



Figure 1 Photograph of the site

IDA

Design and Access Statement

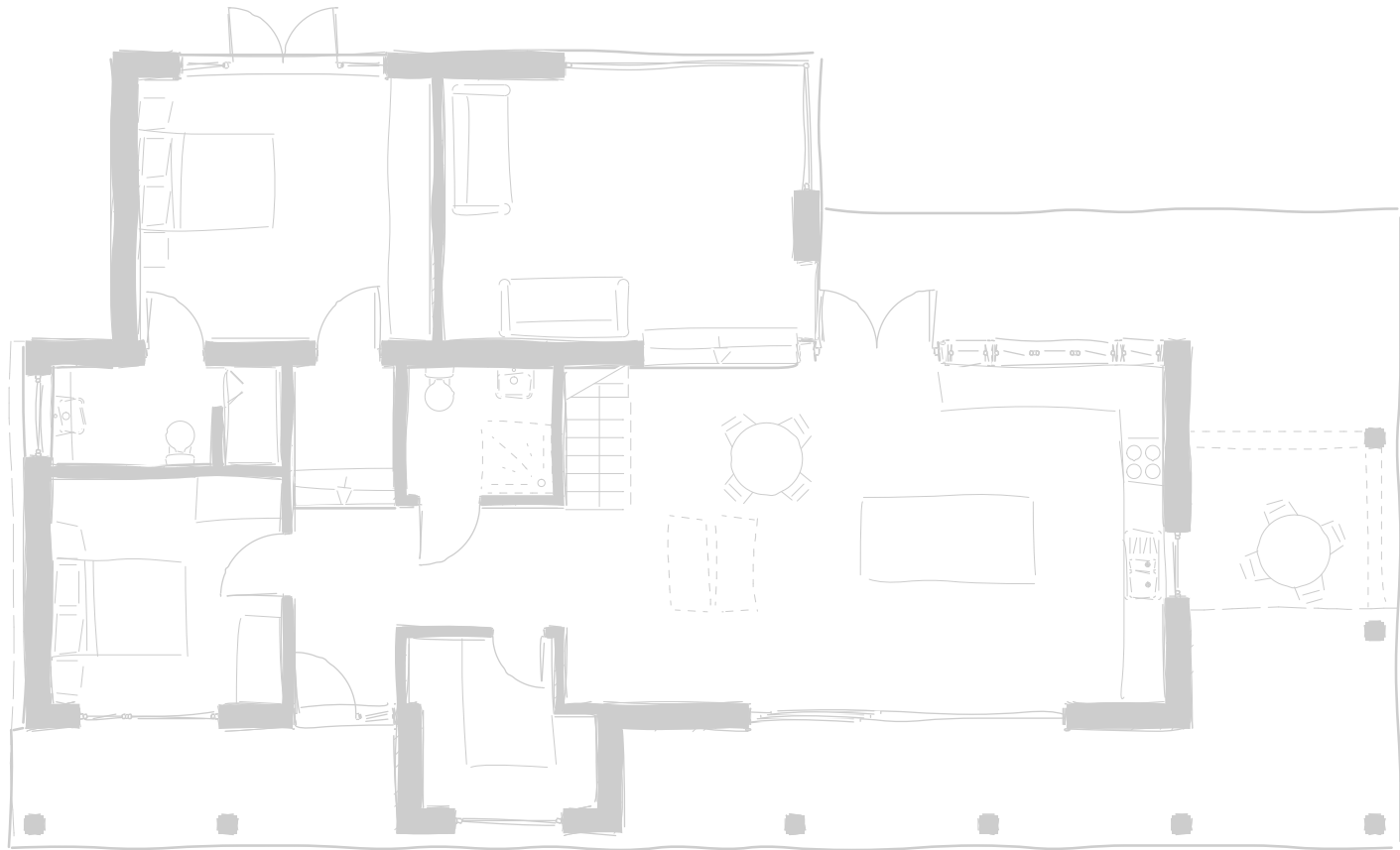
March 2024

Supporting Application for Planning Permission
6440 Land Adjacent to 30 Collimer Close, Chelmondiston, IP9 1HX

Mullins Dowse
Architects

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1. INTRODUCTION

- 1.01 This statement supports an application for Planning Permission for a new three bedroom dwelling sitting on the land adjacent to 30 Collimer Close.
- 1.02 The site sits between two bungalows, one with a flat roofed garage and rear extension. The site has views out to the river estuary over the Suffolk and Essex Coast and Heaths National Landscape.
- 1.03 An application for a 3 bedroom dwelling was previously granted on appeal under DC/20/01040 and APP/D3505/W/20/3252460. Local residents and councils were supportive of the proposal.
- 1.04 As the applicant intends to live in the property for a long duration, sustainable design is a key focus.
- 1.05 This Design and Access Statement is to be read in conjunction with:
Mullins Dowse Architects Limited's drawings:
6440 - 001 Site Location Plan
6440 - 002 Proposed Floor Plans
6440 - 003 Proposed Elevations
6440 - 004 Proposed and Existing Block Plans



Figure 2 Historic Google Earth screenshot. Site since cleared.

2. SITE & CONTEXT



Figure 3 Photograph of the site looking East towards Rectory Field

- 2.01 The site area is circa 0.088 hectare. The site was previously part of the garden of 30 Collimer Close.
- 2.02 Chelmondiston, formerly known as Chelmington, is a village located on the Shotley Peninsula close to the River Orwell. The population currently stands at just over 1000, with an active church, village hall and various shops. The site is located within the Suffolk and Essex Coast and Heaths National Landscape.
- 2.03 The site is set between houses on three sides. To the north of the site is an open field and the river can be seen from specific places on site. Collimer Close is predominantly formed of bungalows while Rectory Field has a mix of bungalows and two storey houses.

