

whitworth

Chartered Architects & Chartered Building Surveyors
Bury St Edmunds | www.whitworth.co.uk | 01284 760 421



PROPOSED DWELLING AT FOX HOLLOW, WYVERSTONE
DESIGN AND ACCESS STATEMENT

Whitworth Unit 12, Park farm Business Centre, Fornham St.Genevieve, Bury St.Edmunds, IP28 6TS
01284 760421 | info@whitworth.co.uk | www.whitworth.co.uk

This document is to be read in conjunction with all relevant and listed drawings.

This document is copyright of Whitworth and it or no part is to be reproduced or re-used without prior consent of Whitworth.

Whitworth is a trading name of The Whitworth Co-Partnership LLP

April 2023

Issue 1

1.0 Introduction

This application is for a single detached dwelling on land to the rear of the applicants current house.

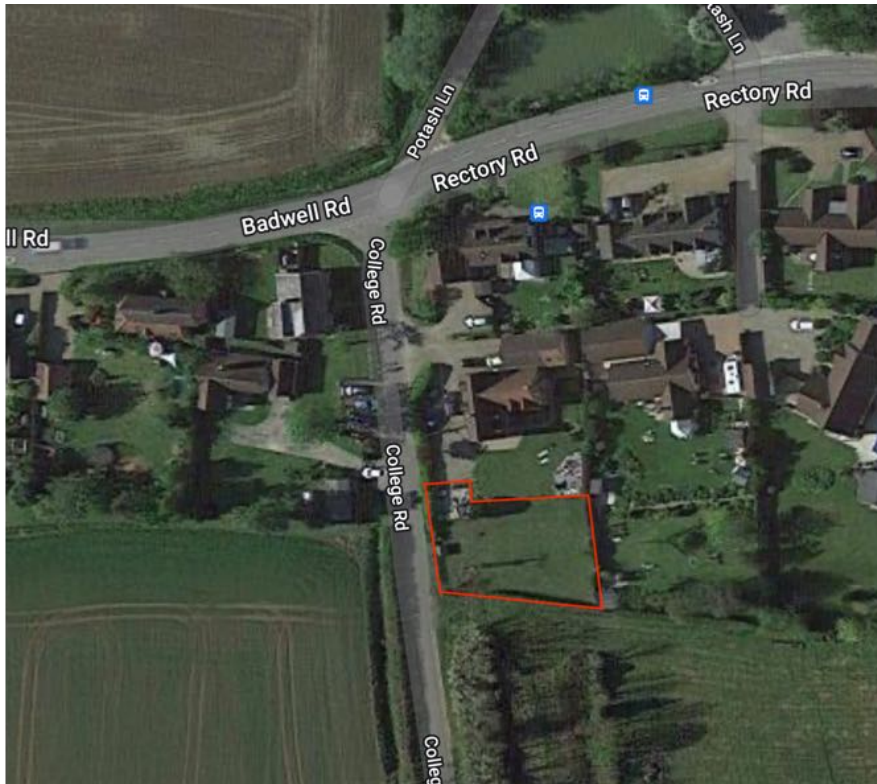
2.0 Setting & Context

The site is to the rear of the applicants current house situated on the edge of the village of Wyverstone. The existing property has a sufficiently large garden which when subdivided to create the plot for the proposed dwelling will still give adequate amenity space for both the existing proposed dwellings.

The site has a southerly aspect and is bordered to the South by a new bungalow constructed in 2022 under planning approval ref DC/20/02022

3.0 Existing Building & Site

The existing property consists of a house and garage which is situated at the North End of the site with gardens to the South. The remainder of the site forming the proposed plot is laid to grass with hedging on the West and South sides and offence to the east.



4.0 Proposals

The proposal is to construct a new detached dwelling and double garage with new vehicle access.

4.1 Justification & Mitigation

The current site is of sufficient size to be sub divided to form a new building plot. With the construction of a new house to the south of the site under planning approval ref DC/20/02022 the proposed site has become infill. The property is designed to avoid overlooking of the existing properties surrounding the site and is positioned so that it will not impact any rights of light in the existing properties.

