

DESIGN AND ACCESS STATEMENT
FOR THE
REPLACEMENT DWELLING
AT
WYCHWOOD, HILL FARM LANE, CHELMONDISTON, IP9 1JU



A view of the south-east elevation of Wychwood

ORIGINAL USE AND HISTORY OF THE SITE

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 70s, a small number of bungalows of varying design were built along the lane, of which Wychwood is one.

Wychwood is currently a 3 bedroom, single storey bungalow which 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.

The currently dwelling has a footprint of 178.59sqm, including the garage and conservatory. At present, the north eastern end of the property sits right on the boundary with Almond, the nearest adjacent property. The very shallow pitched roof currently sits 3.05m above ground level up to the ridge. Almond, to the Northeast of Wychwood is

4.7m high to the ridge and Bingley, to the southwest beyond two adjacent driveways is 4.8m high.

Wychwood, which is within the Chelmondiston built up area boundary, is utilitarian with little architectural merit and is in need of significant modernisation. 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.

PROPOSED USE

Rob Pearce Architects were commissioned by Trish Wrinch and Shelagh Pope, to design a replacement two-storey dwelling at Wychwood, Hill Farm Lane, Chelmondiston. The aim of the proposed modern dwelling is to have a positive impact on the character of the lane and area.

EXTERNAL LANDSCAPING

The proposed dwelling sits within a sizeable plot, benefiting from several mature trees, particularly on the north eastern and south western boundaries, which are to remain. The existing boundary fence is to be replaced between Wychwood and the neighbouring property Almond with like for like timber fencing. The current fence where the existing garage sits on the boundary between Wychwood and Almond is approximately 2m high. In the proposed design, the north eastern end of the dwelling would be 4m from the boundary fence.

Following a site meeting with structural engineer John Davis from G C Robertson & Associates, John stated that all trees would be unaffected by the proposed new dwelling. Essential maintenance will be carried out on all existing trees where necessary which will include some pruning.

Wychwood is also fronted by a mature hedge which will be retained.

APPEARANCE

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 roof will be clad in zinc with zinc gutters and downpipes. The core of the dwelling will be built of red clay bricks, 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.

The proposed shallow pitched roof of Wychwood will measure 6m from ground level to the ridge.

ACCESS

The front entrance door will be wheelchair accessible. There are no changes in floor level on the ground floor of the property so all ground floor rooms are wheelchair accessible.