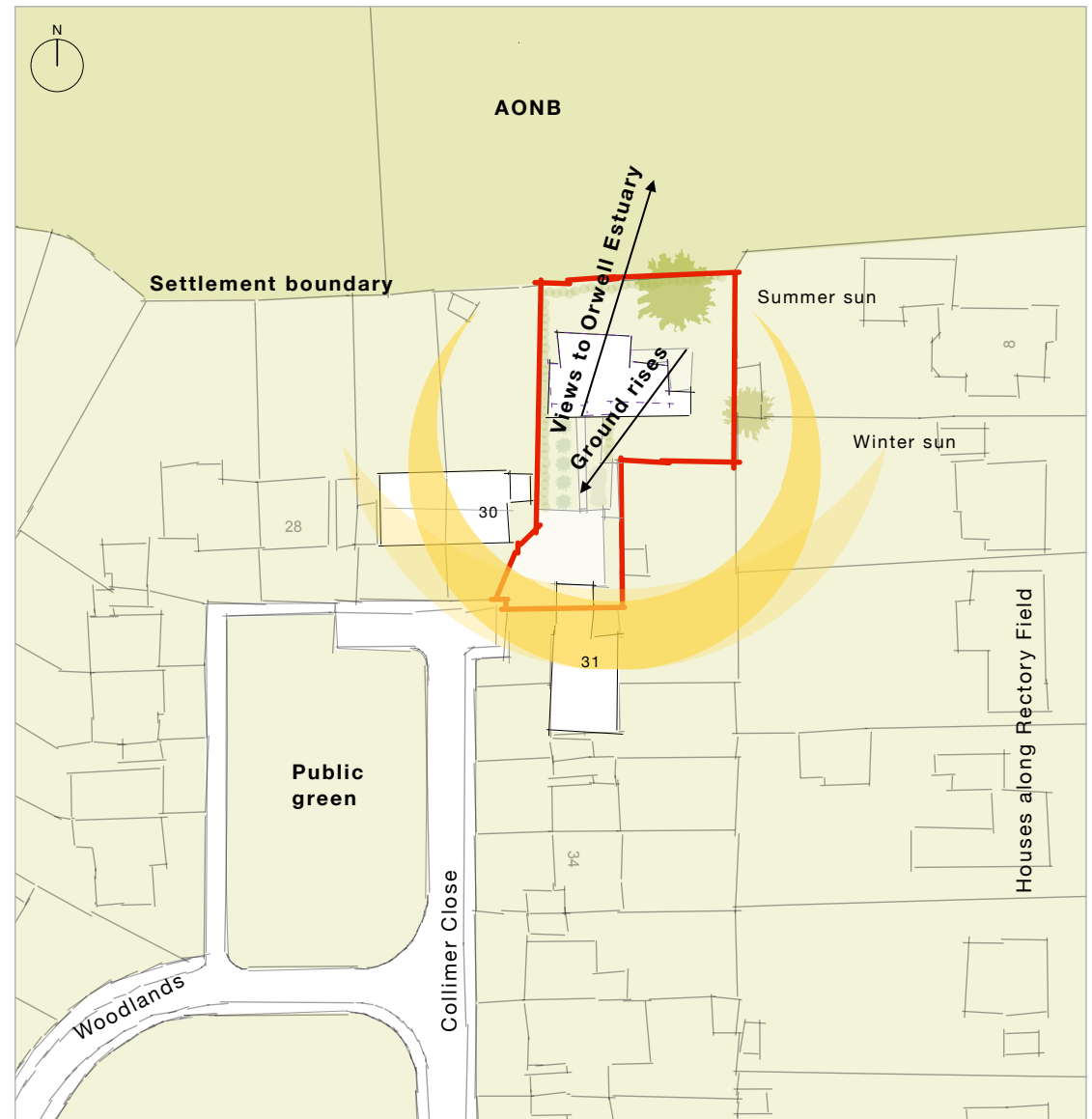
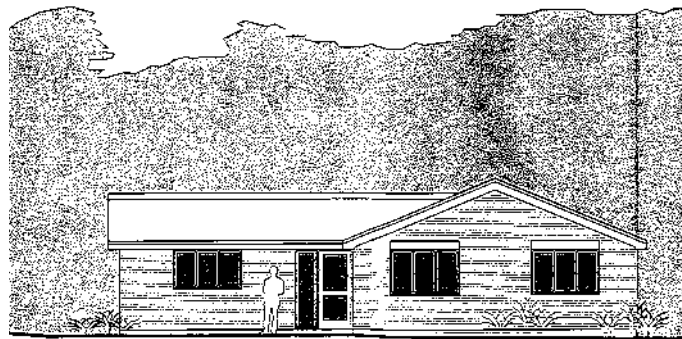


Figure 4 The site location plan with summer and winter sun paths

3. PLANNING HISTORY - EXTANT PERMISSION

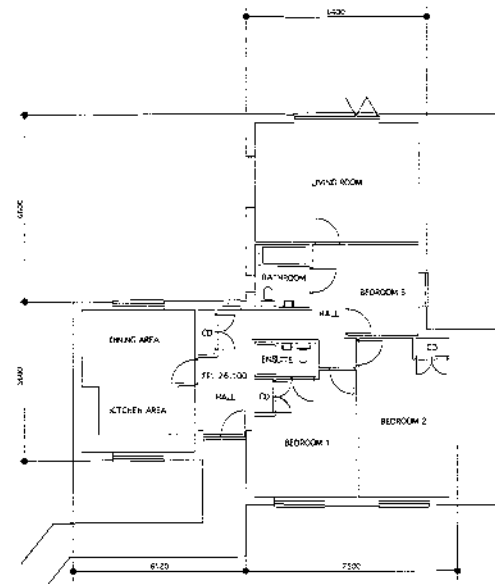
- 3.01 The planning history on the site appears to be limited to application DC/20/01040.
- 3.02 This application was granted permission on appeal under APP/D3505/W/20/3252460 and was for a three bedroom single storey dwelling, with parking and materials considered by the Inspector to be appropriate for the area.
- 3.03 The Inspector noted that it forms part of an established residential area and would not harm the landscape and scenic beauty of the AONB (now National Landscape).



