

Wychwood

Wychwood
Hill Farm Lane,
Chelmondiston, IP9 1JU



Trish Wrinch and Shelagh Pope commissioned Rob Pearce Architects to prepare designs for a replacement two storey dwelling at Wychwood, Hill Farm Lane, Chelmondiston. The existing 3-bedroom, single storey bungalow belonged to Trish's parents, whose family have farmed on the Peninsular for several generations and was purchased by Trish's parents on their retirement from their farm in Shotley.

Hill Farm Lane runs north off the main road in Chelmondiston with its mix of housing, and is on the edge of the hinterland village, much of which is within the AONB of the Orwell Estuary. The lane leads to Hill Farm, a large red brick farmhouse with adjacent farm buildings and an equestrian centre. In the late 60s and early 70s, a small number of bungalows of varying design were built along the lane, of which Wychwood is one.

The existing property, which is within the Chelmondiston built up area boundary, is utilitarian with little architectural merit and is in need of significant modernisation. It sits within a sizeable plot, benefiting from several mature trees, particularly on the north eastern and south western boundaries, which it is planned to retain. It is fronted by a mature hedge, again, which it is proposed to conserve. The south eastern boundary faces Hill Farm Lane and agricultural land. The north western boundary backs onto adjacent gardens, with the land dropping down sharply to Pin Mill Lane, with its range of mainly two storey dwellings.

The existing footprint of Wychwood, including the garage and conservatory is 178.59 sqm. At present, the north eastern end of the property sits right on the boundary with Almond, the nearest adjacent property. The fence is approximately 2m in height at this location. In the proposed design, the north eastern end of the dwelling would be 4m from the boundary fence.

The proposed two storey, 3-bedroom replacement dwelling has a total internal floor area of 334.75 sqm, including the integral garage, which would now sit on the front/south eastern side of the dwelling, a distance from the boundary with Almond.

The shallow pitched roof of Wychwood is 3.05m above ground level up to the ridge. Almond, to the Northeast of Wychwood is 4.7m high up to the ridge and Bingley, to the Southwest beyond two adjacent driveways, is 4.8m high. The proposed two storey dwelling is 6m to the ridge, with a shallow pitched roof.

Trish and Shelagh wanted to commission a quality sustainable new house in place of the utilitarian existing dwelling, which would enhance the natural beauty of the area. The aim is for the modern design and appearance to have a positive impact on the character of the lane and area. The roof will be clad in zinc with zinc gutters and downpipes, the core of the dwelling is built of red clay brick, laid in a flemish bond with lime mortar pointing. Additions to the brick core of the proposed new dwelling will be clad in natural timber boarding, giving the proposed new dwelling a rich palette of materials, which will weather over time.

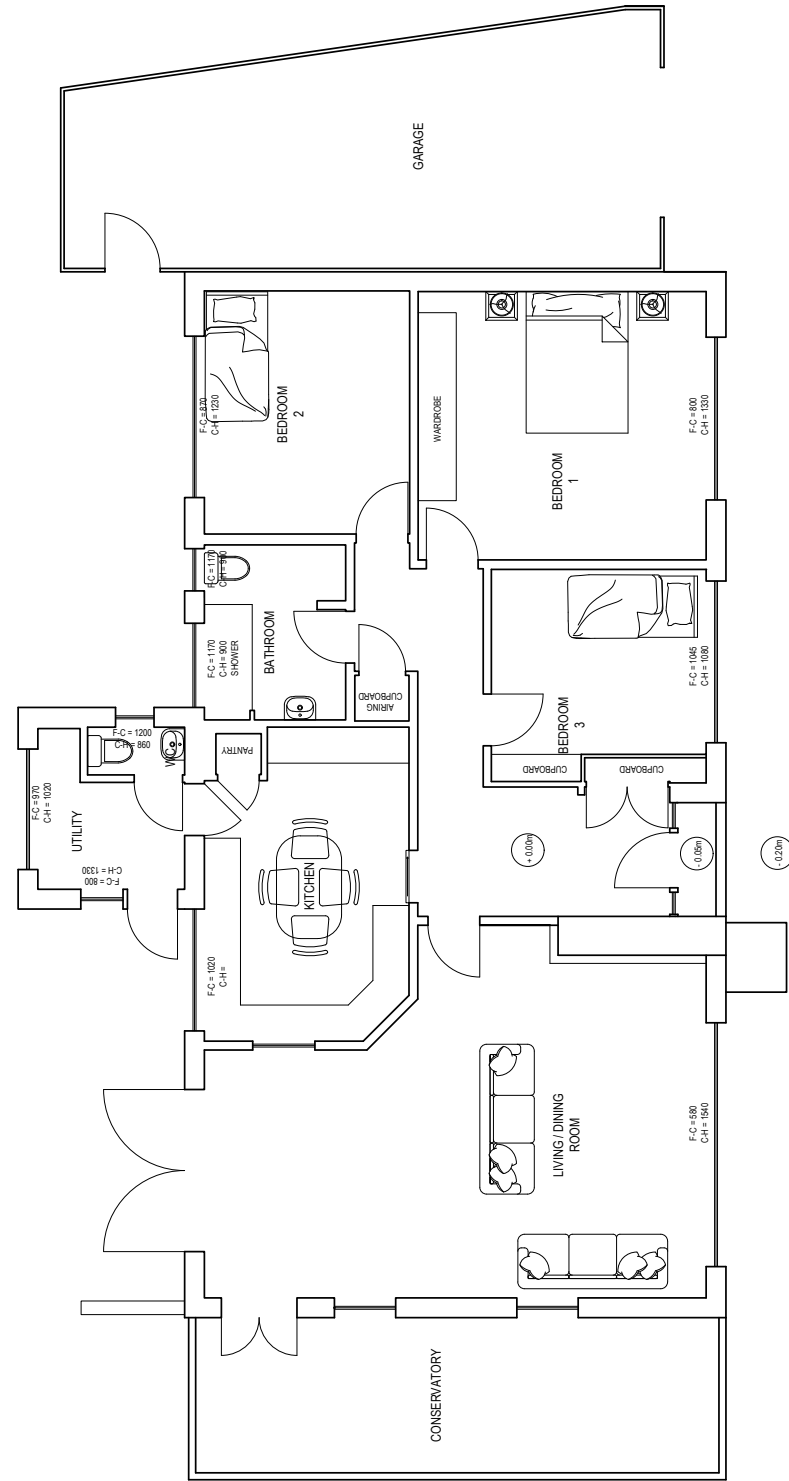
Drawings provided showing more details:

