



Chaplin
Farrant

Architects, Engineers
and Cost Consultants



DESIGN & ACCESS STATEMENT

■ **Project Name**

James Stiff Cottages Rougham

■ **Client**

Havebury Housing Partnership

■ **Ref / Date / Rev**

6166/January 2024/P5

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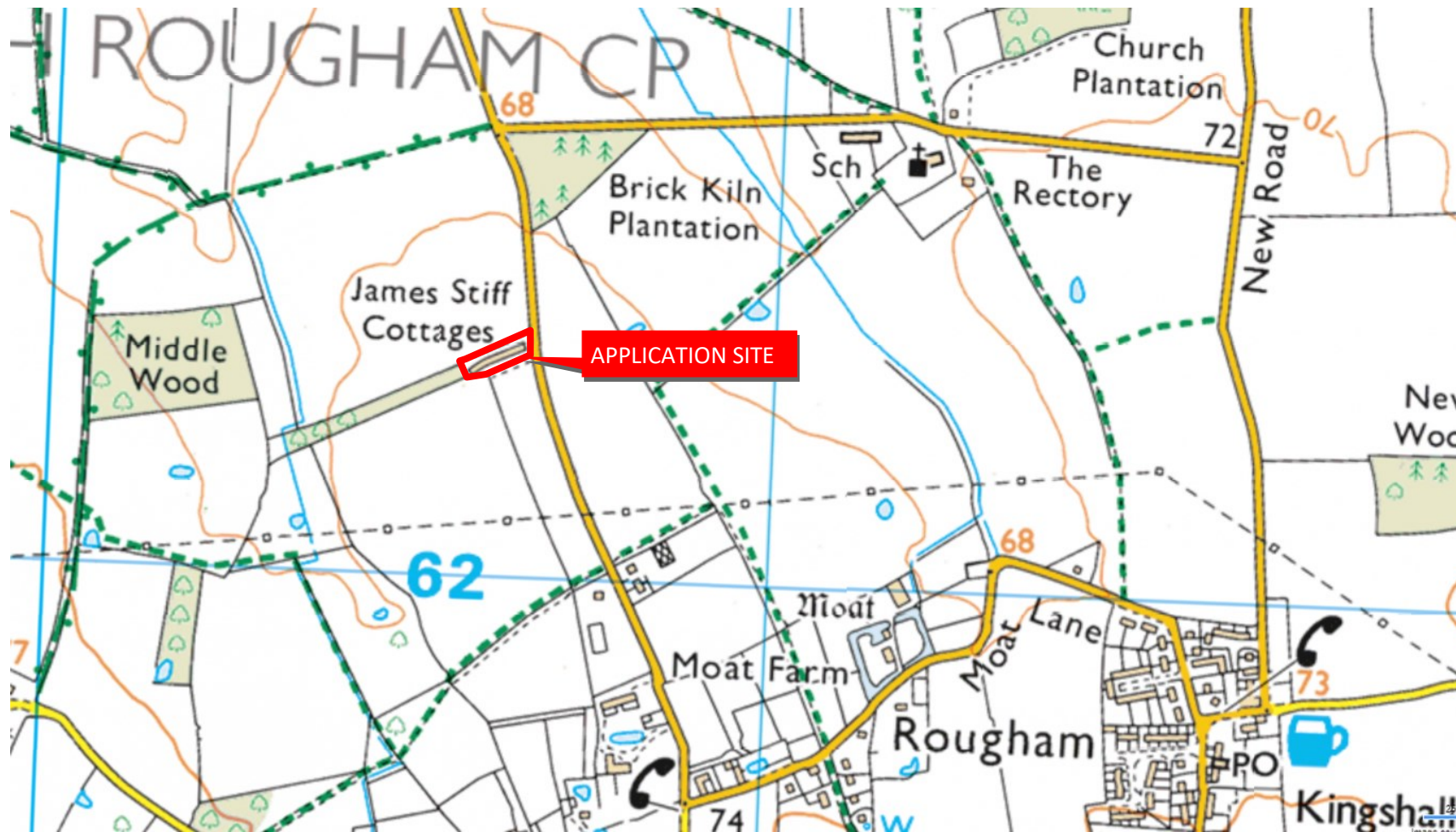
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INTRODUCTION

Chaplin Farrant Ltd have been instructed by Havebury Housing Partnership to submit a Town Planning Application on their behalf.