South elevation



North elevation



Floor plan

Figure 5 Elevations and Plan which received planning approval in 2020

3. PLANNING HISTORY - PRE APP

3.04 Pre-application advice was sought in August 2023 for a 1.5 storey dwelling on the site.

3.05 The Planning Advice, ref. DC/23/03777 stated that “a dwelling in this location would likely be supported by officers in this case”, however the Planning Advice expressed concerns over the design proposed. In conclusion it stated that “The principle of development is established in this location through appeal reference APP/D3505/W/20/3252460 and this is an extant permission that could be implemented. The design of the dwelling in its current form would not be supported by officers given its modern design queues that clash with the existing character of the area. Suitable amendments should be made to allow the dwelling to suit its setting and further to this limit any impact on the wider AONB.”. The proposed design has been amended to address the concerns raised.

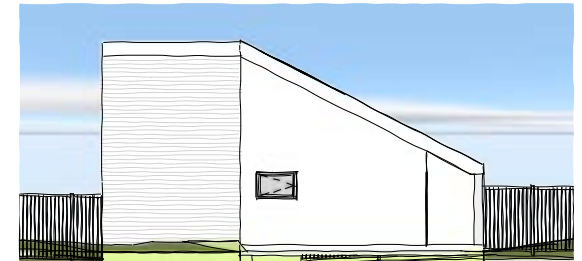
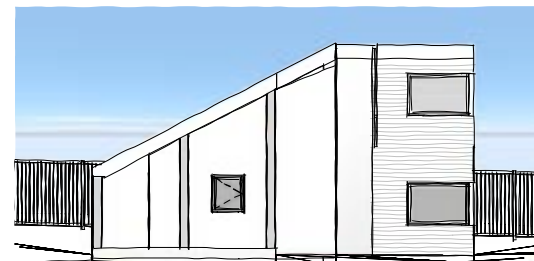
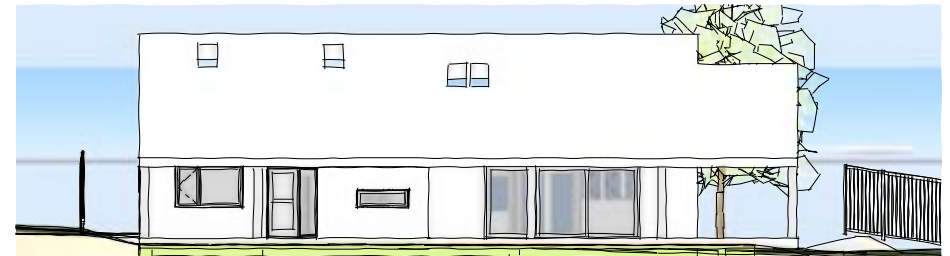
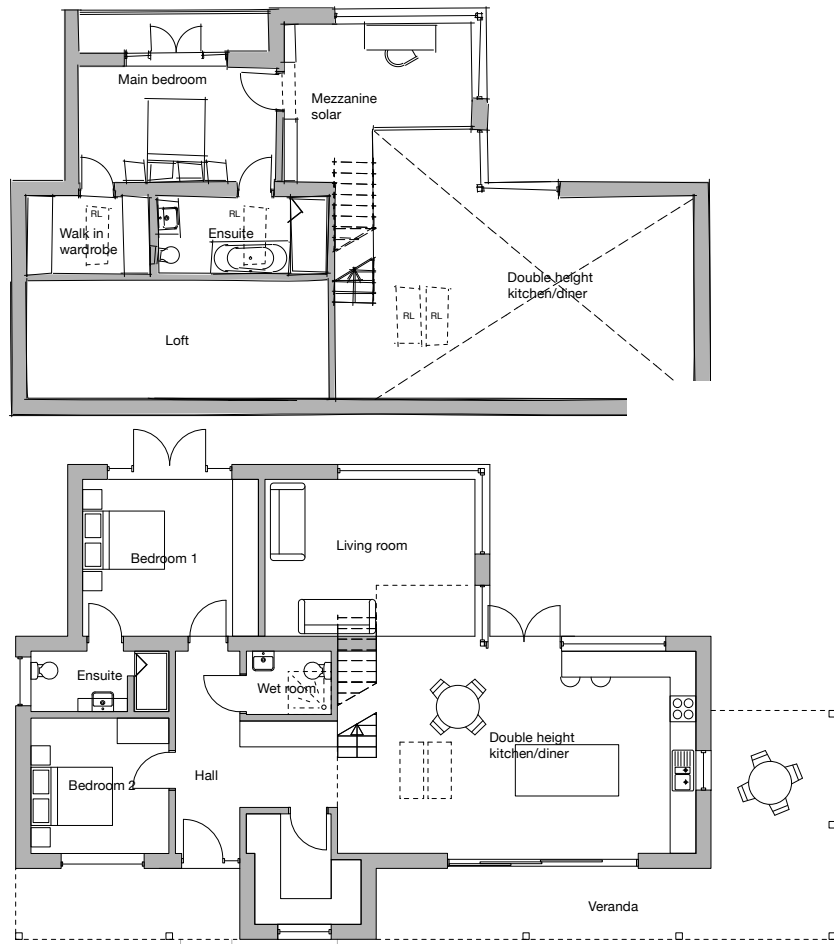


