

## DESIGN AND ACCESS STATEMENT

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ERECTION OF REPLACEMENT DWELLING

at

OAK VIEW, THURLESTON LANE, IPSWICH, IP1 6TH

for

MR. & MRS. BERNARD AND WENDY KIRBY



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## **1.0 INTRODUCTION**

- 1.1 This Design and Access Statement accompanies a planning application at Oak View, Thurleston Lane, Ipswich, Suffolk, IP1 6TH for Erection of a replacement dwelling.
- 1.2 On the application site is an existing dwelling and two separate outbuildings used for storage.
- 1.3 The site is accessed via an existing access off Thurlseton Lane.

## **2.0 DESIGN AND ACCESS STATEMENT**

### **Use**

- 2.1 The proposed replacement dwelling continues the use of the site as residential. There are residential dwellings to the north and the south.

### **Amount**

- 2.2 The proposal replaces an existing dwelling with a new 2 bedroom dwelling. One existing outbuilding is to remain.

### **Layout**

- 2.3 The new dwelling is to be sited in the same area as the existing dwelling although it has been moved a little further from the boundaries.
- 2.4 The layout proposed respects the surrounding neighbours and like the existing dwelling will hardly be visible from Thurleston Lane.

### **Scale**

- 2.5 The proposed dwelling is single storey with a flat roof to ensure the impact on surrounding development is minimised. The height is mostly 2.8m with the part in the centre at 3.5m high.

### **Landscaping**

- 2.6 The existing hedgerow to the north is proposed to be retained. No trees or hedgerows are proposed to be removed.

### **Appearance**

- 2.7 The proposed dwelling is a modern proposal with a flat roof with, grey windows and fascias, & white render and vertical cedar boarding to external walls. PV panels will be positioned on the roof.

### **Access**

- 2.8 The existing access is retained.
- 2.9 One existing outbuilding is to remain for storage and cycle parking.
- 2.10 An electric vehicle charging point is proposed close to the parking areas.
- 2.11 The bin presentation area is be situated close to the roadside edge.

## **3.0 CONCLUSION**

- 3.1 The proposal is for the replacement of an existing dwelling of a scale and design which would be in keeping with the existing pattern of development and respect the amenity of existing dwellings.