



STOUR
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OAK EST 2013

Design & Access Statement

**Coromandel, Lower Farm Road, Ringshall,
Stowmarket, Suffolk, IP14 2JE.**



Client: Mr. Oliver Strickland-Miller

Design & Access Statement

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1.0 Use

- 1.1 This document is written in support of an application for Planning Consent for the erection of a detached, 2-bay, single-storey, oak-framed Cartlodge and associated works.
- 1.2 This statement should be read in conjunction with the following accompanying documents:
- Location Plan – Title No. SK109309.
 - Block Plan – As Existing – Drawing No. 2188-1.
 - Block Plan – Proposed – Drawing No. 2188-3.
 - Cartlodge Plan, Section and Elevations – Drawing No. 001.

2.0 Context

- 2.1 Location: Coromandel, Lower Farm Road, Ringshall, Stowmarket, Suffolk, IP14 2JE.

Photograph below indicates the location for the proposed detached 2-bay, single-storey, oak-framed Cartlodge:



2.2 Coromandel, Ringshall is located within the boundaries of Mid-Suffolk District Council.

2.3 Previous (relevant) Planning Applications:

00/11/91 – Use of land to rear of Coromandel as domestic garden (to allow erection of double garage). – Application granted 19/02/91.

There have been no other recent / significant planning applications with any relevance to this current proposal.

3.0 Historical Assessment

3.1 Coromandel, Ringshall is not a listed asset on The National Heritage List for England and does not have any particular historic value.

3.2 Coromandel, Ringshall is not contained within either a Conservation Area or an Area of Outstanding Natural Beauty.

4.0 Design Principle

4.1 The basic design principle of the Cartlodge is to provide secure, sheltered parking for up to two vehicles on an area of hard standing. The proposed new building is of simple form, in-keeping with the present built context and in proportion to the existing dwelling.

4.2 Cartlodge detailed specification as follows:

- Reinforced concrete oversite.
- 225mm high (3 courses above existing ground level) x 215mm wide brickwork plinth, using traditional Farmhouse red face bricks laid in Flemish bond with white mortar.
- Oak tie beams, eaves beams, posts, and sole plates.
- Curved oak knee braces.
- Kiln dried oak pegs and steel pins.
- Traditional, granite staddle stone for independent posts.
- Pre-cut Protim (anti-rotting treatment) treated softwood rafters at 400mm centres.
- Protim treated softwood studwork infills to walls.
- Protim treated softwood featheredge boarding painted black.
- 500mm x 250mm European slate with Marley Modern angled ridge tiles.
- Black PVC rainwater goods.
- Painted softwood Garage / Barn doors to be fully framed, ledged, and braced with TG&V cladding.

5.0 Description of Proposed Works and Justification

- 5.1 Proposed work: Erection of a detached, 2-bay, single-storey, oak-framed Cartlodge.
- 5.2 Justification: The form of the building is deemed low key and in-keeping with other buildings on the plot and neighbouring properties. The building would not be harmful to local visual amenity, highway safety or the character and appearance of the local area.

6.0 Consultation

- 6.1 There have not been any pre-application discussions with the Local Planning Authority in relation to this particular application.

7.0 Ecology / Environment

- 7.1 An ecological survey is not deemed necessary, due to the minor nature and location of the proposed works.
- 7.2 Coromandel, Ringshall is located in Flood Zone 1, an area with a low probability of flooding.

8.0 Access / Egress

- 8.1 There is an existing private vehicular access / egress to / from Lower Farm Road. There will be no adverse impact on the present access or egress arrangements.
- 8.2 The location and layout of the site means that the proposals would pose no difficulty for access by emergency or other vehicles.

9.0 Contamination

- 9.1 The site has a long recent history of residential usage, and no contamination is therefore suspected.

10.0 Landscaping

- 10.1 There are no significant landscaping works envisaged as part of this proposal.

End.