The application is for upgrading, remodeling and part demolition of accommodation property at;

James Stiff Cottages
Almshouse Road
Rougham
Suffolk
IP30 9JL

THIS STATEMENT

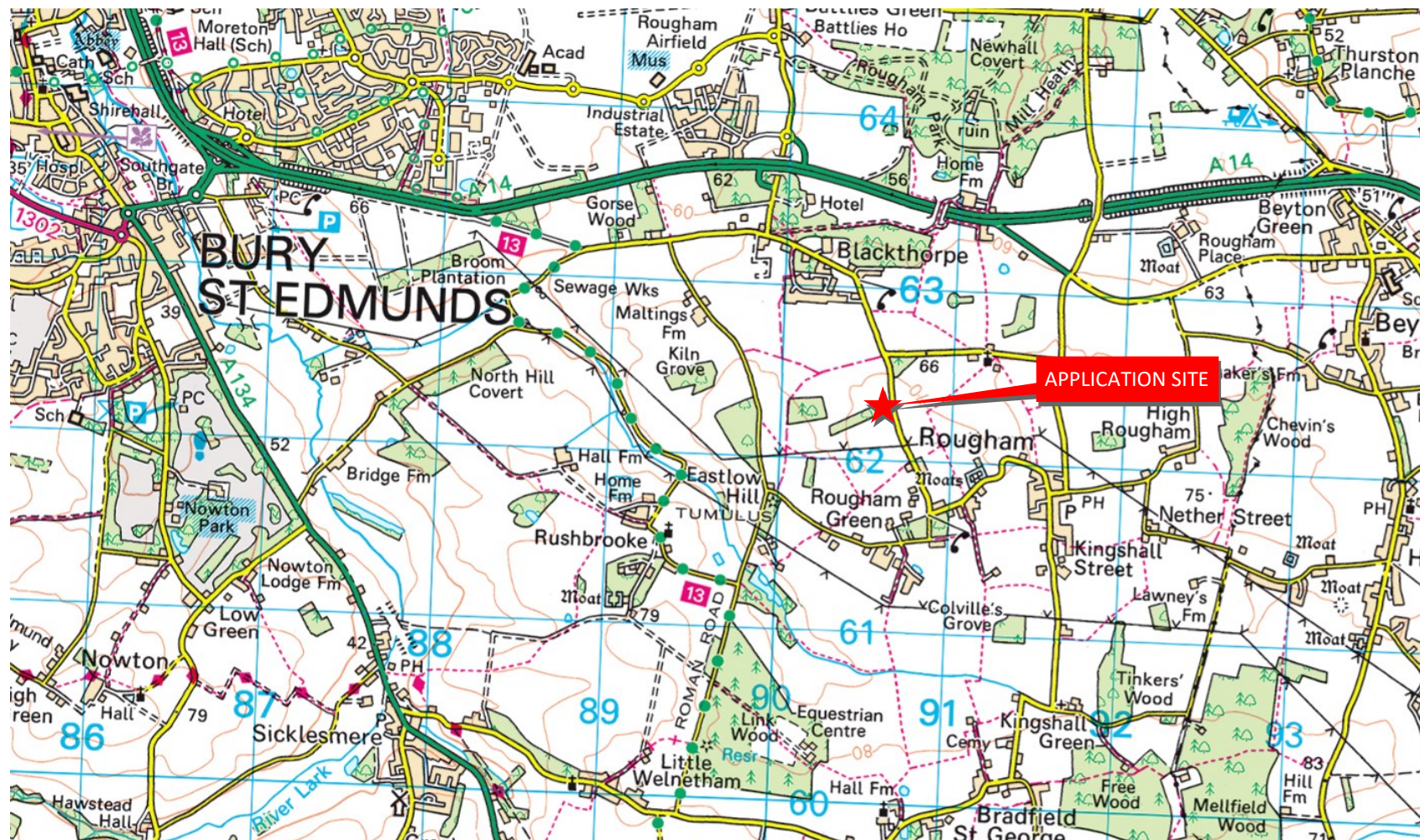
This Design & Access Statement has been prepared to assist West Suffolk Council in its deliberations.