- Site Plan - DWG 001. Scale 1:1250 @ A4
- Existing Survey - DWG 002. Scale 1:50 @ A1
- Proposed Plans, Elevations and Section - DWG 003 Scale 1:100 @ A1
- Proposed Site Plan - DWG 004 Scale 1:200 @ A3
- Existing and Proposed Site Sections - DWG 005 Scale 1:100 & 1:50 @ A1
- Existing and Proposed Footprint - DWG 006 Scale 1:200 @ A3
- Proposed Landscape Plan - DWG - 007
- Proposed Vehicle Manoeuvrability - DWG 008 Scale 1:200 @ A3
- Proposed parking - DWG 009 Scale 1:200 @ A3

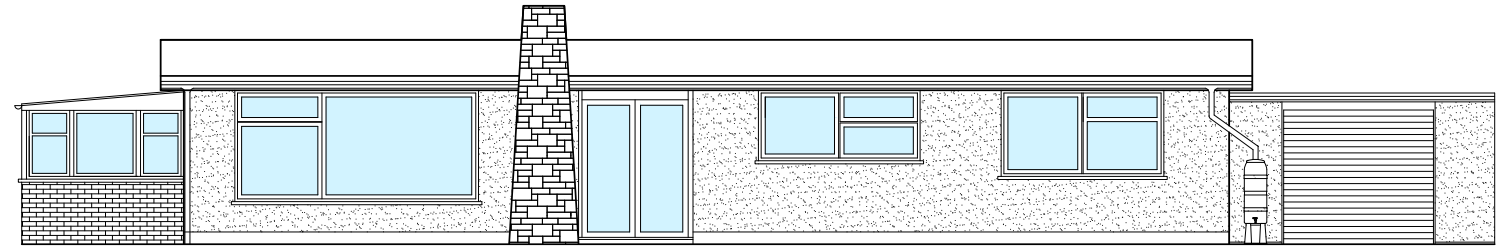


CLIENT Trish Winch & Shelagh Pope	PROJECT NO. 2022/014	DRAWING No. 001	PROJECT Wychwood, Hill Farm Lane, Chelmondston, Suffolk, IP9 1JU	DESCRIPTION A4 Existing Site Plan	SCALE 1:1250 @ A4	DATE 03.05.2023	DRAWN BY RP	<p>ROB PEARCE ARCHITECTS</p> <p>100 Broadland Road The Central Office 100 Broadland Road Suffolk IP12 1YU Tel: 01728 888887 Email: rob.pearce@robpearcearchitect.com Website: www.robpearcearchitect.com</p>
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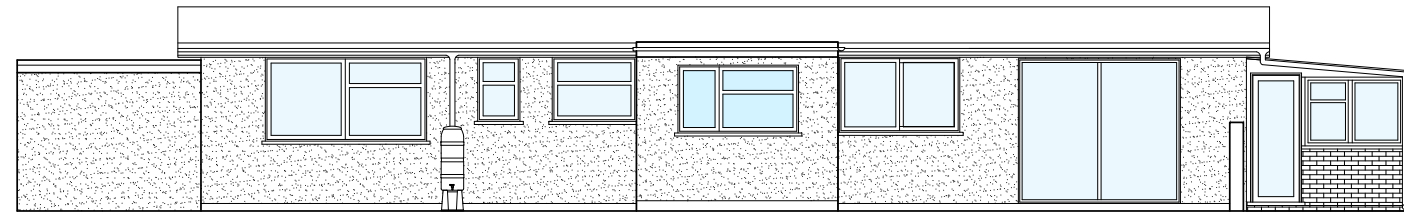
Site Location outlined in red, taken from Promap OS map



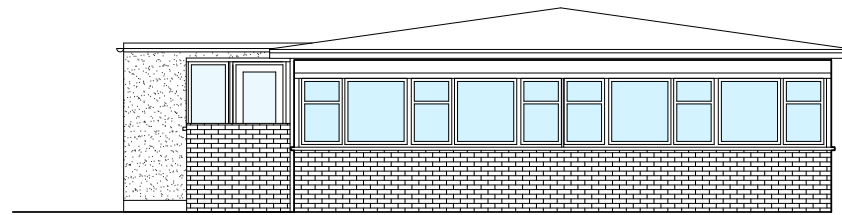
EXISTING FLOOR PLAN @ 1:50 SCALE



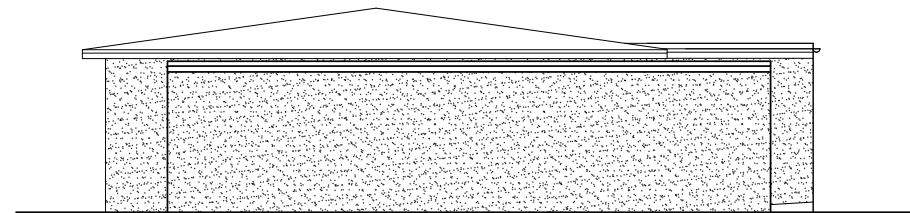
EXISTING SOUTH EAST ELEVATION @ 1:50 SCALE



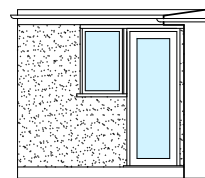
EXISTING NORTH WEST ELEVATION @ 1:50 SCALE



EXISTING SOUTH WEST ELEVATION @ 1:50 SCALE



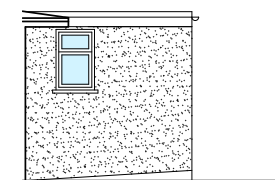
EXISTING NORTH EAST ELEVATION @ 1:50 SCALE



