



**WINCER  
KIEVENAAR**

CHARTERED ARCHITECTS

Planning Application for a Single Dwelling and Outbuilding at:  
Land to the rear of Threeways,  
Cross St, Drinkstone

DESIGN AND  
ACCESS  
STATEMENT

Ref: 5874\_DAS  
September 2023

## ▶ 5874

Full Planning Application:

Address:

Land to the rear of Threeways, Drinkstone

Local Authority:

Mid Suffolk District Council

Client:

Herin Investments

Date:

September 2023.

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## PROPOSAL SUMMARY

Wincer Kievenaar Architects were appointed to prepare this Design and Access Statement in support of a Planning Application for a Single Dwelling and Outbuilding at the land to the rear of Threeways, Cross St, Drinkstone.

This statement and supporting documentation is prepared in accordance with The Communities and Local Government publication “Guidance on Information requirements and validation” (March 2010) which sets out in Section 6 the requirements for Design and Access Statements.

A further amendment to the requirements for Design and Access Statements was made via The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 No. 1238. Article 4 states the following new requirements for Design Access Statements:

(2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about—

(a) the design principles and concepts that have been applied to the development; and  
(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement shall—

(a) explain the design principles and concepts that have been applied to the development;  
(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;  
(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;  
(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and  
(e) explain how any specific issues which might affect access to the development have been addressed.

The proposal outlined within this document is comprised of 1 No. dwelling and associated garage, external works and landscaping.



# 1.0 INTRODUCTION

## PROPOSAL SUMMARY

This site to which this planning application relates is for the erection of a single No. 4 Bed house with associated private garden space and garage.

## CONSULTANT TEAM

Architecture: Wincer Kievenaar  
Architects

## EXISTING SITE

Drinkstone is a village within the district of Mid Suffolk District Council to the South East of Bury St Edmunds.

The site, outlined in red, is to the rear of Threeways - a two storey dwelling set along Rattlesden road. The site was formally part of the garden of existing house and is separated by an existing hedgerow.

The site is of modest size with views to the south across an open field over Cross Street - the street from which site access is to be gained.

Tree and hedgerow planting provide natural screening to site from neighbouring properties and recreation ground on the northern, western and eastern boundaries.



## 2.0 SITE CONTEXT



## PLANNING CONTEXT

The site is outlined in red on the Drinkstone Green Local Plan to the right.

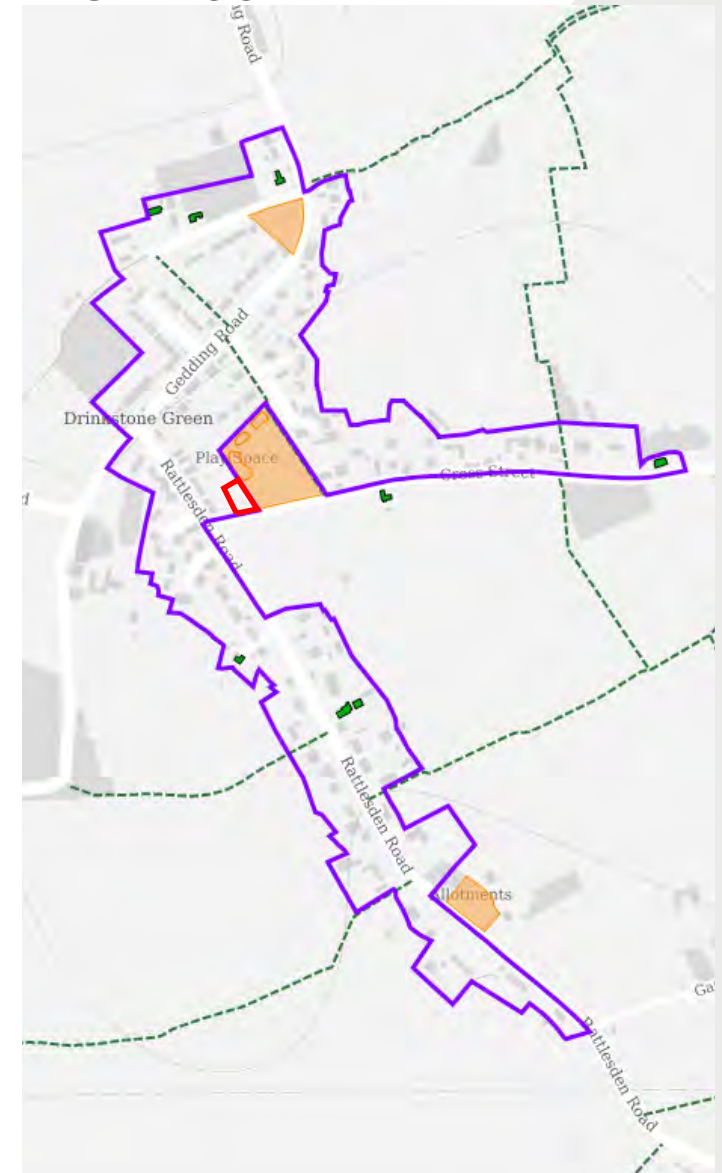
The site is located within the centre of the Drinkstone Green settlement and is entirely within the settlement boundary (solid purple line).