SUPPORTING DOCUMENTATION

This document is to be read together with;

Drawings prepared by Chaplin Farrant Ltd

- Arboricultural Impact Assessment by Oakfield
- Phase 1 Contamination Report & Structural Inspection by Horizon
- Ecological Assessment by Norfolk Wildlife Services
- Planning Statement



LOCATION

The site is a group of isolated rural buildings within the village of Rougham.

It is 0.4 miles (8 minutes walk) north of the hamlet of Rougham Green and the recreation ground, from where bus service 377 runs to and from Bury St Edmunds.

It is 0.6 miles (11 minutes walk) south-west from the primary school and church

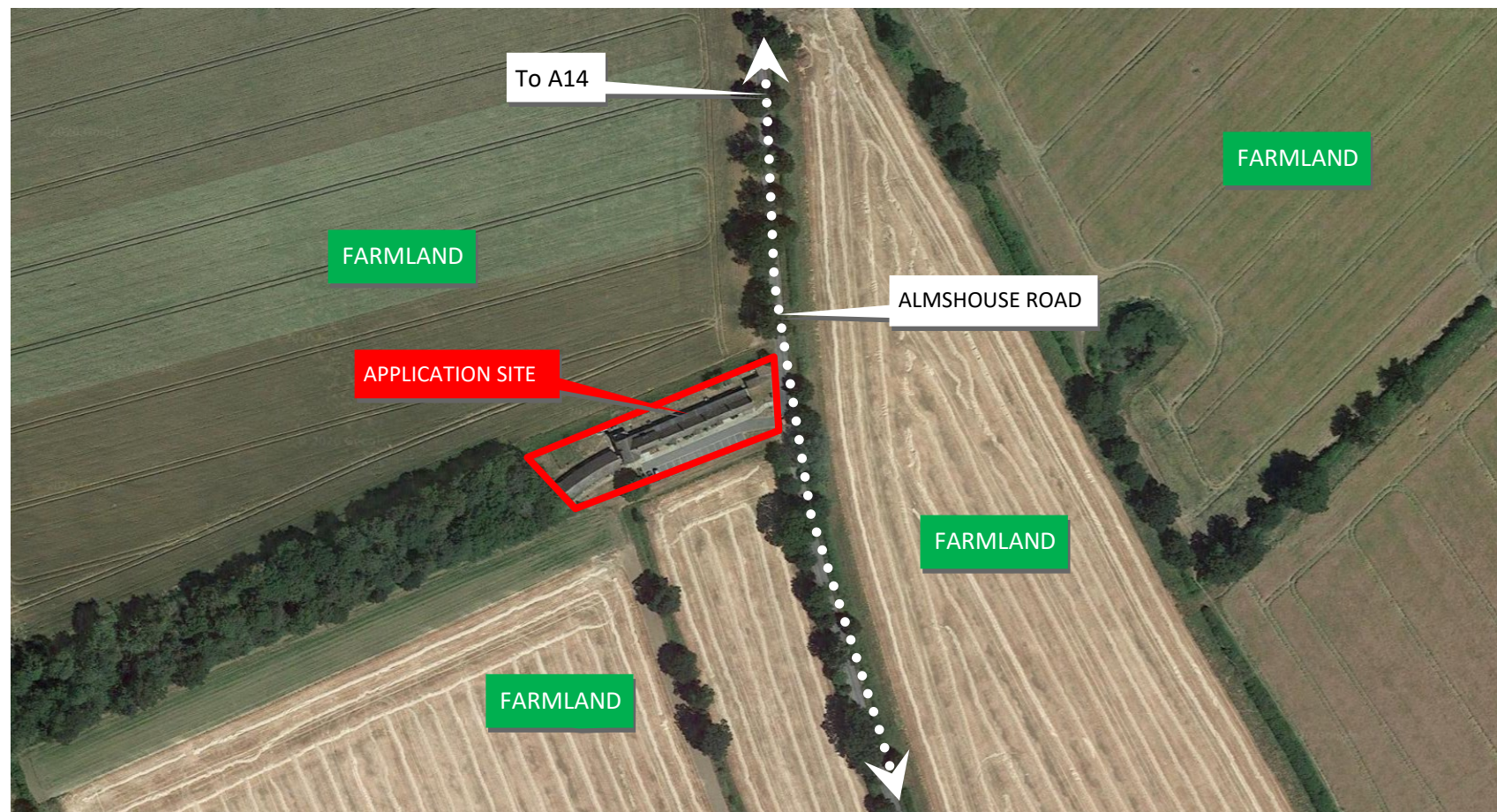
It is 1.1 miles (21 minutes walk) north-west of the modern village centre of Rougham, where there is a post office and grocery shop.