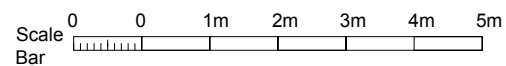
PART OF EXISTING SOUTH WEST ELEVATION OF THE REAR ENTRANCE PORCH @ 1:50 SCALE



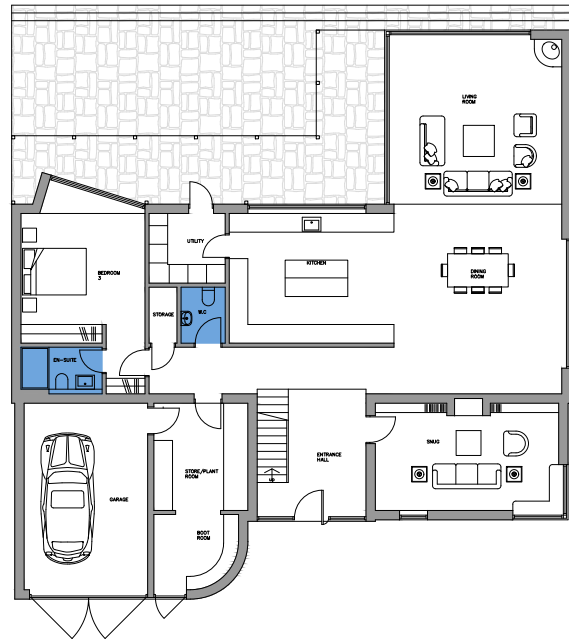
PART OF EXISTING SOUTH WEST ELEVATION INTO THE GARAGE @ 1:50 SCALE



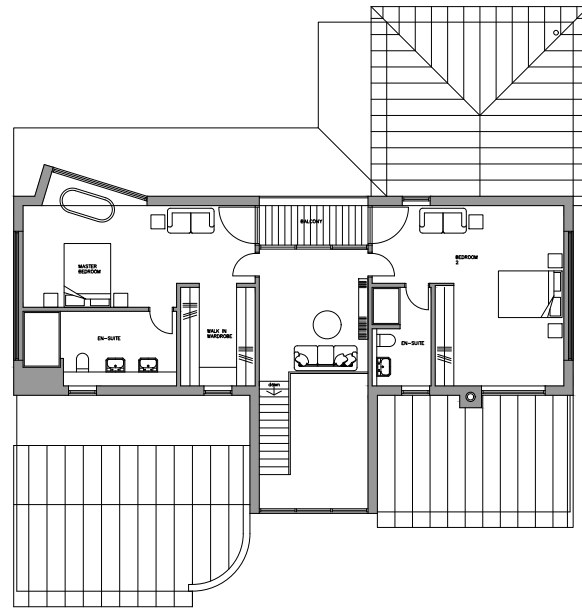
PART OF EXISTING NORTH EAST ELEVATION OF THE REAR ENTRANCE PORCH @ 1:50 SCALE



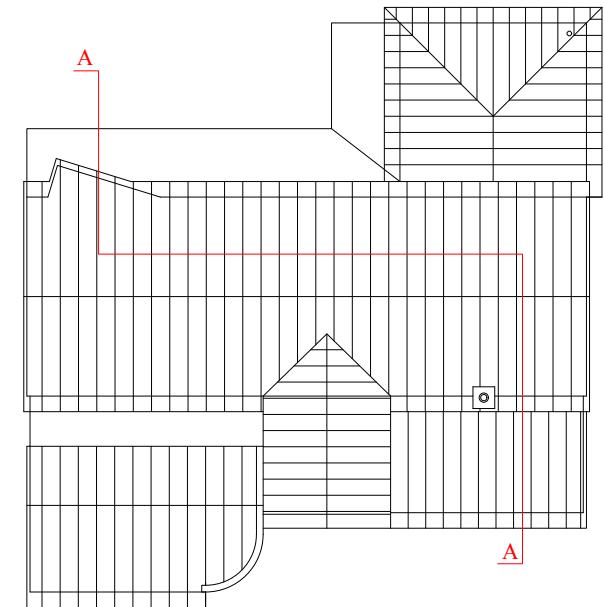
<p>Scale Bar</p>	<p>CLIENT</p> <p>Trish Wrinch & Shelagh Pope</p>	<p>PROJECT NO.</p> <p>2022-014</p>	<p>DRAWING No.</p> <p>002</p>	<p>PROJECT</p> <p>Wychwood, Hill Farm Lane, Chelmondiston Suffolk IP9 1JU</p>	<p>DESCRIPTION</p> <p>Existing Floor Plan & Existing Elevations</p>	<p>SCALE</p> <p>1:50 @ A1</p>	<p>DATE</p> <p>28.02.2023</p>	<p>DRAWN BY</p> <p>GF</p>	<p>ROB PEARCE ARCHITECTS The Street, Earl Soham, Suffolk, IP13 7RT Tel: 01728 865887 Email: rob.pearce@framroadband.com Website: http://www.robpearcearchitect</p>
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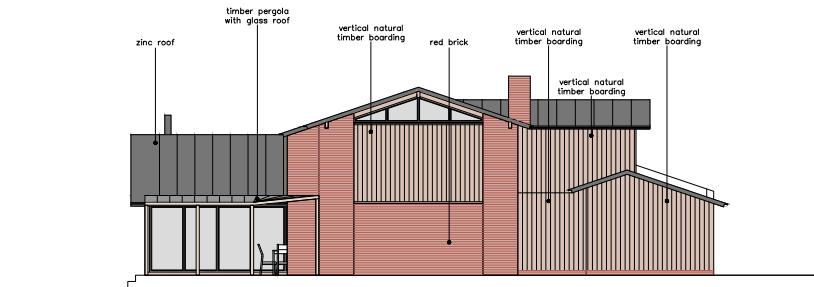
PROPOSED GROUND FLOOR PLAN @ 1:100 SCALE