The site shares a boundary with designated open space to the west. There no other factors affecting the site.



Local Plan Village Map Key

## 2.0 SITE CONTEXT



Local Plan Drinkstone Green Map

## DRINKSTONE GREEN CHARACTER

Drinkstone can be termed as an informal layout with three constituent clusters; Drinkstone, Drinkstone Park and Drinkstone Green.

In the case of Drinkstone Green, the principal pattern of development lines Rattlesden Road. Many of these properties front directly onto the road and have a much closer relationship to one another.

Parcels of development are located away from the roads and take the form of cul de sacs and closes. An example of which is The Meadows. These are distinctly different with the majority of buildings set back from the road or facing driveways and garages.

Drinkstone Green has a varied architectural form and typology and period of vernacular buildings with none being particularly dominant.

Materials used within the village are typical of the area and include soft hue bricks, pitched roofs, earthy coloured roof tiles and traditional slate.

The majority of dwellings in close proximity to the site are detached or semi detached with much denser development located along Rattlesden Road. Typically, dwellings are two storeys with single storey elements. There are no designated assets in close proximity to the site.



Typical houses along Gedding Road

Penwood, Cross Street



## 3.0 CHARACTER ANALYSIS



The Meadows, Rattlesden Road

Threeways Cottage, to the front of the site





▼  
2.0  
SITE CONTEXT

SITE PHOTOGRAPHS



Approach to site from Rattlesden Road



View of the site from recreational area



View south from the site

Site frontage in the street scene from Rattlesden Road





5.0

## USE AND AMOUNT

### USE

The application site is currently used for C3 Residential and is located entirely within the settlement boundary.

The proposed use shall remain as C3 residential and be comprised of a single detached dwelling with an associated 2 bay garage.