4.2 Appearance

The new dwelling is 1 ½ storeys high to minimise the impact on the site. The design takes the form of a barn type structure fitting for the semi rural location.

There are no first floor openings on the north or east elevations to maintain the privacy of the neighbouring properties.

4.3 Use

The new house will be a single private dwelling.

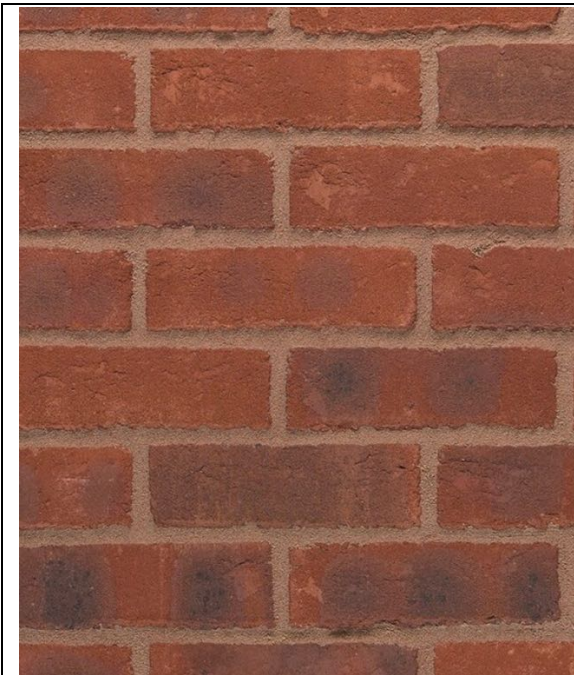
4.4 Scale, Amount & Layout

The site has an area of 536m². The proposed house has a footprint of 117m² and an internal floor area of 184m². The garage has a footprint of 37m².

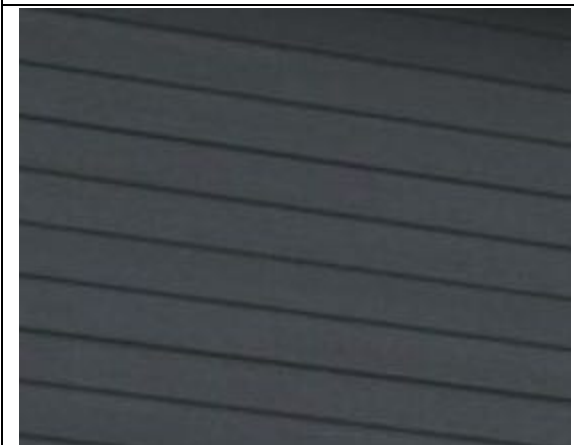
The property is 1 ½ storeys high and is subservient to the existing houses to the north.

The house is laid out towards the north of the site with the principal rooms having a southerly aspect to capitalise on available daylight and sunlight.

4.5 Materials





Facing brick "Terca gainsborough multi stock"
<https://www.wienerberger.co.uk/product-range/bricks/gainsborough-multi-stock.html>



External cladding "Hardiplank colour Iron Grey"
<http://design.jameshardie.co.uk/touch#scene=138&l498=2544>



Windows – UPVC double or triple glazed, colour Anthracite.

	<p>External doors – UPVC double or triple glazed, colour Anthracite.</p>
	<p>Roof – Natural slate</p>

4.6 Access

Inclusive access into and around the building will be provided with surfacing materials and door sized complying with part M of the building regulations.

A new vehicle access on to the highway will be provided to SCC highways standard DM.01

4.7 Landscaping

The highway access will be finished in tarmac. The driveway will be finished in gravel with block paving to the vehicle parking to be suitable for wheelchair access. The remainder of the site will be laid to grass

4.8 Flooding

The site is not within a flood plain and is not at risk of flooding.

4.9 Ecology

There are no buildings on the proposed site which is laid to grass. This is regularly mowed and therefore not a suitable habitat for protected species.