It is 1.8 miles (3 minutes drive) from the A14 and Rougham Industrial Estate.

It is 2.4 miles (9 minutes drive) from the railway station at Thurston (from where national services can be reached).

It is 4.7 miles (11 minutes drive) from Bury St Edmunds, where there are medical, cultural, commercial and further educational facilities.

Its location within easy walking and cycling distances from essential services will reduce reliance on the use of the private car and also promote Government aims for sustainable travel.



CONTEXT

Agricultural fields form the northern and southern boundaries and provide unobstructed views out for the site, with a wide belt of mature trees forming the western boundary. The existing vehicular access is gained from Almshouse Road to the east.

HISTORY

The site, together with six almshouses, was gifted by Sir James Stiff, a local philanthropist in 1876 for non-conformist widows. The six original almshouses were supplemented by a further 10 single-person bungalows and a two-storey lounge and administration facility in 1964. The site was later transferred to our client, a social housing provider.

CURRENT USE

Retirement housing, consisting of 13 single-person bungalows, communal facilities and gardens with a 3-bedroom warden's flat, currently unused. Currently only 3 flats are occupied and all flats need to be brought up to modern standards.

TOPOGRAPHY

The site falls slightly from 72.77m AOD in the south-east to 72.19m AOD in the north-west.

LANDSCAPE

There are many mature trees on or immediately adjacent to the site. Significant trees have been identified in the arboricultural assessment accompanying this application. Mitigation and protection measures will be put in place to retain the Category A & B trees, principally the large oak on the southern boundary.

VIEWS INTO SITE

Public views into the site are limited to the verges immediately adjacent from Almshouse Road.

PLANNING CONSTRAINTS

Planning Policies, notably Rural Vision 2031 for West Suffolk District Council.

The site contains no listed buildings and is not in a conservation area, however the original almshouses are of local interest, both historically and architecturally.