### AMOUNT

**Site area:**  
603.1 sqm

**House:**  
4 Bed 8 Person dwelling  
GIFA: 204.3 sqm



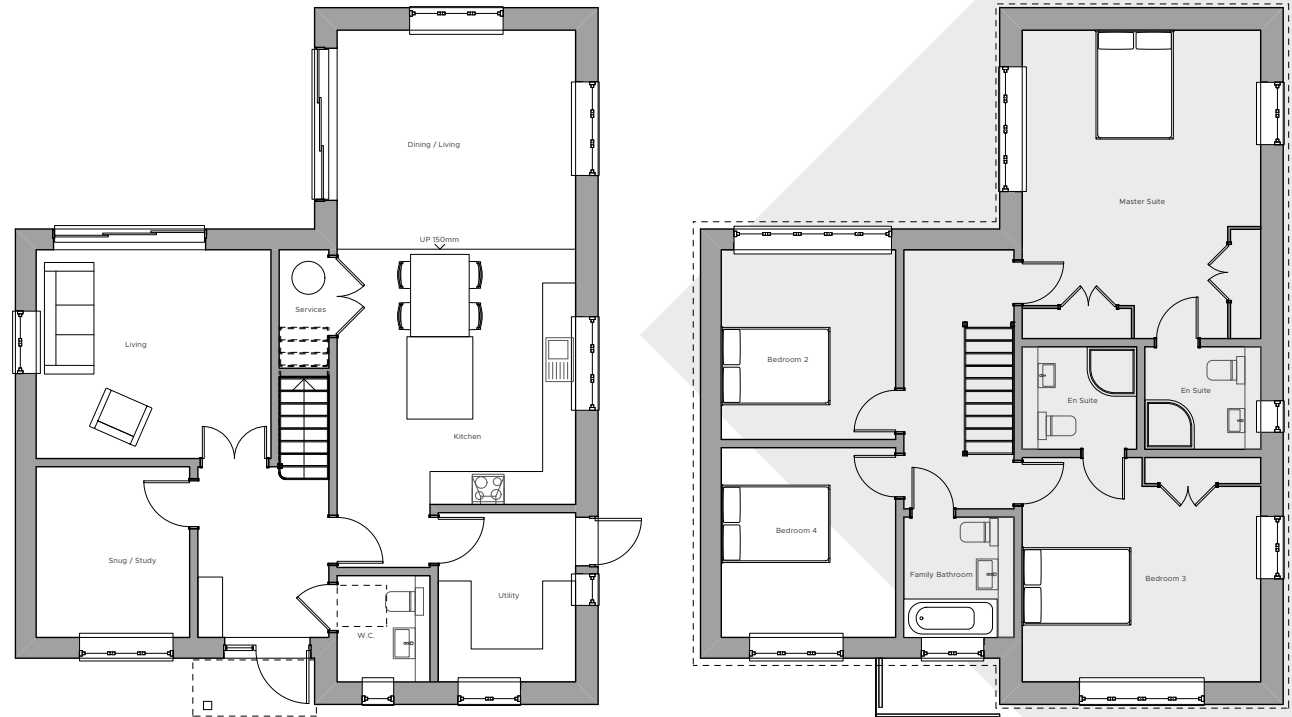
▼  
6.0  
LAYOUT

## DWELLING

The dwelling has been designed to consider the scale and form of local architecture in the area whilst providing a generous and functional internal layout.

The internal ground floor layout include an open-plan kitchen/living space with large windows and garden access. The main living room and study snug sit to the east offering privacy and intimacy. The plan creates a balance between traditional formal rooms and open plan living.

The first floor will accommodate 4 double bedrooms, with two en-suites and a family bathroom. First floor windows positioned to prevent any overlooking of neighbouring properties, with the majority of glazing facing the garden area or the public area beyond the street.



## SCALE

As identified in the character analysis imagery, there is a variety of scale and form within Drinkstone Green.

The scale of the proposed dwelling considers this and provides an individual dwelling which draws upon the local architectural language.

## MASSING

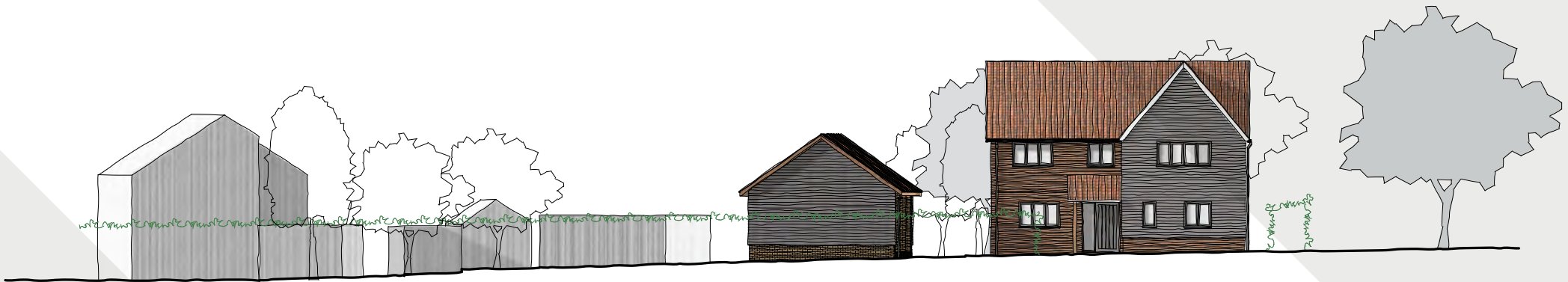
As is characteristic, the principal roof range run parallel to the road, with projections in the form of gable breaking up the roof line.

