

Land adj. to Woodside, Barrack Road, Assington
Suffolk CO10 5LP

- 1) Two New Single Residential Dwellings to Land owned by the property 'Three Ways'

Design & Access Statement – February 2023

1.0	Introduction
1.1	<p>This design and access statement accompanies a planning application for the redevelopment of an area of unused wasteland the proposal of two No. bungalow with adequate parking for a minimum of 3 to 4 cars and gardens in excess of 100m² and access onto the highway.</p> <p>The DAS has been prepared to satisfy the requirements of article 4C of the town country planning (general development procedure) order 1995 (as amended). This statement is to be read in conjunction with the following:</p> <p>2021072-P001A 2021072-P002A 2021072-P003A</p>
2.0	Design Principles & Concepts
2.1	<p>Site Description</p> <p>The site is located just outside of an established residential area within the south easterly end of Assington, accessed via the main access road Marshalls Green off the A134 from Colchester or Sudbury in the other direction Little Cornard/Bures. The site is located at the easterly entrance to Barrack Road, in a prominent location on the junction with High Road.</p> <p>The main shopping Amenities are located approximately six miles to the North/West of the site in Sudbury. There is a Supermarket and post office not within walking of the property and larger amenities the closest town would be Sudbury with a fair sized town centre with all conveniences.</p> <p>The site is currently wasteland adjacent to the property Woodside (as per the attached existing plans 2021072-P001A) and is owned by Threeways, Barrack Road, Assington.</p> <p>The site is generally rectangular in shape and accessed via the highways near to the junction of High Road and Barrack Road.</p> <p>The Land is a medium sized parcel so a relatively decent sized plot located on entering High Road/Barrack Road from the south west of the site. The properties in this village are completely different in style and size ranging from chalet bungalows and two storey houses. There is ample land to accommodate such additions of two no. new build properties.</p>
2.2	<p>Features</p> <p>The land is set in a prominent location just down from the junction of High Road surrounded by trees and shrubbery I believe the land previously used as an allotment for the property Threeways. The site boundaries are set by chain link fence to form a means of enclosure.</p>

2.2

Layout

2.2.1 - Safety and Security.

NEW BUILD ECO DWELLINGS

The design of the new residential dwelling is based upon the appearance of the existing surrounding properties, The front elevations will be aesthetically pleasing to those road users and neighbouring properties, but that of a single storey height to accommodate an adequate living space without causing overshadowing or privacy issues of neighbouring properties, this should have minimal impact on the neighbouring properties. The proposal will enhance the character of the site and create an attractive front and side elevation from the road without impeding on scale and proportions. The addition of offstreet parking by means of a garage and driveway to eliminate any on street parking which in this location is very hard to find without causing a hazard to the other road users.

The extension will accommodate 3 bedrooms and associated living, dining kitchen spaces and bathroom space. The addition of a cart lodge style garage to provide additional undercover parking for either a vehicle or cycle as per the layout attached 2021072-P004A.

Considerations has been made to the existing public and residential amenity to ensure that Privacy is of utmost importance to allow for neighbouring properties to be private with no overlooking or minimal where a window is required, hence the requirement to have two Bungalow. The doors and windows have been positioned at ground floor level for added security to the property and to provide a modern family home with the addition of a fair-sized garden. The property with have great views to be appreciated over the fields behind the property.

There will be in excess of 100m² of garden amenity to both plots.

The windows have been positioned to appreciate the views of the surrounding fields it has been designed to provide an Eco-friendly property with a high level of energy. Consideration will be made to meet the minimum requirements of Carbon Neutral standard. Energy efficiency system inclusive of an Air Source Heat Pump/Solar Panels, efficiency of walls, floors, roof, windows and doors.

2.2.2 – Relationship of buildings, routes and spaces.

The footprint of the Property is very different to all neighbouring properties on this side of the river, but within Assington itself there have been a couple of similar bungalows approved in recent months but allows the flow to support a detached property with a family setting.