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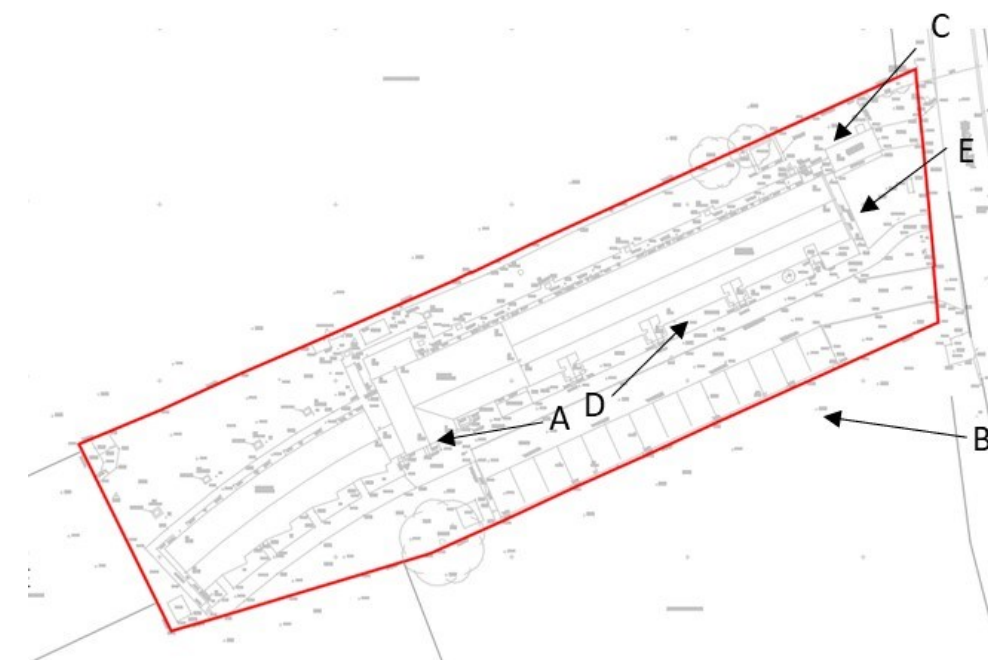
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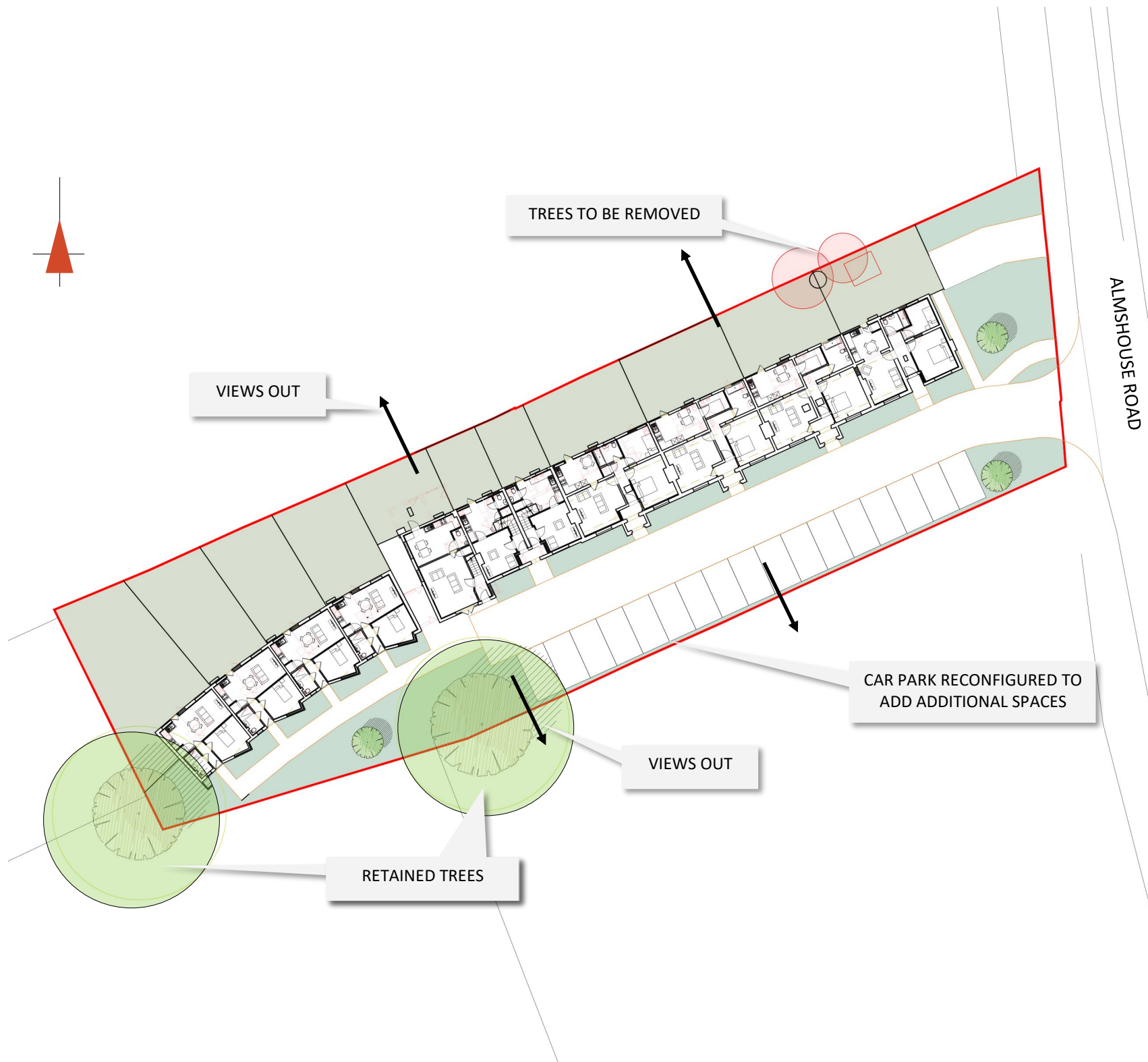


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EXISTING BUILDINGS & DEMOLITION

The accommodation is inadequate and does not meet current standards or anticipated demand. The onsite warden's first floor flat is currently used for admin support.

