

Planning, Design & Access Statement

to accompany a Planning Application for the installation
of external wall insulation to the North side elevation

“Hillside”
School Road
Coddenham
Suffolk
IP6 9PR

Introduction:

This Planning, Design and Access statement (PDAS) Statement has been prepared to accompany the Planning Application for the above application noted above which is for the installation of external wall insulation to the North side elevation.

This DAS sets out the design principles and concepts that have been applied to the proposed development and explains how issues relating to access dealt been considered. This DAS has been produced in conformity with the provisions of Circular 01/2006 and Section 327 of the 1990 Town and Country Planning Act and has, where appropriate, followed the guidance contained within the CABE booklet ‘Design and Access Statements - How to write, read and use them’.

Documents forming this application:

Block plan drawing showing North point and site location/ block plans – 2023076/01
Part footprint plans and elevations as existing and as proposed – 2023076/02

Application site and surroundings:

“Hillside” lies within Mid Suffolk Council’s Coddenham Conservation Area and therefore planning permission is required for this alterations to the building’s façade, if it were not in a Conservation Area then the proposed energy saving works would be considered “Permitted Development”.

“Hillside” is not a Listed Building.

The side elevation of “Hillside” has an insignificant presence in the street scene as it is hidden by the adjoining property ‘Beech Trees’, “ Hillside” is a detached town house style of dwelling with a traditional scale and proportion. The town house has been extended at single storey rearwards over its lifespan.

“Hillside” has a variety of exterior finishes (painted brickwork and smooth render to the dormer cheeks) the brickwork been painted over in cream paint and the dormer cheeks in white paint.

The side boundary of “Hillside” is not defined but positive discussions with the adjacent owner of ‘Beech Trees’ have taken place and access has been agreed.

National planning policy:

The National Planning Policy Framework (NPPF) – paragraph 135 – requires the Council to consider within its planning application determination process “a balanced judgement... having regard to the scale of any harm or loss and the significance of the heritage asset”. It is considered that this proposal would be in accord with that aim.

Sustainability:

The proposed application of external wall insulation to the North side elevation will provide better heat retention to the most thermally exposed element of the town house building reducing energy costs and impact on energy usage.

This application of external insulation will also provide better acoustic qualities, both from the transmission of vehicular/ background noise and vibration from the surrounding road.

These are also factors supported within the NPPF which is in favour of sustainable development.

Design Principles:**Land Use**

The property is a detached town house.

Amount

The application is for the installation of external insulation and a matching cream coloured smooth finish.

Requirement for Planning Permission

The necessity for this planning application is because there are no 'permitted development' rights for this type of work in a Conservation Area.

Landscaping

This is not relevant to this application.

Appearance

The proposed installation of external insulation and a cream coloured smooth finish will give a uniform external finish. The projection of the external wall insulation system will be above damp-proof course level, below the render drip to ground the retained brickwork will be painted black in the traditional Suffolk palette and style to match existing.

Access - Logistical

This is not relevant to this application.

Access - Disabled

The existing access arrangements for those with mobility or visual impairment will not be made worse by these proposals.

Conclusions:

The application proposals are a result of a thorough, well-considered design process initiated by specific Client requirements utilising a high quality material to retain the character and setting of the building.

It is considered that the proposal will not have any adverse effect on the building surroundings or the Conservation Area in general, and that Planning Permission for such positive energy saving installations should be supported by the Council in accordance with their own and National Government environmental policies.