Figure 6 Plans and Elevations submitted for Pre-App advice in August 2023

4. DESIGN DEVELOPMENT

4.01 The proposed design has been amended to address the concerns raised in the Pre-App Planning Advice.

The ridge height has been reduced by 420mm, making it lower than the adjacent houses on Collimer Close. The eaves height and the roof pitch have been altered to be more in keeping with the existing houses on Collimer Close. The design takes advantage of the slope on the site with the proposed dwelling sunk into the land slightly, allowing for the proposed design to appear as a single storey building from Collimer Close while incorporating an upper floor to the rear.



Figure 7 Site Section



Figure 8 Recent extension to No 31

4. DESIGN DEVELOPMENT

- 4.03 The appearance of the principal elevation and location of the proposed dwelling on the site is more in keeping with that seen on the rest of Collimer Close than the design previously granted permission on 2020. The site shape means another property couldn't be built in line with the neighbouring building forms. The proposed dwelling's orientation ensures that the ridge line follows that of no.s 27,28,29 and 30 Collimer Close. The linear form of the principal elevation and the roof design allows the proposed dwelling to bears a much greater resemblance to the existing building forms of Collimer Close.



Figure 9 3D visualisation of South Elevation with proposed planting. The proposed fruit trees are omitted to show the front elevation more clearly.

5. AMOUNT/SCALE

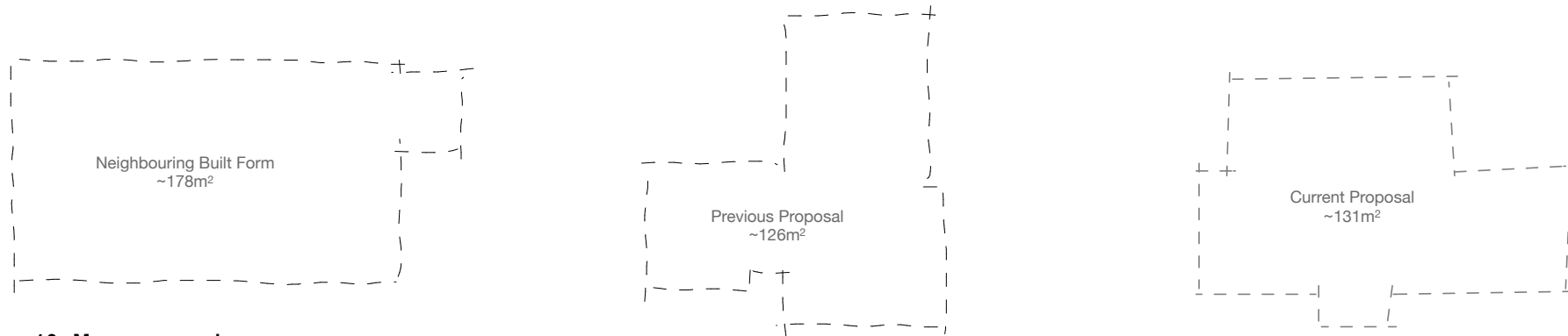


Figure 10 Mass comparison

5.01 This built form is of the typology which is repeated throughout Collimer Close. These repeated forms are very rectangular, typically with an orthogonal addition to one or both sides, usually being used as a garage.

5.02 The proposal granted on appeal stood as an L-shaped form as opposed to the other rectangular-shaped forms in the area.

5.03 The footprint of this proposal is similar to that already granted Planning Permission. The proposed mono-pitched roof to the South extends to form a covered veranda, whereby this new rectangular form reflects the existing properties on the Close.



Figure 11 Sectional comparison

5.04 The cross-section of the proposed dwelling is not strikingly dissimilar to that of the existing properties on Collimer Close. The design takes advantage of the natural fall of the land to include an additional storey to the rear part of the proposed dwelling.

6. LAYOUT

- 6.01 The proposed dwelling is designed to sit comfortably towards the back of the site and will have adequate amenity space while not adversely affecting the amenities of the neighbouring properties. The addition of vertical louvres to the east window of the mezzanine solar at first floor level ensures views at first floor level are across the fields towards the Estuary only.
- 6.02 The main openings in the structure are focussed towards the back of the house to reap as many of the visual benefits of the open fields and river views as possible, whilst making up for lost light due to the lack of glazing on the sides of the house facing its neighbours.
- 6.03 Pushing the design further to the west and north of the site than the previously approved location, moves the dwelling away from the neighbours to the South and East. This, coupled with the use of planting, allows for more private garden space to the south east of the site.
- 6.04 The veranda at the front of the house provides a gathering space directly outside of the kitchen whilst aiding with seasonal shading. This is explained in more detail in section 10, Sustainability.
- 6.05 The ground floor has been split into two levels, to make full use of the sloping site. This nestles the building into the landscape and aids the subservience of the design in the streetscene.