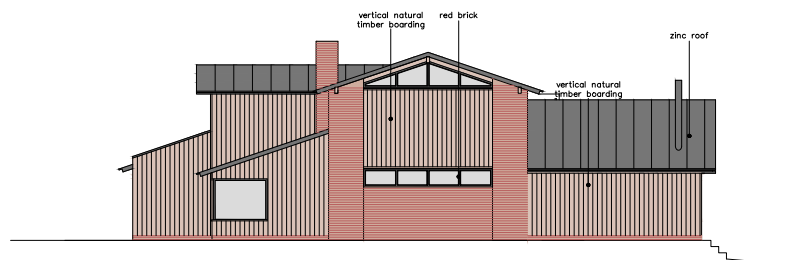
PROPOSED FIRST FLOOR PLAN @ 1:100 SCALE



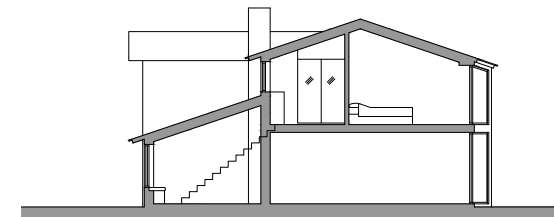
PROPOSED ROOF PLAN @ 1:100 SCALE



PROPOSED SOUTH ELEVATION @ 1:100 SCALE



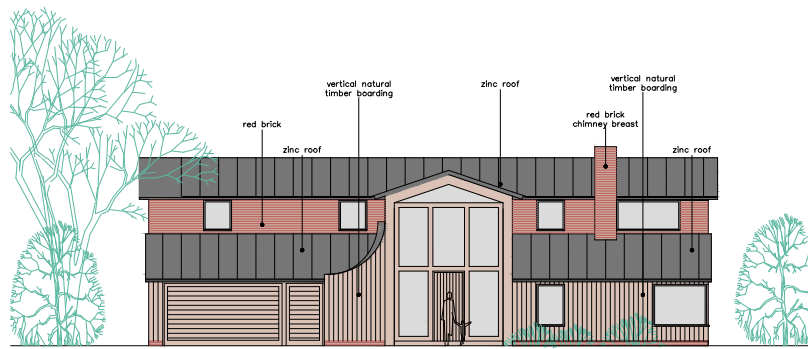
PROPOSED NORTH ELEVATION @ 1:100 SCALE



PROPOSED SECTION @ 1:100 SCALE



PROPOSED WEST ELEVATION @ 1:100 SCALE

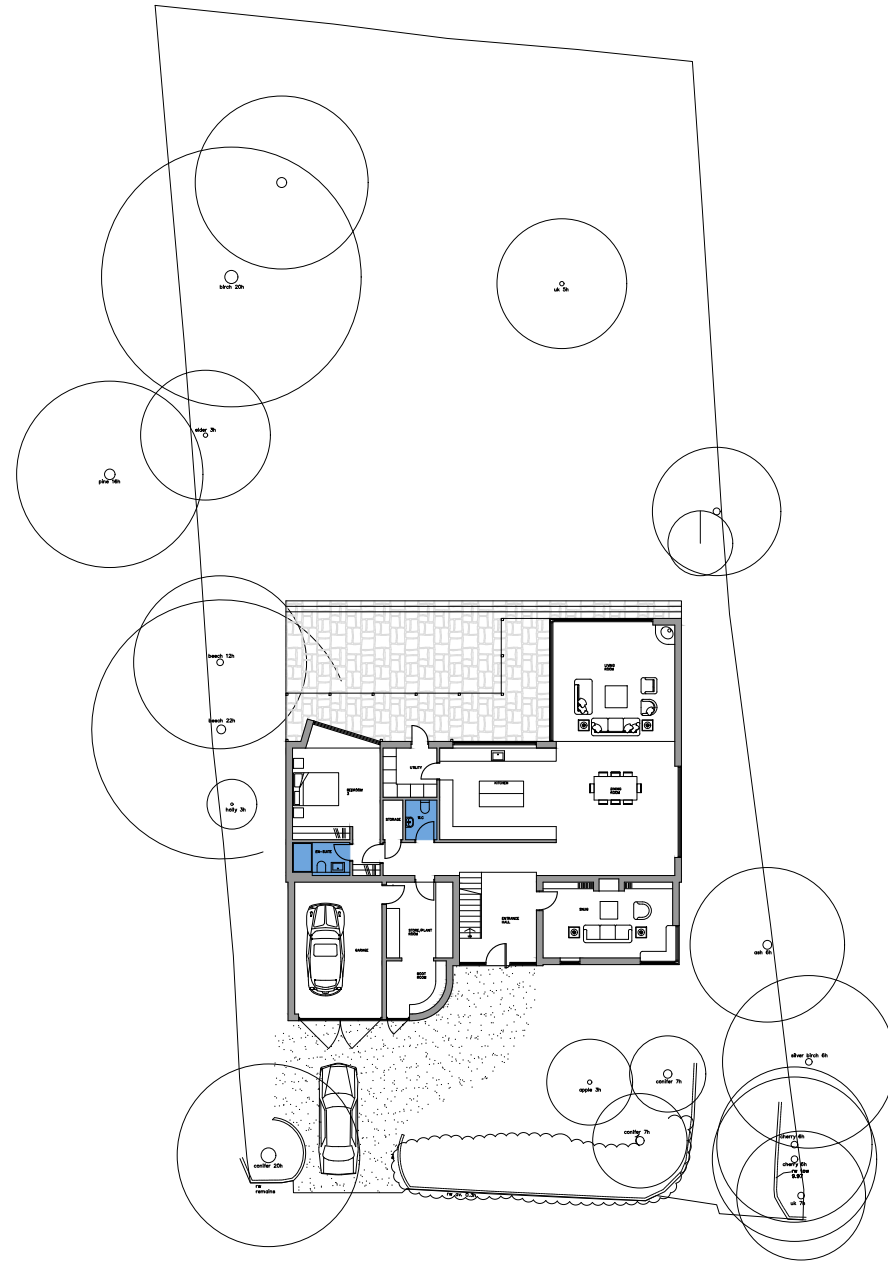


PROPOSED EAST ELEVATION @ 1:100 SCALE

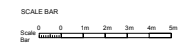


PROPOSED WEST ELEVATION @ 1:100 SCALE

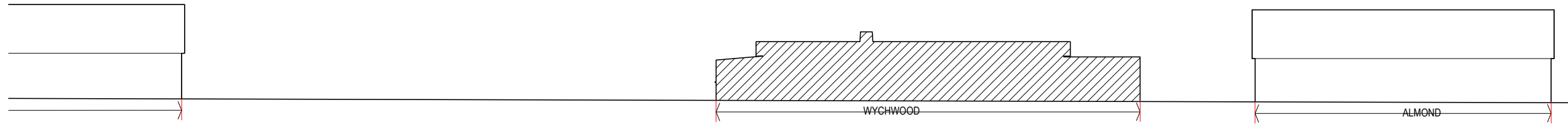
	<p>CLIENT Trish Wrinch & Shelagh Pope</p>	<p>PROJECT NO. 2022-014</p>	<p>DRAWING No. 003</p>	<p>PROJECT Wychwood, Hill Farm Lane, Chelmondiston Suffolk IP9 1JU</p>	<p>DESCRIPTION Proposed Plans, Elevations and Section</p>	<p>SCALE 1:100 @ A1</p>	<p>DATE 22.10.2023</p>	<p>DRAWN