed on each gable. And 150mm x 150mm aperture in each boundary fence to allow hedgehogs to roam.

## Landscaping.

The hedges in the ownership of the plot will be retained. The parking areas, turning area and drive to be surfaced with materials which will allow natural soakage. Other garden areas to be laid to grass.

## CONTAMINATION.

A phase one contamination report shows the site to be suitable for the construction of a house.

