

PROPOSED BUNGALOW AT SPOONERS, THE HEATH, WOOLPIT,  
BURY ST. EDMUNDS, SUFFOLK, IP30 9RN.

**Proposed Bungalow at  
Spooners,  
The Heath,  
Woolpit,  
Bury St. Edmunds,  
Suffolk,  
IP30 9RN.**



**For Mr. L. Gidney**

**PLANNING DESIGN & ACCESS  
STATEMENT**

**Anglia Design**

*architects . surveyors*

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**INTRODUCTION**

This report is to be read in conjunction with the enclosed planning application and attached drawings. The report will outline the design choices made and various decisions which have been formed during the preparation of the planning application.

**PLANNING APPLICATION**

A formal planning application and has been submitted for the erection of a new bungalow at Spooners, Woolpit. The proposed bungalow will be constructed with a traditional design with a specification that would create a dwelling which is near-zero carbon / near-zero energy efficient.

**INSTRUCTIONS**

Anglia Design LLP, Architects, have been employed by Mr. L. Gidney who is investigating the possibility of gaining planning permission for the proposed bungalow.

**SPOONERS AND THE PROPOSED SITE**

Spooners was a commercial site where timber buildings were constructed. The site which contains many buildings has recently been sold off to Mr. Gidney who purchased the site to use the main property as his family home. The timber building operation has ceased resulting in less disruption, noise and vehicular

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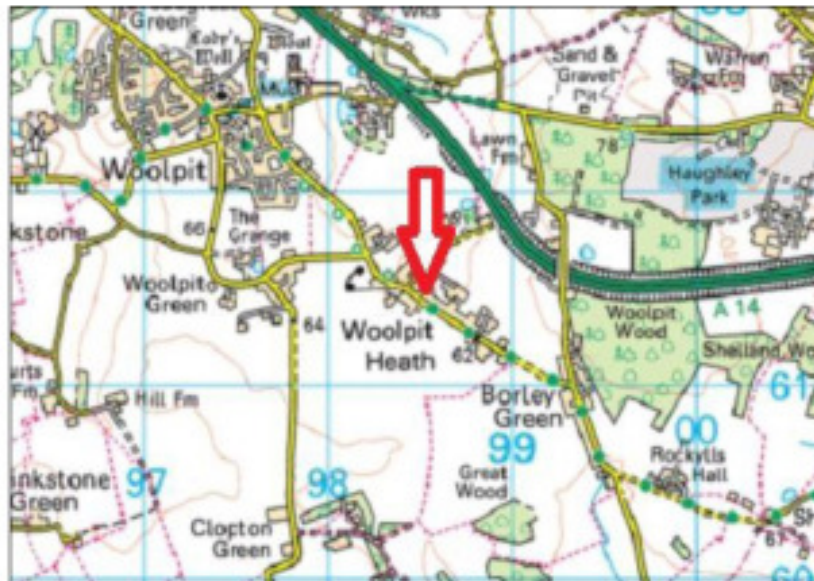
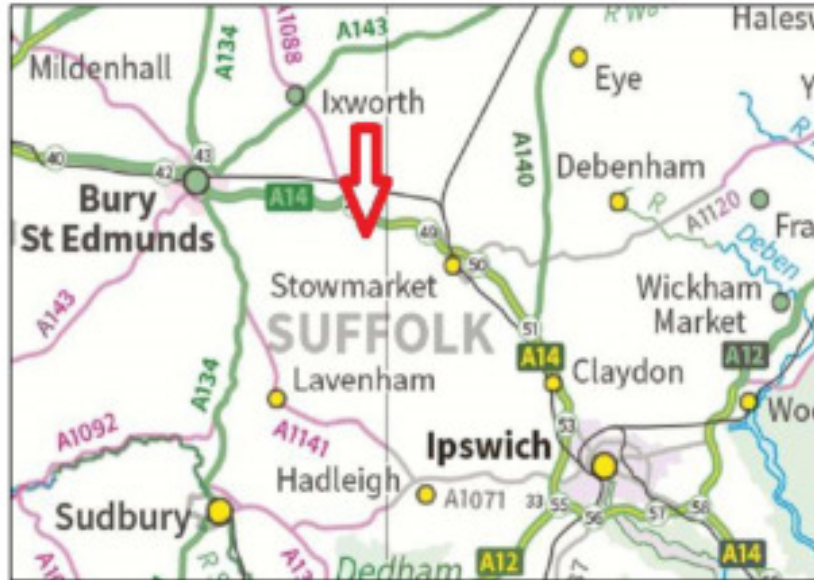
traffic movements. The main property on the site was built in the 1960's to a traditional design and of brick construction under a pitched and tiled roofline. Spooners is a property of many facets with the original bungalow providing comfortable well-proportioned accommodation with a purpose built annex building behind, a large detached building to the rear of the site and extensive garaging, workshop and parking