BY SB</p>	<p>ROB PEARCE ARCHITECTS The Street, Earl Soham, Suffolk, IP13 7RT Tel: 01728 865887 Email: rob.pearce@framroadband.com Website: http://www.robpearcearchitect</p>
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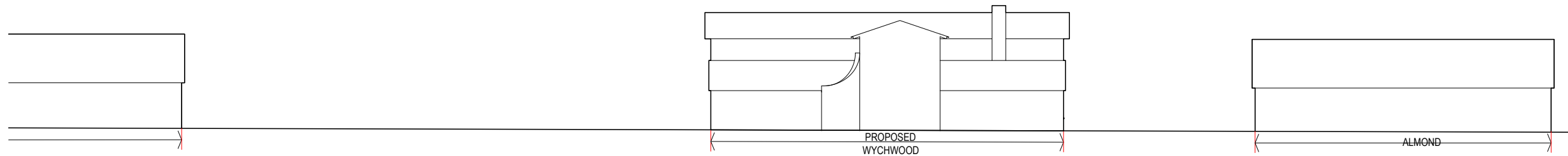
PROPOSED SITE PLAN @ 1:200 SCALE



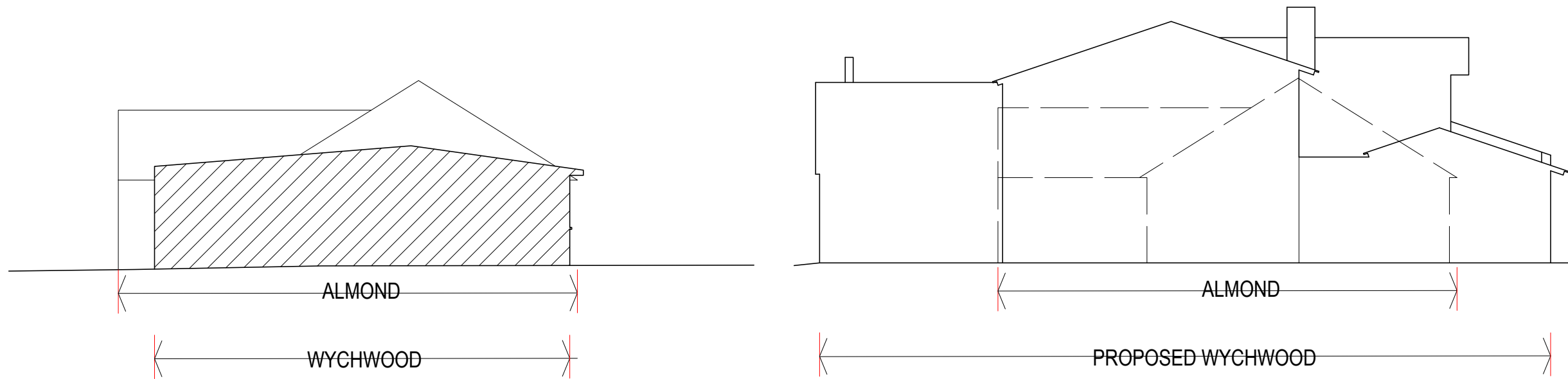
CLIENT Trish Winch & Shelagh Pope	PROJECT NO. 2022/014	DRAWING No. 004	PROJECT Wychwood, Hill Farm Lane, Chelmondiston, Suffolk, IP9 1JU	DESCRIPTION Proposed Site Plan	SCALE 1:200 @ A3	DATE 06.05.2023	DRAWN BY RP	ROB PEARCE ARCHITECTS Rob Pearce Architects The Old Rectory 41-43 High Street Ipswich Suffolk IP1 1JF Tel: 01728 686887 Email: rob.pearce@robpearcearchitects.com Website: www.robpearcearchitects.com
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EXISTING @ 1:100 SCALE



