

## **DESIGN, ACCESS AND HERITAGE STATEMENT**

**Address :** Ridgeway, Main Road, Woolverstone, Ipswich, IP9 1AX.

**Date :** 23/02/24



Existing

### **1 Description :**

1.1 Extensions to ground floor

### **2 Site :**

2.1 The residential property lies to the north of the main road in the village of Woolverstone, set back parallel to the road in line with similar aged modern properties at the eastern end of Woolverstone.

2.2 Floor areas, measured internally :

|                       |         |                           |
|-----------------------|---------|---------------------------|
| Existing              |         |                           |
| Ground                | 191 sqm | (including swimming pool) |
| 1 <sup>st</sup>       | 102 sqm |                           |
|                       |         | Total 293 sqm             |
| (Conservatory 17 sqm) |         |                           |

Proposed additional  
Ground 15sqm

Total 15. sqm

The site is a relatively large plot for the area and measures

1748 sqm  
0.43 acres

2.3 The property circa 1960, is modern masonry construction with a render finish over a brick plinth. The roof is a steep 50 degree pitch with black pan tiles. There are flat roofed single storey extensions to the eastern side one of which was once used as a garage but is now a bedroom.

2.4 The site is within the “Woolverstone conservation” area and also lies within an “Area of outstanding natural beauty” and lies within the main built up area of the village.

2.5 Planning History :

B//92/00385 – May 1992 – Conservatory

B//95/01143 – Oct 1995 - Rear Extension

B/09/01231 – Feb 2010 - 1 x Rear Dormer

B/12/01360 – Jan 2013 – Detached Garage

DC/23/01392 – Sep 2023 – 2 storey extension

#### **4 Design :**

4.1 The applicants would like to extend the property by replacing the conservatory and erecting a rear single storey extension to be used as a utility room. This design is considerably smaller in impact and size to the recently approved 2 storey design last year.

4.2 The main characteristics of the existing house are the steep pitched roofs and the single storey flat roofed side extensions. To achieve matching ground floor ceiling heights and including the modern insulation roof requirements the proposed flat roof will be slightly higher than the existing flat roof.

4.3 The property has two doors on the southern street frontage which is confusing and unnecessary. The applicants wish to remove this door and reconfigure the fenestration and clad the walls with vertical boarding to improve the appearance.

## **5. Landscaping :**

5.1 The existing mature gardens, boundary hedges and trees should not be affected by the proposals and the applicants wish to maintain all the existing features.

## **6. Biodiversity :**

6.1 A Preliminary Roost Assessment (Bat) and Emergence Survey was undertaken last year by DCS Ecology (see attached document dated July 23)

6.2 There was evidence of a small number of bats (2) using the two storey roof for roosting. 2 exiting the building on one survey, 1 on the second survey.

6.3 No evidence of bats was found using the conservatory or adjacent flat roofed single story roofs. The new proposed flat roof to the rear of the property will require limited disturbance when constructing and certainly less than 6 months which was the time limit specified for a "Bat Mitigation Licence" so this is unlikely to be required.

6.4 Enhancement : 2 bat box's to be erected in mature boundary trees at front of property in position shown on plans.