Spooners is approached over a long driveway leading past the main bungalow and annex. The driveway opens onto a large graveled courtyard which provides extensive parking and is bordered by garaging, car ports, workshop and the large detached building to the rear. There is an outside toilet with low level W.C. and wash basin.

The Heath is a pleasant rural hamlet situated on the outskirts of Woolpit, a picturesque and historic village with a thriving community and an excellent range of amenities including village stores, baker, village inn, garage, health center and primary school. The village is situated between the Cathedral town of Bury St Edmunds and the market town of Stowmarket which provides a mainline rail link to London Liverpool Street. Convenient access is afforded to the A14 linking the east coast ports and London via the M11.

The site as outlined **in red** on the attached drawings has an area of 1,486 sq.m. which includes the shared access point with Spooners Main Bungalow and the residential Annex behind.

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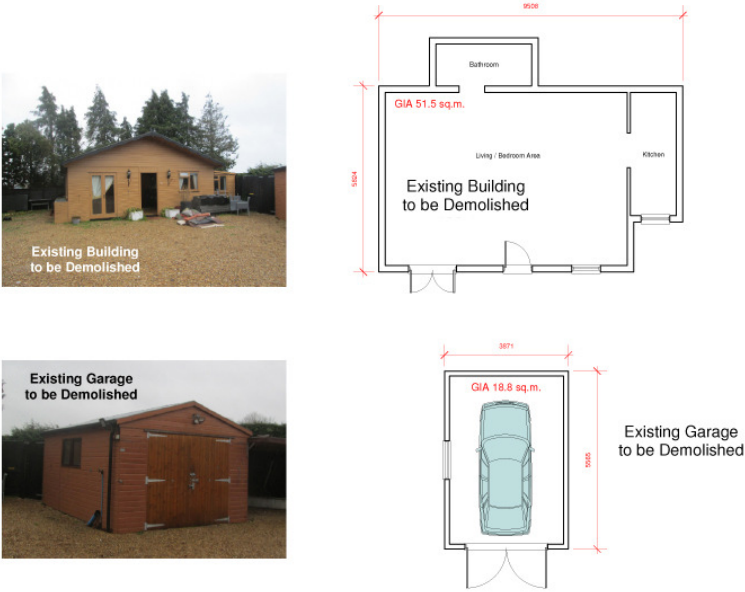


Site Location Plans

**PROPOSED BUNGALOW AT SPOONERS, THE HEATH, WOOLPIT,  
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**Site Location Plan**