2.2.4 – The new build will accommodate a

Ground Floor Level

- 1) Kitchen
- 2) Living Room
- 3) Dining Room

	<p>4) Family Bathroom 5) Ensuite Bathroom 6) Garden Room</p> <p>2.2.5 – The detached property is positioned northerly within the plot with associated parking to this area also.</p> <p>2.2.6 – 1) The New Dwellings is entirely Natural Environment in association with its existing use.</p> <p>2.2.7 – 1) The new dwellings have been proposed for the site to provide additional family living accommodation where the plot is large enough without being over constructed.</p> <p>2.2.8 – 1) The relationship of the surrounding buildings and occupiers is acceptable having taken in to consideration the neighbour’s privacy to both sides and its location centrally and has existing properties to the east and west. The proposal will not cause any obstructions of neighbouring properties nor will it cause overshadowing or disruption to any views from the existing properties.</p> <p>2.2.9 – 1) Justification has been made to the width, height and length of the two new dwellings to ensure they have minimal impact on the surrounding environment and offer adequate parking and garden amenity to the property user without significantly altering any neighbouring properties views.</p> <p>2.2.10 – General look:</p> <p><u>NEW DWELLING</u></p> <p>The new dwellings will take on a modern style of vertical weatherboarding to feature sections with render or facing brickwork to the remainder walls. The dwellings will have a dual pitch slate roof suited to the building with valleys etc where required to match the existing surrounding neighbouring properties. The two plots will have a site boundary fence of a minimum 6 foot between properties but of lower level to the rear and front to appreciate the surrounding environment.</p>
2.3	<p><u>Scale & Appearance</u></p> <p>1) <u>NEW DWELLING</u> The new dwellings will be in keeping with the existing surrounding properties and of similar appearance and scale and has been designed to have minimal impact on neighbouring properties. The new dwellings are designed to have a dual pitch roof ensure that the characteristics are similar to neighbouring properties. The site is currently a green space with trees and shrubbery and where possible there will remain to not take away the beauty of the area. The proposed dwellings have been considered for its location as they would offer the perfect location to enjoy the scenic Assington countryside. Adequate off street parking where the site can achieve a minimum of 2 spaces.</p>

	<p>The new dwellings has had the design set by neighbouring precedents which helps give a basis to the local environment. Concentration was made to the existing properties elevation for the presentation of the new scheme providing a modern yet stylish front elevation.</p> <p>The external appearance of the new dwellings would presents as facing brickwork to DPC and render or vertical weatherboarding above with a dual pitched slate roof.</p> <p>From the front elevation the property could have a well-established garden frontage with a small grass verge allowing vision clear space for safe access on and off of the proposed plots onto the highway each dwelling will have an access footpath laid to concrete slabs.</p>
2.5	<p><u>Materials</u></p> <p>The new build elevation designs incorporate a number of facing materials, as follows:</p> <p>Roof: Slate tiles to match existing pitched roofs.</p> <p>Walls: Facing brickwork and render/Weatherboarding to match existing neighbouring properties.</p> <p>Windows & Doors: Triple glazed windows either aluminium/uPVC and doors either composite/aluminium or uPVC as per design on elevation attached.</p>
2.6	<p><u>Landscaping</u></p> <p>The boundary will remain as existing with the chain link fence to all boundaries and a brick wall to boundary the rear of the garden. The single plot will be split into two separate plots to create 2No. new homes.</p>
3.0	<p><u>Access</u></p> <p>The site is located off Barrack Road, Assington. Colchester, Little Cornard, Bures or Sudbury are the nearest towns.</p> <p>The approaches to and around the site will be changed to allow a clearly visible access onto the site. There are no visible bus route links less than 5 mins walk to the nearest bus stop in the main village centre that provides access to Colchester/Sudbury and surrounding area links also.</p> <p>There will be a requirement to add Car-parking to this property as it currently stands there are no clear driveway access points currently used, but to ensure that there is some off-street parking provisions will be required to be made. There will be no requirement for any dropped kerbs.</p> <p>The entrance to the site will change to accommodate a driveway where the pitch of the verge is adequate to accommodate this, but should be a positive influence on the proposal. The driveway will allow for the water to drain away.</p>
	<p><u>Heritage Assets</u> N/A</p>
3.1	<p><u>Consultations</u> N/A</p>

4.0	Why the Proposed Development was Chosen
4.1	<p>1) <u>NEW DWELLING</u></p> <p>The proposals is for two No. single storey structure offering flexible living accommodation to families offering low impact accommodation, Provisions for space and flexibility with the addition of a substantial garden and parking amenity. The space is suitable in size to allow for two dwellings without looking over developed. The properties are of the most appropriate size for families to accommodate. There is a lack of essentially family sized accommodation more so that offers and energy efficient factor.</p>
5.0	Access Statement
	Relationship of the access to the building to surrounding roads and footpaths. This will remain unchanged.
6.0	Eco/Renewable Energy Source Features
	<ol style="list-style-type: none"> 1) Solar Panels 2) Electric Car Charging Point 3) Rainwater Harvesting 4) ASHP 5) Triple Glazed 6) Highly Insulated 7) High Efficiency Heating systems