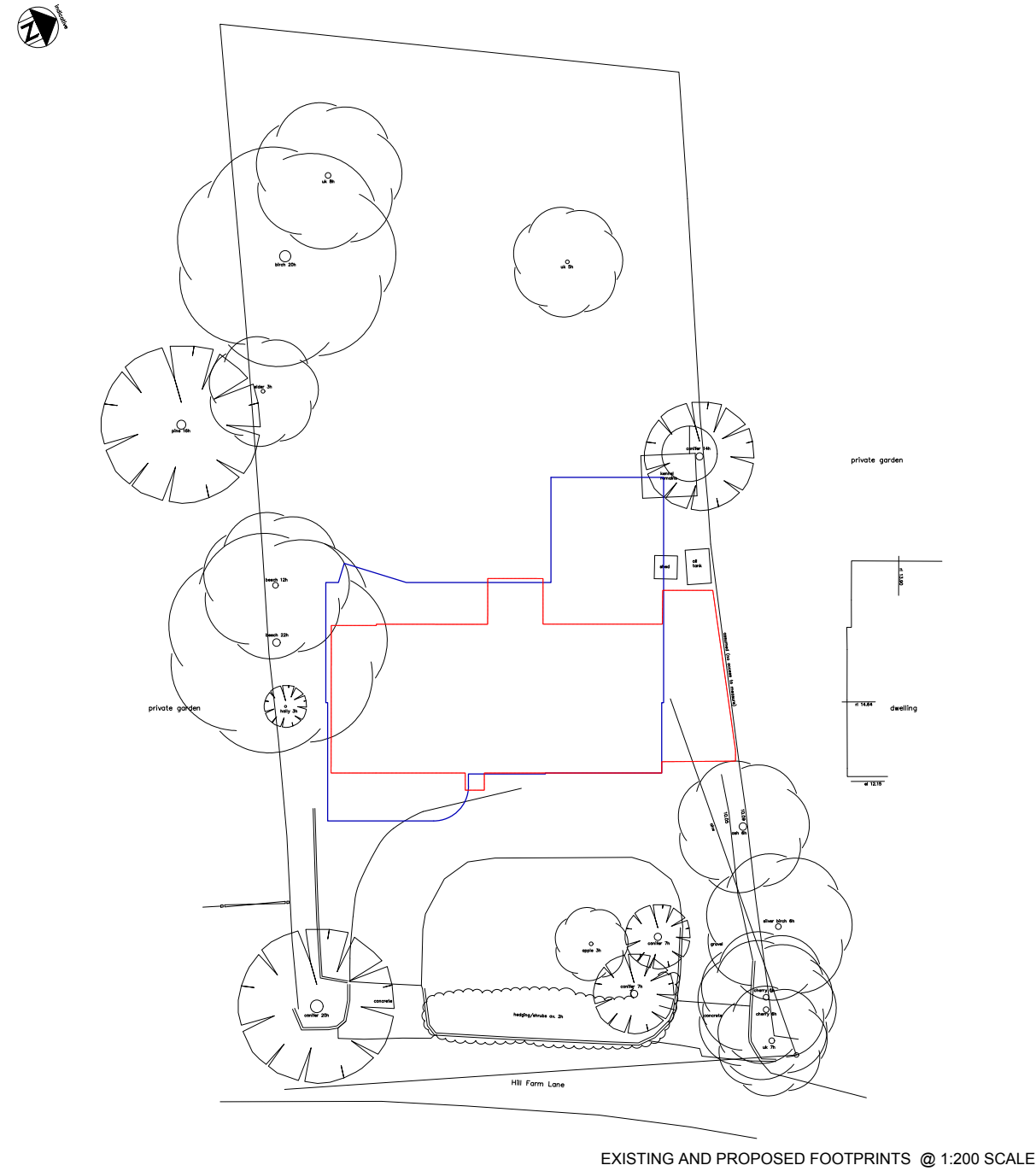
PROPOSED @ 1:100 SCALE



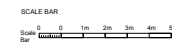
EXISTING @ 1:50 SCALE

PROPOSED @ 1:50 SCALE

	<p>CLIENT Trish Wrinch & Shelagh Pope</p>	<p>PROJECT NO. 2022-014</p>	<p>DRAWING No. 005</p>	<p>PROJECT Wychwood, Hill Farm Lane, Chelmondiston Suffolk IP9 1JU</p>	<p>DESCRIPTION Existing and Proposed Site Sections</p>	<p>SCALE 1:100 & 1:50 @ A1</p>	<p>DATE 04.05.2023</p>	<p>DRAWN BY SB</p>	<p>ROB PEARCE ARCHITECTS The Street, Earl Soham, Suffolk, IP13 7RT Tel: 01728 865887 Email: rob.pearce@framroadband.com Website: http://www.robpearcearchitect</p>
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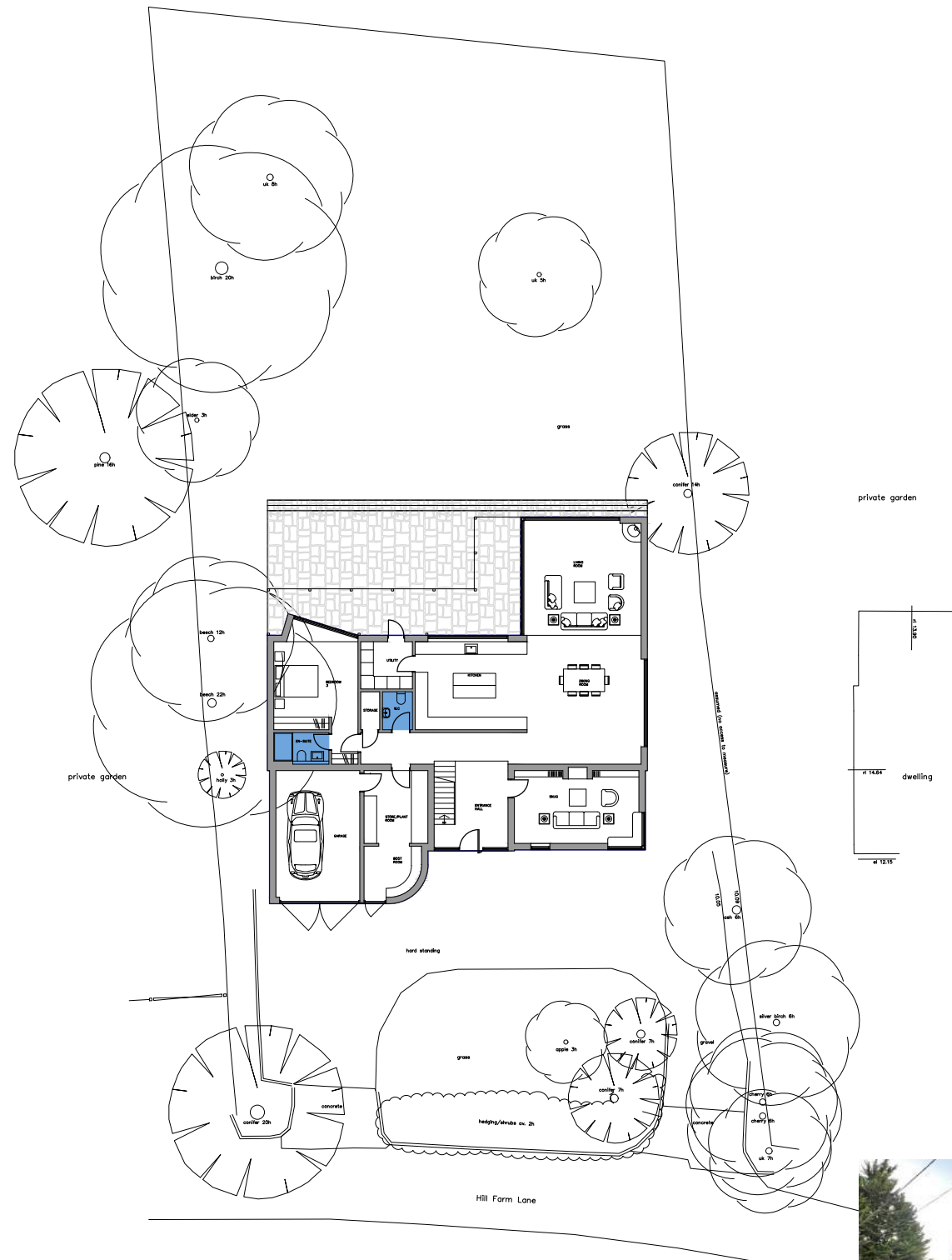