**Existing Building Details**

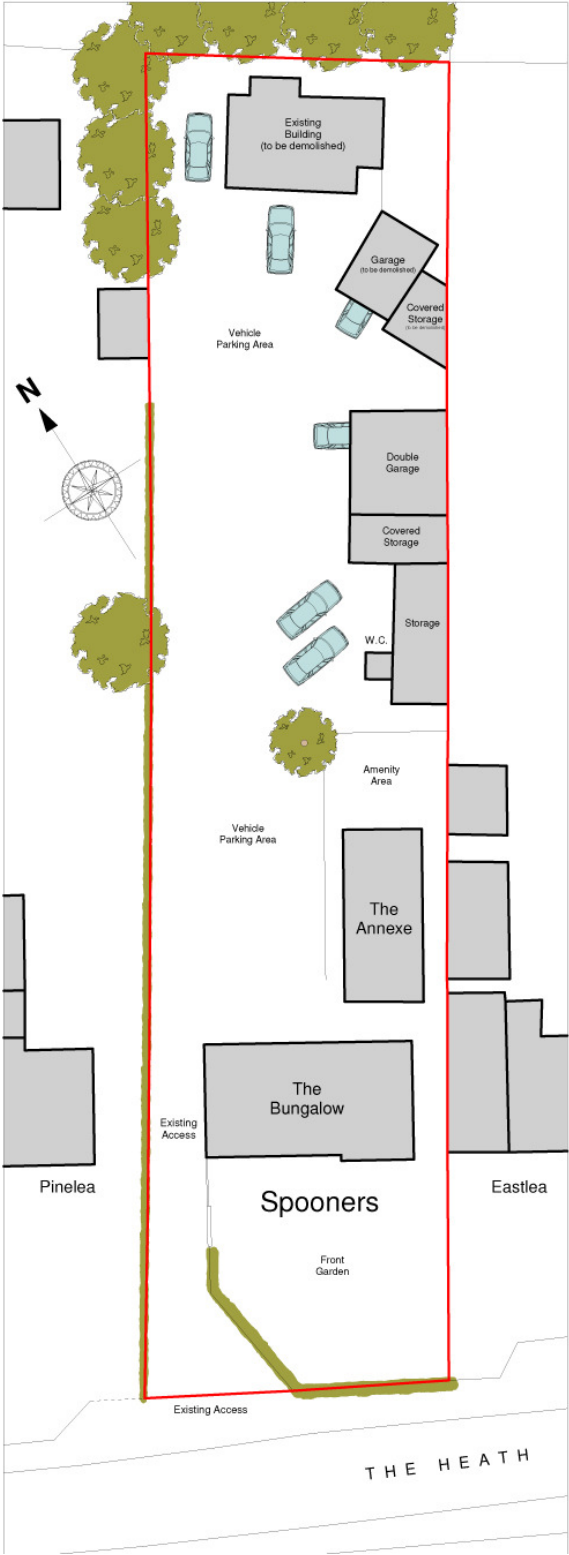
## PROPOSED DEVELOPMENT

As stated previously a formal planning application has been submitted to create a proposed bungalow which have been designed to be near zero carbon and near zero energy efficient. It is intended that the new bungalow will be created to a high standard demonstrating sustainable and 'green' credentials to reduce running costs through greater energy and water efficiency, and reduced maintenance.

The completed bungalow shown will be constructed to a high standard and the following construction methods are to be incorporated as a standard:

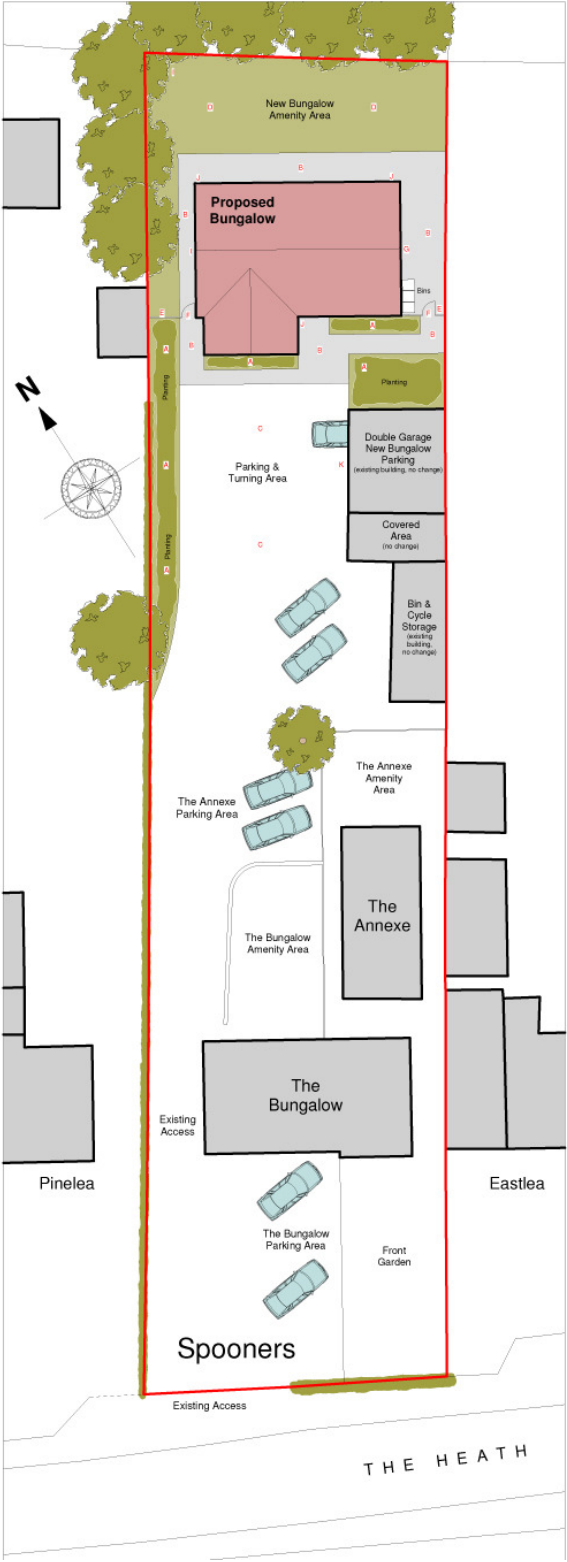
- Roof insulation to give a 'U' value of 0.10 W/m<sup>2</sup> K.
- Wall insulation to give a 'U' value of 0.17 W/m<sup>2</sup> K.
- Floor insulation to give a 'U' value of 0.12 W/m<sup>2</sup> K.
- Double glazed UPVC windows to give a 'U' value of 1.2 W/m<sup>2</sup> K.
- The heating will be provided by a highly efficient air sourced heat pump – the heat pump will supply heat to the underfloor heating and hot water
- The heating systems will be highly efficient with timing and zone heating controls.
- Efficient insulation of pipework.
- Detailing to prevent thermal bridging.
- Efficient internal lighting.
- Improved 'U' values, minimizing thermal bridging and incorporating accredited construction details will all be incorporated together with a low air permeability rate.
- All appliances are A rated, and the lighting is highly energy efficient.
- All the above have given previous schemes an 'A/B' grade Energy Efficiency Rating and an 'A/B' grade Environmental Impact Rating with very low CO<sub>2</sub> emission levels to save money, improve comfort and help the environment.

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**Existing Site Layout Plan**

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**Proposed Site Layout Plan**



## DESIGN ISSUES AND APPEARANCE

In terms of design, scale, and appearance it is considered that the proposed traditional bungalow as shown could be accommodated on the site without impacting unduly upon the surrounding area. The site consists an existing single storey building which has very poor insulation and requires refurbishment for modern day living. The site is well screened by existing fences and the proposed height of the new building has been kept to a minimum. We feel that the proposal respects the scale and character of the existing development in the locality, and it is also considered that the proposal would not result in overdevelopment of the site and sufficient amenity space would be provided for the existing and proposed dwellings.

The final design solution now includes the following:

- Proposed eaves and ridge heights have been kept to a minimum and careful consideration has been given to design and orientation to prevent any overlooking or overshadowing.
- The proposed traditional design has been created to compliment existing adjacent properties.
- Highly efficient air source heat pump is to be incorporated to make the new dwelling eco-friendly and highly efficient.
- The new bungalow is proposing to use an existing entrance off The Heath which is shared with Spooners Main Bungalow and The Annex.
- An existing garage is also due to be dismantled to make way for the proposed development.