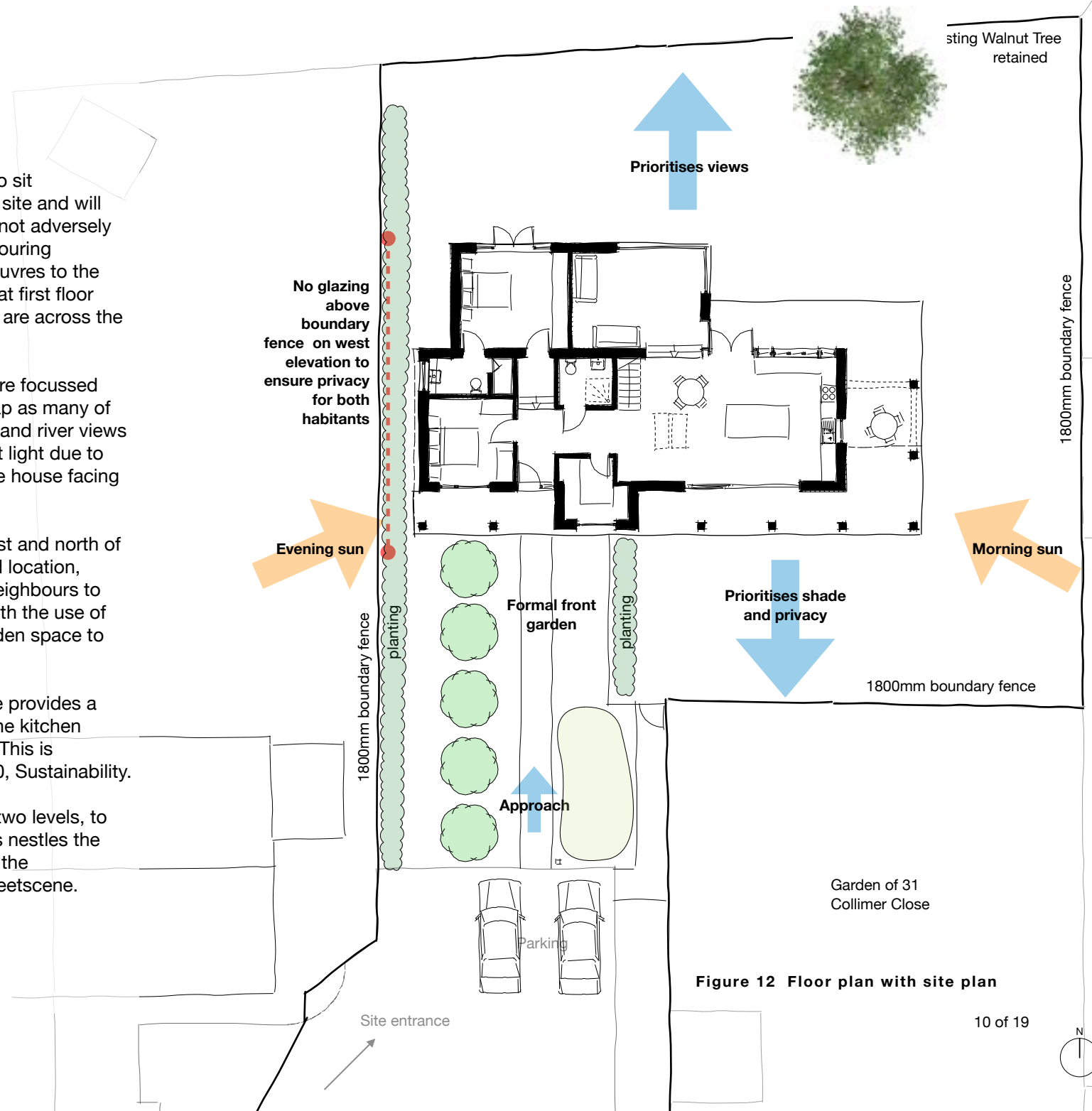


Figure 12 Floor plan with site plan



7. ACCESS

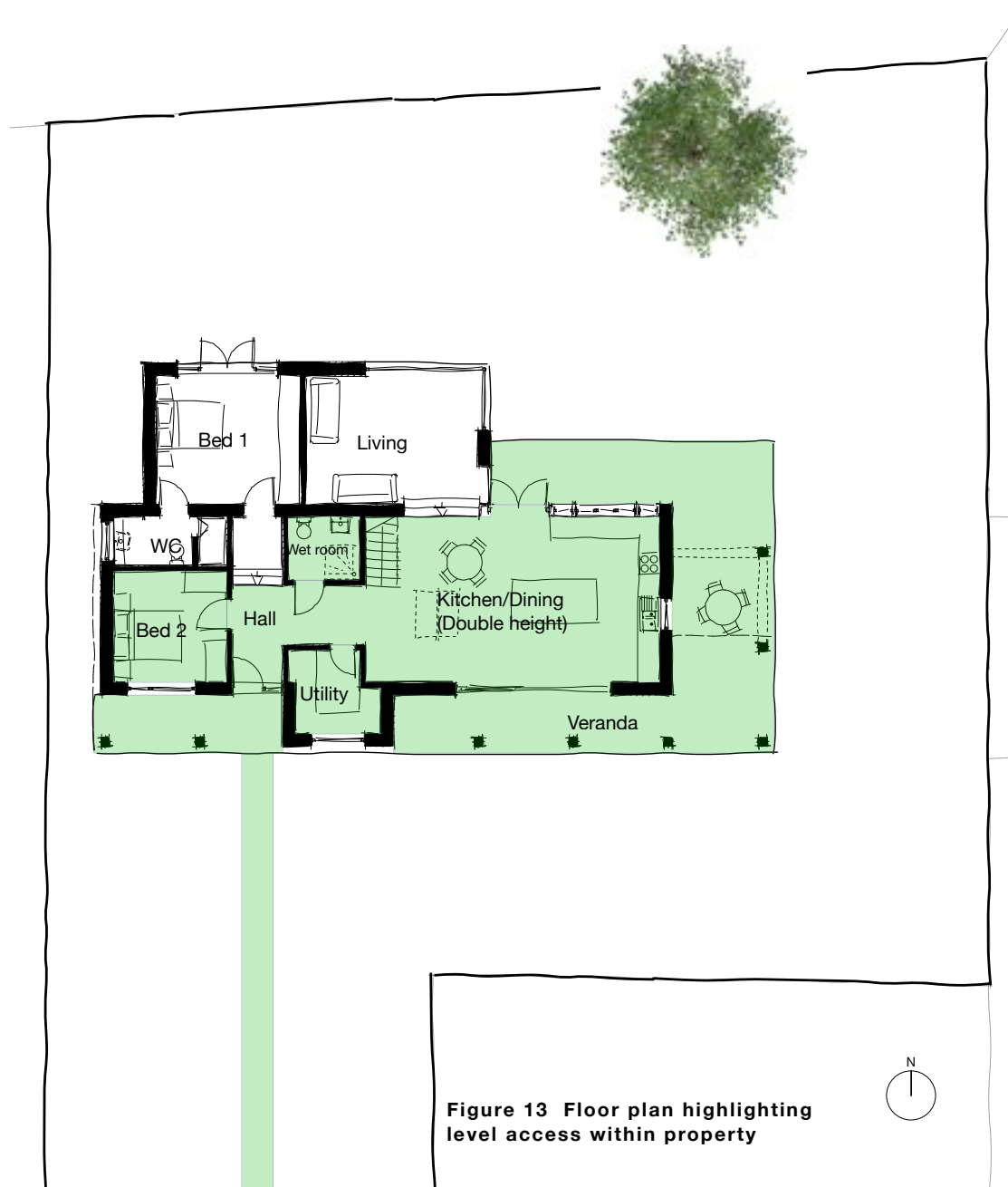


Figure 13 Floor plan highlighting level access within property

- 7.01 This proposal is designed for continued use at every stage of life. Careful consideration has been taken to ensure ease of access.
- 7.02 The hallway, kitchen, utility room, veranda and one of the bedrooms and bathrooms have been kept at the entrance level (shown green on the adjacent plan) to ensure ease of access for occupants with reduced mobility.
- 7.03 The open plan kitchen/diner and the wide hallway allow for easy manoeuvrability, whether on foot or in a wheelchair, between the spaces as well as comfortable occupation of the rooms.
- 7.04 Utilisation of wide doors, including triple panel sliding doors and patio doors, enables ease of access both physical and visual to the open air, landscape and nature.
- 7.05 An accessible bathroom is located off the hallway with a wet room shower.