- existing footprint
- proposed footprint



CLIENT Trish Winch & Shelagh Pope	PROJECT NO. 2022/014	DRAWING No. 006	PROJECT Wychwood, Hill Farm Lane, Chelmondiston, Suffolk, IP9 1JU	DESCRIPTION Existing and proposed footprints	SCALE 1:200 @ A3	DATE 06.05.2023	DRAWN BY RP	ROB PEARCE ARCHITECTS Rob Pearce Architects The Old Rectory 41-43 High Street Ipswich, Suffolk IP1 1JF Tel: 01728 686887 Email: rob.pearce@robpearcearchitects.com Website: www.robpearcearchitects.com
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LANDSCAPE PLAN
DWG 007



Southern border fence and trees (mainly Hornbeam) adjacent to conservatory



Southern border from rear garden, with Hornbeam, Sycamores, Silver Birch



Large conifer adjacent to L-Hand front driveway, from Hill Farm Lane



Front hedge and trees, from Hill Farm Lane



Northern border with garage and trees (Sycamore and Conifer in background)



R-Hand/Northern driveway, hedge and trees (Conifer and Cherry) from Hill Farm Lane



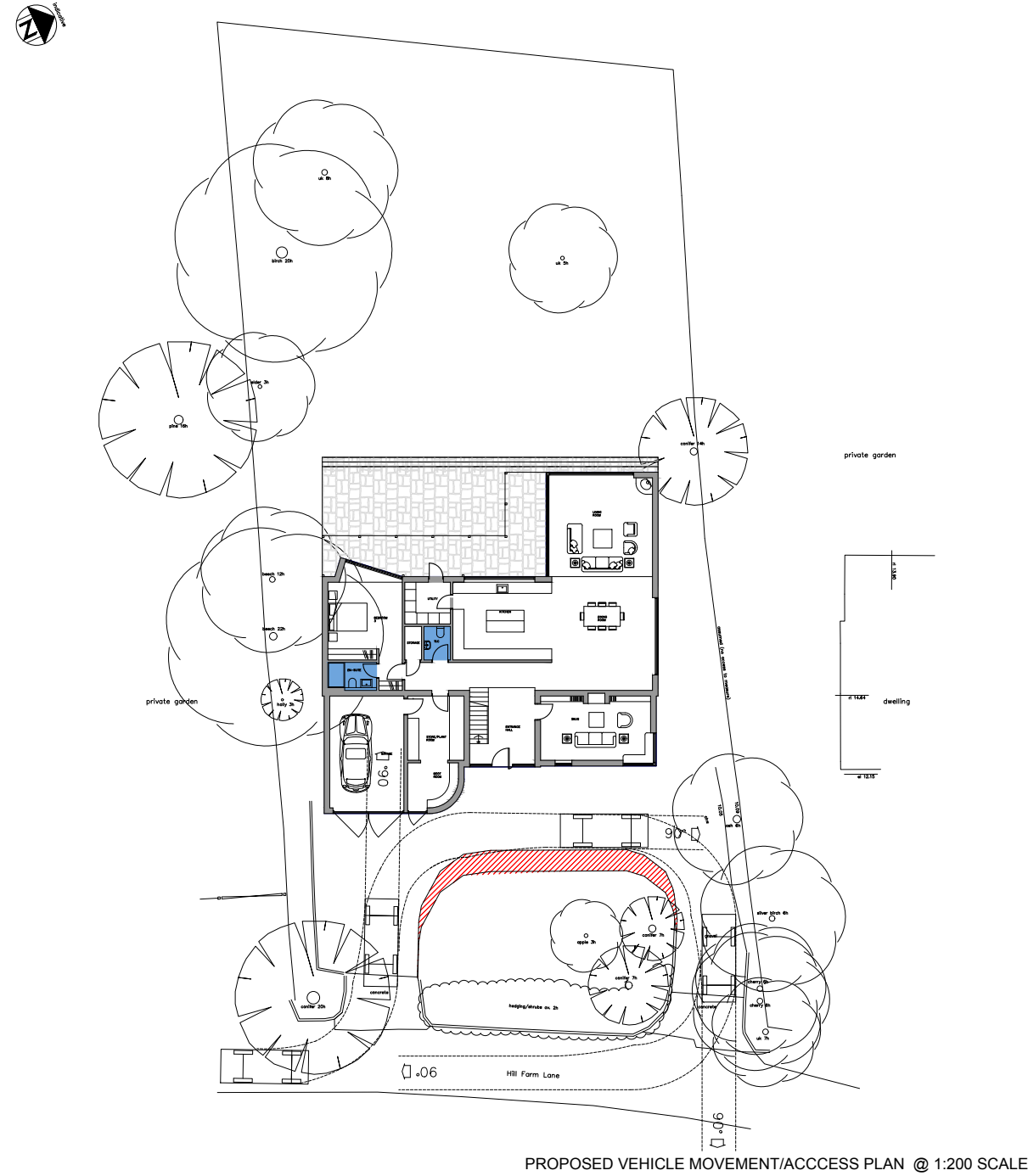
L-Hand/Southern driveway entrance, from Hill Farm Lane, overshadowed by large Conifer




