

DESIGN & ACCESS STATEMENT

Rev 1 – March 2023

PROPOSED SEVERANCE OF PART GARDEN AND ERECTION OF TWO
DWELLINGS WITH ASSOCIATED EXTERNAL WORKS

at

LAND SOUTH OF 8 LORAINÉ WAY, BRAMFORD, IPSWICH, IP8 4JS

for

Mr. GLYN ROBERTS



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1 INTRODUCTION

- 1.1 This statement has been produced in support of a detailed planning application for the proposed severance of part garden and erection of two dwellings with associated external works erection of 2 dwellings at Land South of 8 Loraine way, Bramford, Ipswich, IP8 4JS.
- 1.2 The application site is a garden area located to the south of no. 8 Loraine Way, Bramford. The current use of the site is garden land.
- 1.3 The application site benefits from a recent planning approval for the erection of an office building (ref. DC/19/02748 & DC/22/04798). This approval has been implemented.

2 DESIGN & ACCESS STATEMENT

2.1 The application seeks the approval of the severance of part garden and erection of 2 two storey dwellings.

Use/Amount

2.2 The proposal provides two new three-bed dwellings. The site is considered appropriate for this level of development.

Layout

2.3 The layout of the proposed development follows the footprint of the offices approved under DC/19/02748 with an additional single storey element added to the northern elevation. The proposed layout makes provision for all dwellings (including the host dwelling) to relate well to its neighbours and have parking for two cars and individual private amenity areas.

Appearance

2.5 The design of the new dwellings is intended to fit the rural context. Good quality external materials will be used, including red bricks, black boarding, and clay pantiles.

Scale

2.7 The proposed dwellings are of the same scale as the offices approved under DC/19/02748. with a max. ridge height of approx. 8.3m and a max eaves height of 4.9m.

Landscaping

2.8 Where possible, any existing hedging & trees will be retained and new trees and planting is proposed to the gardens and the parking area.

Access

2.9 The proposal is to gain access via the existing vehicular access. Each dwelling is to be provided with 2 parking spaces. One visitor space is proposed.

2.10 Refuse and cycle storage facilities will be accommodated within the rear garden. The bin collection point will be adjacent to the roadside as indicated on drawing no. 5844/7.

3 SUMMARY and CONCLUSION

- 3.1 The proposal is for a development of 2no. two storey three-bed dwellings of a scale and design which would fit in well within this site in Bramford.
- 3.2 It makes efficient use of a small area of land without any material impact on the setting of any existing dwellings.