- 7.06 Flat/level access has been designed to allow for a wheelchair user to access the house from the parking area and move through the house to access the garden through the patio doors.
- 7.07 The proposal is designed to be fully compliant with Part M4(2) as an 'Accessible and adaptable dwelling'. It also complies with a number of the requirements of Part M4(3) 'Wheelchair user dwelling'.
- 7.08 The vehicular access for this proposal is unchanged from that already approved under the previous planning permission and appeal under DC/20/01040 and APP/D3505/W/20/3252460.

8. APPEARANCE - EXISTING SITE



8.01 The site is currently not in use, having been separated from 30 Collimer Close as surplus garden land. Due to the lack of use, it is somewhat overgrown and unkempt. Its borders consist of hedgerows, timber fencing and the face of a neighbouring garage.

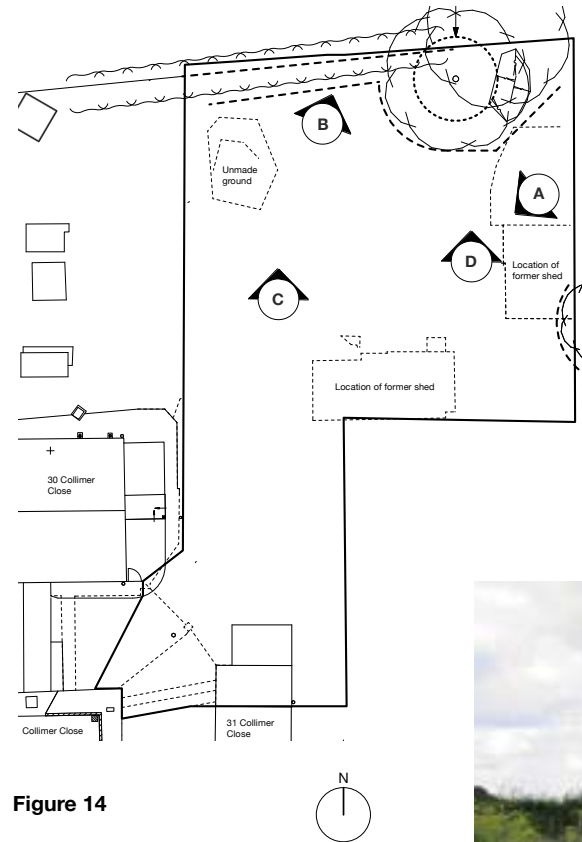
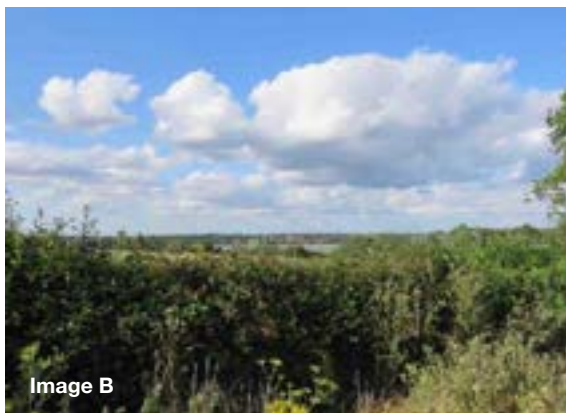


Figure 14



8.02 Image C shows a close up view of the walnut tree in leaf, an attractive feature on the site. We are proposing to retain and protect.