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- On site car parking to be provided to alleviate the possibility of congestion in the area. Two spaces have been shown and allocated to Spooners Main Bungalow and The Annex. 2No. garage spaces (already constructed on site) have been allocated to the replacement bungalow.
- Locally sourced materials to be used.
- Underground rainwater harvesting tanks to be investigated.
- Bat and bird boxes are to be provided on site as part of the proposal. Bat boxes will be positioned away from any artificial light sources
- Waste materials created during the development e.g. log piles, brash, rocks etc. are to be used to create hibernacula and refugia for common reptiles. These will be positioned on the site boundaries and situated in partial shade.
- Gaps are to be created in any new boundary fences to provide commuting routes through the developed site for hedgehogs. Hedgehog houses are to be incorporated into the proposed development.
- Water efficiency measures to be introduced.

## **MATERIALS**

**Windows** - UPVC Coloured White

**Doors** - UPVC Coloured White

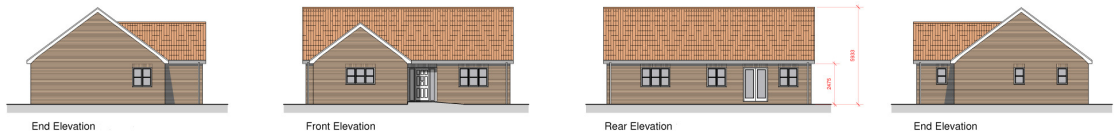
**Gutters, Fasia, Downpipes** - UPVC Coloured White

**Brickwork** – Facing brickwork to be agreed, 65mm machine made stock bricks laid in Stretcher Bond

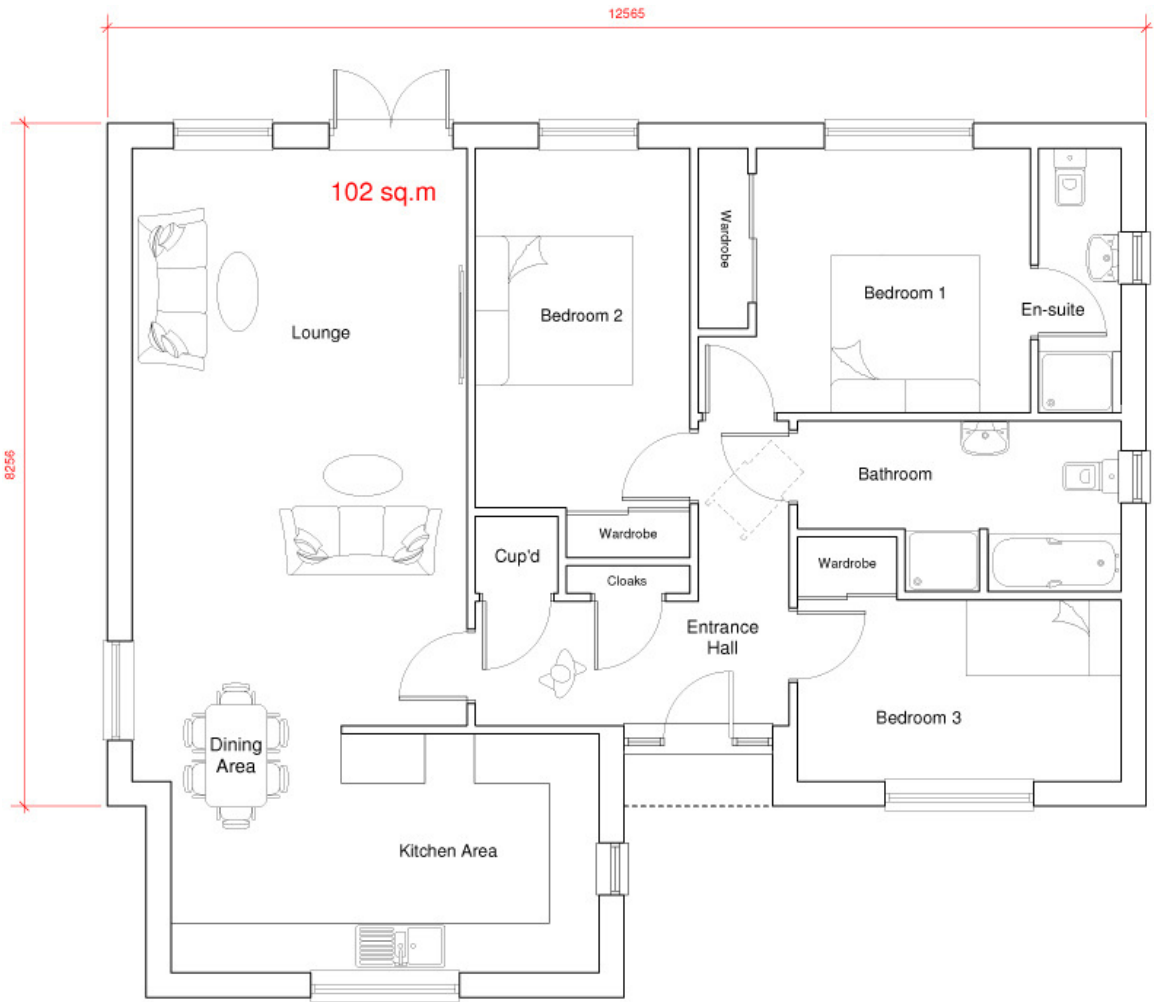
**Tiles** - Redland Fenland Pantile – Terracota (to be agreed)