Careful consideration has been given to the massing of the proposed dwellings to ensure that the depth and scale of each intersecting gable roof range is appropriate to the context. The area of the dwelling matches that of the

## 7.0

## SCALE AND MASSING

more recent developments in the area, allowing for two full height storeys as is typical of these houses.



▼  
8.0  
APPEARANCE

## ARCHITECTURE

As previously stated in this document, the design of the new dwelling is heavily influenced by the existing architecture of Drinkstone Green. This influence is reflected in the choice of materials and design elements, including the use of traditional black weatherboarding, timber windows, and brick walls to match those prevalent in the local area.

In our design, we have incorporated these traditional materials to ensure a seamless integration into the context. The use of timber windows

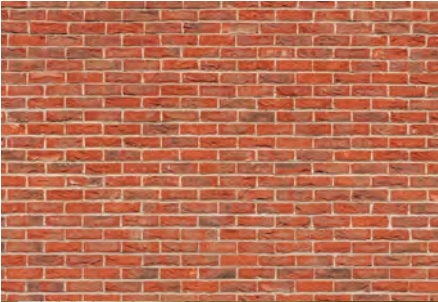
brings a sense of warmth and character to the dwelling but aligns with the traditional aesthetic of the locality. Similarly, the application of traditional black weatherboarding and brick walls pays homage to the local vernacular, creating a sense of continuity and blending the new dwelling into its surroundings.



# 8.0 APPEARANCE

## MATERIALS

A palette of materials has been selected to ensure the proposed dwellings are fitting of their context and take consideration of the tones and hues prevalent in the area.



▲  
Traditional red brickwork

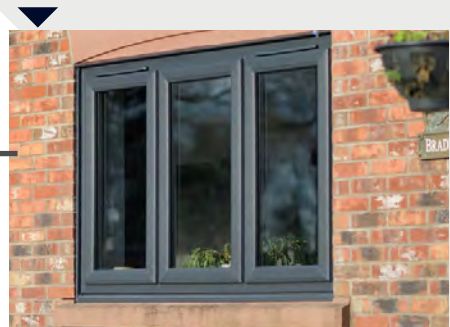


▲  
Pan tiles

Grey horizontal cladding to reflect traditional weatherboarding.



Grey UPVC windows





# 9.0 LANDSCAPING

## PUBLIC REALM

Existing trees and hedgerows have been surveyed within the site. The majority of planting is retained and is further enhanced through native hedge planting to domestic edges.

## SITE

Private amenity areas are to the north western aspect of the proposed dwellings and enclosed with perimeter native hedge mix hedging, to the public realm and neighbouring property. The private amenity area indicated shall be primarily laid to lawn with a paved patio, accessed from the house.

Image of existing site frontage.



▼  
10.0  
ACCESS

## SITE ACCESS

Access to the site shall be via a new access off Cross Street. The proposed access has good visibility to the east and west and achieves the required 2.4m x 43m in each direction (within a 30mph zone). A bound surface is provided to the dwelling entrance.

The refuse presentation point is indicated on the proposed site plan and is visible from the public highway. Refuse storage shall be within the individual dwelling private amenity areas.