8. APPEARANCE - CONTEXT



Above - Summary of colours in the area

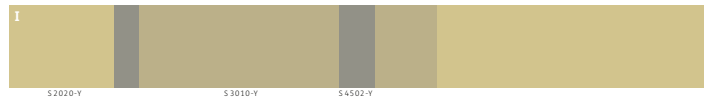


Figure 15 Example colour palettes from AONB

8.03 The colour sliders to the left shows excerpts of the "Guidance on the selection and use of colour in development" document by Suffolk Coast & Heaths. This document aims to give guidance on appropriate colour schemes for developments in different areas of Suffolk, relative to its surroundings. The top row shows the summary of colours in the area. As can be seen, it is a very rich palette, with deep earthy tones.

8.04 Despite the surrounding properties in Collimer Close and Woodlands having limited architectural merit, they have a great sense of coherence and legibility in both their form and the limited palette of materials used.

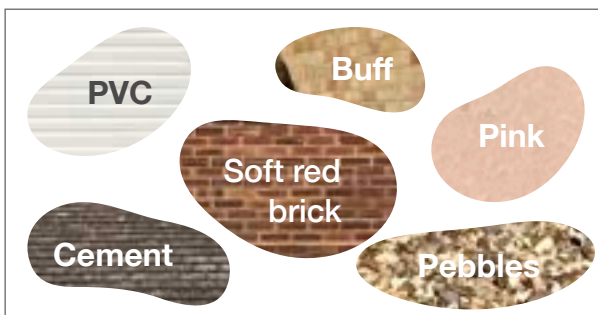
8.05 There is a mix of both red brick and buff brickwork throughout the estate and this is interjected with walls of white render, white boarding and painted garage doors. However, in the slightly wider surrounding area other materials such as timber cladding are present in a variety of tones.

8.06 White PVC windows and flat cement plain tiles are common throughout the estate. The bungalows also all feature a low eaves height, which contributes to their distinct character and something our proposal emulates on its front elevation.

8.07 In the close vicinity there are some notable precedents for how 20th century brick bungalows can be reinvented to suit 21st century needs. The Blackhouse, circa 300m away from the plot across the fields to the North in Pin Mill, is a project that rather than being sympathetic to its original 1940s bungalows style, instead sets its own new design language. The building takes inspiration from traditional Essex/Suffolk Coastal black timber boat sheds and has been designed with Passivhaus principles.



Blackhouse, Pin Mill



Blackthorns, 8 Rectory Field



Blackthorns, 8 Rectory Field



6 Rectory Field

Figure 16 Buildings and Materials in the Surrounding context

8. APPEARANCE - PROPOSAL

- 8.08 The South aspect of the proposal is in sympathy with the traditional 20th century design of Collimer Close, with a similar form, eaves and ridge levels and material language, in the use of stretcher bond soft red brickwork and flat profiled tiles for the pitched roof.
- 8.09 Comfortable in its surroundings, the proposal features flat slate tiles with dark tones partly reflecting the surrounding concrete tiles found on the estate. The client has a great interest in sustainability and is looking to potentially use PV tiles. PV tiles harmonise with slate roof tiles allowing us to emulate the homogenous nature of the surrounding roofs whilst providing a sustainable means of energy creation for the property.
- 8.10 We are proposing the use of aluminium windows throughout the property due to their durable, long lasting, sustainable and low maintenance nature. A range of colours were explored, drawing inspiration from the 'Accent / Trim Colours' and 'Grey Neutral / Contrast' AONB (now National Landscape) recommended palettes for estate farmlands; clayland edge; farmed estate sandlands. The grey Aluminium windows would be in keeping with those on the neighbouring property, Blackthorns, to the East. These would be a vast improvement to the dated white UPVC windows seen around Collimer Close.



Figure 17 AONB example colour palettes



Figure 18 Proposed 3D visualisation of South Elevation

8. APPEARANCE - PROPOSAL

- 8.11 The rear facade is shielded from any public view and so the orthogonal addition to the rear is proposed to feature timber cladding with a natural finish, enhancing the sustainability of building materials used and allowing the design to appear recessive within the wider landscape.



**Figure 19 Proposed 3D visualisation of North Elevation from the field.
This view is not from a public right of way.**

9. LANDSCAPE

- 9.01 The siting of the property and design of the landscaping is intended to enhance the existing site features, which in turn help to soften and minimise the scale of the proposal.
- 9.02 The site is located within the Suffolk & Essex Coast & Heaths National Landscape with views out over grassland down to the River Orwell and Pin Mill.
- 9.03 The level of the garden slopes down towards the rear of the site; this topology along with strategic hard landscaping and banked earth create areas of interest and opportunities for planting.
- 9.04 The plot has proposed hard landscaping to the street frontage; planting creates a private garden space. The Applicant is planning on planting many shrubs, trees and wild flowers to screen the proposed property from the road, increase diversity on the site and create sheltered private spaces.
- 9.05 The existing established large walnut tree in the North East corner will be retained and the ground around the roots are to be protected during construction.
- 9.06 The diagram below has been extracted from the Ordnance Survey website. There are very few public access routes in the vicinity of the site. The slope of the land towards the River Orwell and existing trees and planting block most, and possibly all, views of the site from on the peninsula.