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**Heating - Air Source Heat pump**



**Proposed Elevations**



**Proposed Floor Plan**

## **SCALED PARAMETERS**

The existing building has an internal area of 51.5 sq.m. measuring 5.8m x 9.5m. The existing garage to be lost from the site measures 3.8m x 5.5m and has an internal area of 18.8 sq.m.

The proposed scheme provides a single storey dwelling to the rear of Spooners, Woolpit. The proposed bungalow has an internal area of 102 sq.m. with the completed building measuring 12.5m x 10.6m. max. The bungalow has a 2.47m eaves height and measures 5.9m to the overall top of the ridge.

The site as outlined **in red** on the attached drawings has an area of 1,486 sq.m. Please refer to the drawings attached to the planning application for more detail on the parameters of the dwelling and the site.

## **ACCESS**

The proposed bungalow is to be constructed on a flat and level site with good access to front and rear doors and adequate external parking and turning has been provided on site. As standard the dwelling will be designed for disabled access with level thresholds to the principal entrances and an accessible W.C. with sufficient turning on the ground floor. An existing access point from The Heath has been utilised for this development which is shared by Spooners Main Bungalow and The Annex.

## **SUMMARY**

Development at any scale and location should make a positive contribution to providing better places for people and we feel our proposal does. The proposal aims to minimise reliance on nonrenewable high-carbon energy sources and maximise the use of decentralised and renewable or low-carbon energy sources and sustainable construction technologies. We feel that our proposal of a near zero carbon / near-zero energy dwellings fulfills all these requirements. The application site is close to an existing residential area and a short distance from services and facilities within the local area.

The application site currently contains an existing building which has poor insulation standards and is in need of refurbishment. We feel a sensitively designed dwelling will bring about a positive enhancement to the environmental quality and character of the surrounding area. The proposed scheme would be acceptable in terms of its character and appearance. It will complement and enhance the character of the surrounding area whilst ensuring that there will be no adverse impact on the existing dwellings beyond the site. The overall result is a planning application that will provide positive benefits through the delivering of a high-quality residential dwelling on a sustainably located site adjoining the existing settlement of Woolpit.

This is a genuine attempt to create an exceptional dwelling as demonstrated in the elements of construction we are proposing. We feel the proposals shown would be an attractive development which would enhance the character of the area.

**T.E. Linstead BSc A.C.I.A.T.**

**Anglia Design LLP**

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**Existing Building to be Replaced**



**Existing Garage to be Dismantled**

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**Existing Spooners Main Bungalow and The Annex**



**Existing view looking North from Spooners Main Bungalow**