The existing buildings are poorly insulated and do not meet current sustainability standards.

The original cottages have been degraded by minor improvements and maintenance carried out in recent years.

We propose to demolish unused laundry area adjacent the two storey element and refurbish and remodel the existing buildings.

LAYOUT

The layout has been developed to retain as much of the original structures as possible.

Existing mature trees will be retained, and will be supplemented by additional soft landscaping to enhance the setting of the buildings.

The interiors will be remodelled and upgraded to meet current sustainability standards.

The existing access to the car parking area will be remodelled. The access road will be widened to improve turning within the site and the spaces reconfigured to add additional capacity.



QUANTUM OF DEVELOPMENT

Please note all areas quoted here are approximate.

SITE AREA: 2643 m²

EXISTING:

	Bedrooms / Persons	GIA m ²	Nr	Total
Original cottages	1/1	33.8	8	270.4
Part original cottage	2/3	62.9	1	62.9
Modern bungalows	1/1	39.5	4	158.0
Admin / 1st floor flat	3/5	107.7	1	107.7
Ancillary / Support	-	64.0	-	64.0
TOTAL			14	663.0

PROPOSED:

All housing will be provided by a social housing provider and will be made available for affordable rented tenure.

All refurbished housing will meet the Nationally Described Space Standard by the Department for Communities and Local Government where possible.

	Bedrooms / Persons	GIA m ²	Nr	Total
A Terraced Bungalow	1/1	39.2	4	156.8
B End Terrace House	3/5	92.7	1	92.7
C Terraced House	1/2	57.9	2	115.8
D Terraced Bungalow	2/3	67.9	3	203.7
E End Terrace Bungalow	2/3	61.7	1	61.7
TOTAL			11	630.7



Proposed South Elevation



Proposed North Elevation



Proposed East Elevation (to Almshouse Road)

APPEARANCE

Elevations will predominantly remain untouched with the exception of some additional windows and removal of some windows and doors.

SUSTAINABILITY

Sustainable Design is a principle for all development.

Targeting and assessment are now covered under Building Regulations rather than by the policy of individual local planning authorities, but these will be met, or wherever possible, exceeded.

Soft landscaping enhancements will be provided for visual enhancement.

Buildings will provide adequate space for storage of recyclable waste. Space in front of each dwelling will be provided for collection of recyclable waste by the local authority.

The communal Oil Fire Boiler Heating System will be removed and replaced with new environmentally friendly Air Source Heat Pumps.





ACCESSIBILITY

The development will be accessible to all, including those with disabilities. The site is relatively flat. Accessible thresholds to front entrances and accessible wcs on the ground floor will be provided to new housing.

VEHICLE ACCESS

The existing access to the car parking will be modified, the roadway be widened to 5.5m and will remain a minor access way.

CAR PARKING

Car parking spaces will be provided in accordance with Suffolk Parking Standards; 1.5 spaces for 1 bedroom dwellings and 2 spaces for 2 bedroom dwellings. This will provide sufficient spare visitor spaces to prevent casual parking in Almshouse Road. Single parking spaces will be 5m x 2.7m.

The existing garage on the frontage will be demolished, including the drive for use of the two bedroom property fronting Almshouse Road to be grubbed up.

CYCLE PARKING

Cycle parking will be in accordance with Suffolk Parking Standards. All dwellings will have private gardens or yards to accommodate storage of bicycles.

SERVICE VEHICLES

The existing buildings have large bins to the rear of the site, however, previously there was a manager on site.

We now propose that all dwellings have provision for the storage of bins to the front and concealed from view by a low level screen.