Front boundary hedge and trees from Hill Farm Lane



Looking back at the Southern boundary & Hornbeams from rear garden

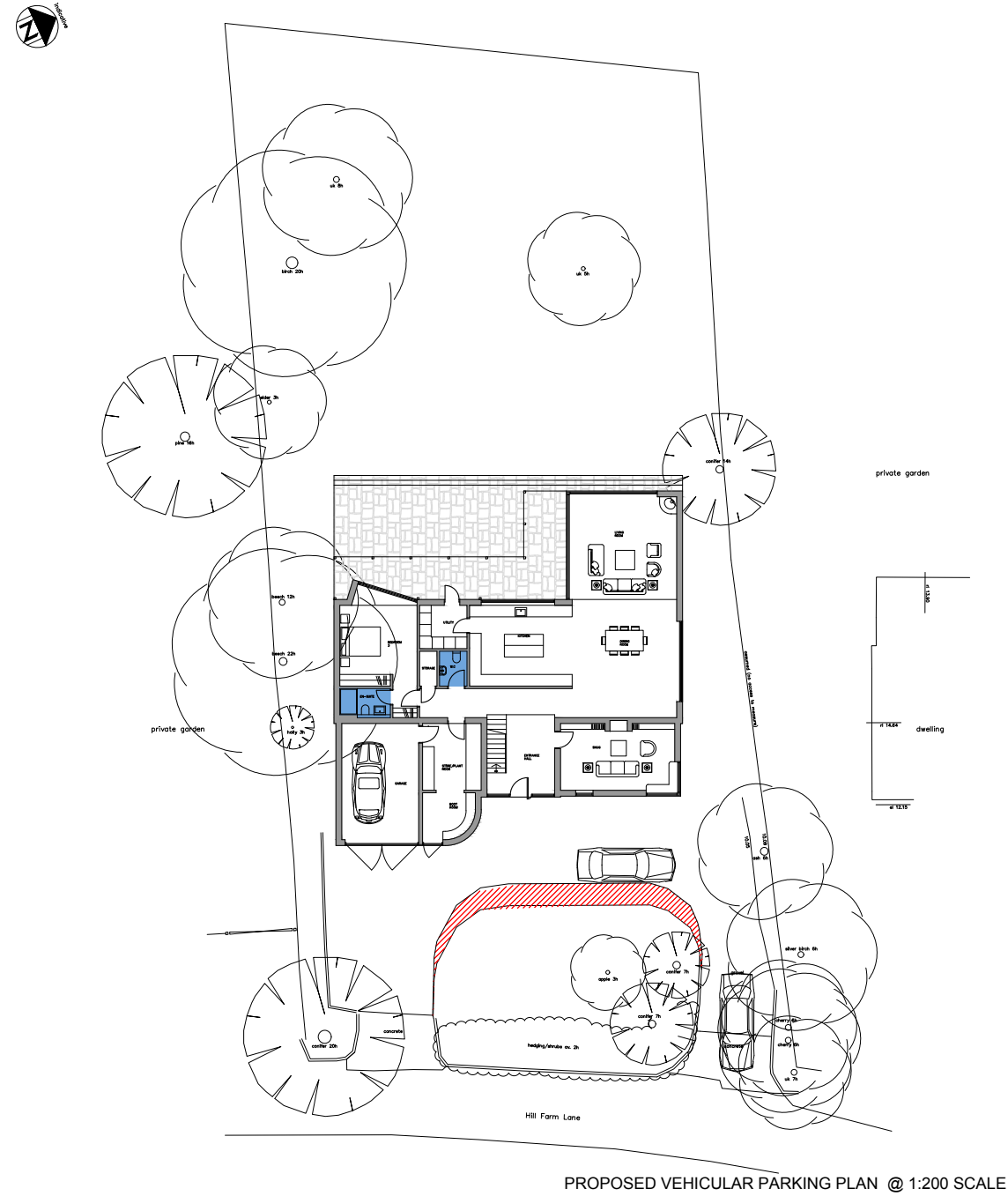



PROPOSED VEHICLE MOVEMENT/ACCESS PLAN @ 1:200 SCALE

 Grass verge to be reduced for full maneuverability in the drive

SCALE BAR
Scale: 1:200
Bar: 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

CLIENT Trish Winch & Shelagh Pope	PROJECT NO. 2022/014	DRAWING No. 005	PROJECT Wychwood, Hill Farm Lane, Chelmondiston, Suffolk, IP9 1JU	DESCRIPTION Vehicle Maneuverability	SCALE 1:200 @ A3	DATE 09.10.2023	DRAWN BY RP	ROB PEARCE ARCHITECTS 100, The Old Rectory The Green, Chelmsford Suffolk CM1 1JY Tel: 01775 685887 Email: rob.pearce@robpearcearchitects.com Website: www.robpearcearchitects.com
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 Grass verge to be reduced for full maneuverability in the drive

SCALE BAR
0 5 10 20 30 40 50 60 70 80 90 100

CLIENT Trish Winch & Shelagh Pope	PROJECT NO. 2022/014	DRAWING No. 009	PROJECT Wychwood, Hill Farm Lane, Chelmondiston, Suffolk, IP9 1JU	DESCRIPTION Parking Plan	SCALE 1:200 @ A3	DATE 09.10.2023	DRAWN BY RP	ROB PEARCE ARCHITECTS 100, The Old Rectory, The Street, Blandford, Dorset, DT11 1JF Tel: 01753 885887 Email: rob.pearce@robpearcearchitects.com Website: www.robpearcearchitects.com
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