



AGORA ARCHITECTS

Design & Access
Statement

Table of Contents



03/ Project & Site Introduction



05/ Architectural Design Philosophy



07/ Computer Generated Images



09/ Sustainability & Technology



11/ Landscaping Design

Project & Site Introduction

The information contained within this Design & Access Statement has been prepared by Agora Architects Ltd on behalf of our client.

This document accompanies a Full Planning Application for the Demolition of an existing dwelling & the erection of a single high-quality sustainable replacement dwelling within the curtilage of Marsh Cottage, Wortham, Suffolk, IP22 1PN.

It is the intention of the applicants to self-develop this scheme as a self-build project to high architectural standards.

This application is accompanied by a set of detailed planning drawings including floor plans, elevations & site plans in addition to a set of highly detailed computer-generated images.

The application site is located approximately 110m North of Marsh Lane / A143 Junction. The Site falls within an established development of 9 properties on the edge of Wortham Village in the county of Suffolk. The **topography** of the site is generally flat with no significant rises, falls or significant landmarks or features.

The application site does not fall within any Special Protection Areas, (SPA) Conservation Areas & does not contain any Tree Protection Orders (TPO) & none have been identified in the immediate area.

The application site falls with Floor Zone 1 - Low Risk of surface water flooding.

The application site has an approximate Site Area of 970m²





Architectural Design Philosophy

The proposed application site already benefits from an established property of Marsh Cottage which has recently sought Planning Consent to extend & refurbish the property. The objective of these works was to substantially improve the sustainability & thermal performance of the property while improving the usability of the structure. These works were supported by the Local Planning Authority.

However, upon further investigation, it was deemed financially unviable to complete the works & even with the works completed,

the energy performance of the structure would still be poor. Given the current climate & importance of highly insulated sustainable energy efficient homes, it is our client's intent to demolish Marsh Cottage & to erect a sustainable home in its place.

Architecturally, the proposed dwelling has been carefully considered to utilise the existing structure's footprint, form & character, creating a high-quality traditional-style family dwelling that could appear to be a modernisation of the existing structure. Importantly, the proposed design mimics that of how the structure would have appeared should the supported extension works have been completed.

Externally, the proposed scheme will utilise a traditional materials pallet consisting of timber or timber effect windows & doors, brickwork,

white/light grey render & slate or slate effect tile roofing. All of these materials are either present within the existing structure or common within the surrounding architectural context. Upon the rear elevation, the feature glazing to the lounge & master bedroom benefits from a picture frame extrusion detail. This detail offers an element of solar shading further boosting the sustainability of the scheme while also offering a privacy screen to restrict views to the north towards the adjacent property. This will be further supported by low-spread feature planting to further restrict views & reduce the risk of excessive solar gain.

To limit reliance on artificial lighting, improve the structure's overall energy performance & boost natural daylight penetration, the proposed design limits glazing to the north elevation & utilise tall glazing & skylights to the South & East elevations



Sustainability & Technology

Sustainability is at the heart of our proposal, subject to commercial availability & viability, we are currently proposing that the structure utilises;

- 4kWh Photovoltaic Solar System
- 4 Panel Water Heating Solar System
- Tesla Power Wall 13.5kWh System with electric car charging
- Full PAR/Motion Detection Lighting





Landscaping Design

The landscaping concept for the proposed scheme has been designed in parallel with the architecture, designed to create a simplest yet complimentary feel that doesn't challenge the site's stunning views or surrounding natural landscape. The proposal includes new patio areas to the South-West of the proposed structure allowing for occupants to follow the natural sun path around the structure.



Local & Nation Planning Policy

This Planning Application for a Replacement Dwelling is supported by the following Local Planning Policies as set out in the Core Strategy.

Planning Policy CS2 - Development in the Countryside and Countryside Villages.

"The Countryside: open countryside and villages located in the countryside only specified types of development will be permitted in accordance with Policy CS2 (See Appendix B for Local Plan Policies superseded by adopted Core Strategy Policies).

In the countryside, development will be restricted to defined categories in accordance with other Core Strategy policies. These will include: replacement dwellings."

As such, the proposed scheme is supported by CS2.

Planning Policy CS3 - Sustainable Construction

"Sustainable Construction techniques will be encouraged in all new dwellings to achieve at least a three star rating under the Code for Sustainable Homes. This requirement will rise over the plan period and by 2013 new dwellings will achieve at least a four star rating and by 2016 new dwellings will achieve a six star (carbon zero) rating.

These standards require initiatives such as:

use of low water volume fittings and grey water systems.

Orientation to maximise solar gain

High levels of insulation

Adequate provision for separation and storage of waste for recycling

Use of materials from a sustainable source in new development"

A key consideration & justification for replacing the existing property is the structure's poor sustainability & environmental characteristics, including poor levels of insulation, poor ventilation, dependence on artificial lighting, inefficient design & no sustainable energy systems. The proposed replacement structure would exceed the current Building Regulation to achieve a well-insulated home with good sustainable

properties inclusive of sustainable energy systems. As such the proposed scheme is supported by CS 3.

Planning Policy CS5 - Mid Suffolk's Environment

"All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area

Design: Development will be of a high quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. It should create visual interest within the street scene and where appropriate encourage active uses at ground floor level, creating uses of public space which encourage people to walk and cycle."

The proposed scheme is a bespoke design, unique to this site & of good architectural value, creating a visual interest within the Street Scene. Furthermore, all Agora projects include a level of ecological uplift inclusive of Bee Bricks & where appropriate Bat Blocks and/or Bird Boxes. Installation locations are to be agreed with the Local Planning Authority Ecological Consultant.

The scheme is also supported by the NPPF.

"149 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;"

The proposed structure is of the same use & of a similar scale & size to that of the existing structure with its approved extension plans. As such the scheme is supported by NPPF as a replacement structure.

AGORA ARCHITECTS

GET IN TOUCH

Hethel Engineering Centre,
Chapman Way, Hethel, Norfolk,
NR14 8FB

Office - 0843 886 6650

www.agoraarchitects.co.uk