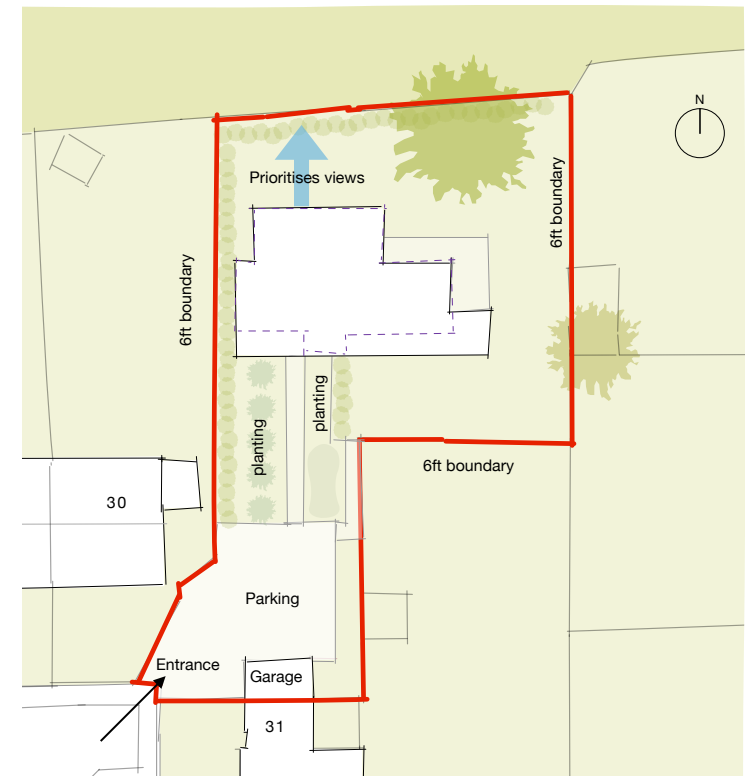


Figure 20 Proposed Block plan with planting

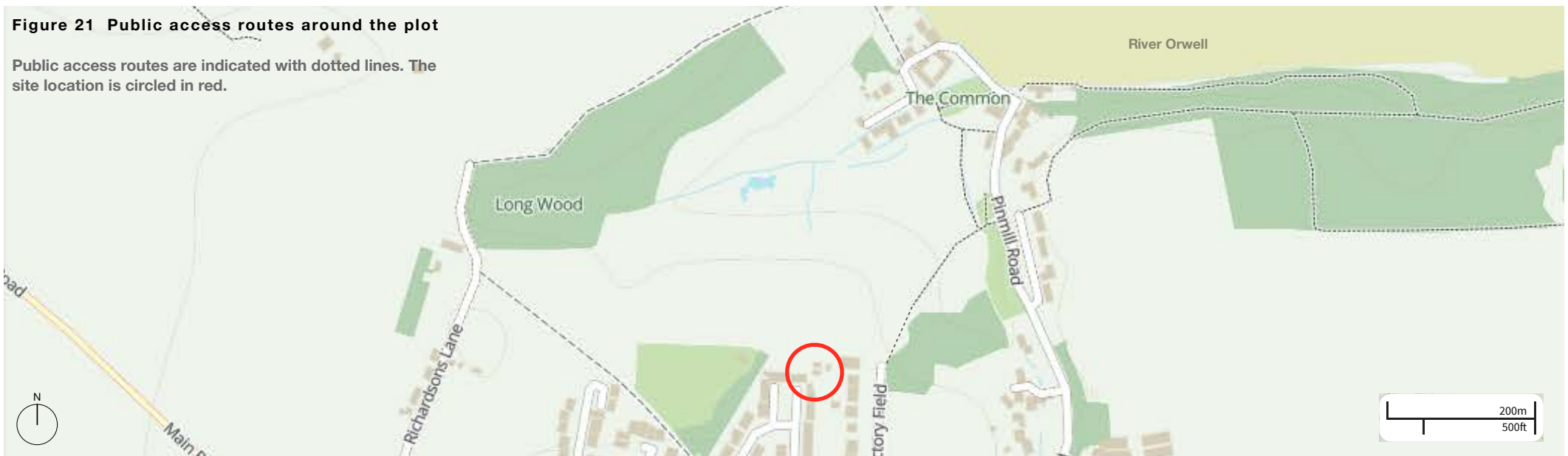


Figure 21 Public access routes around the plot

Public access routes are indicated with dotted lines. The site location is circled in red.

10. SUSTAINABILITY



Figure 22 Examples of proposed visual sustainable features

- 10.01 With sustainable design being paramount in reducing the energy usage of a dwelling, this proposal features passive solar shading techniques, including the roof overhang and the veranda on the South and East facades. This will shield the property from solar radiation in summer months, ensuring the property remains cool and that the need for additional energy intensive mechanical cooling is kept to a minimum. Glazing to the north shall provide pleasant natural light into the new dwelling.
- 10.02 In the winter months, the glazing to the south will allow light and warmth to penetrate deep into the property. The solar radiation heats the floors of the building which use their thermal mass to absorb heat during the day and slowly radiate it out throughout the evenings and night, subsequently reducing the demand for energy intensive mechanical heating.
- 10.03 The dwelling has been designed with thicker walls, floors and roofs that are required for enhanced thermal performance. The applicants wish for the property to outperform the standards set by the current building regulations.
- 10.04 Other passive strategies such as cross ventilation are incorporated, depicted by the coloured arrows in Figure 23. The cool air will enter the building via the openable windows and doors along the South side of the ground floor while the hot air rises through the building and out of the openable windows and doors on the first floor. This movement of air reduces the requirement for mechanical ventilation.
- 10.05 Bee bricks and Bat boxes will be incorporated to encourage and accommodate wildlife on the site.
- 10.06 With holistic water management and proposed use of recycled materials wherever possible, the lifecycle impact of this dwelling is intended to be substantially lower than conventionally built dwellings.

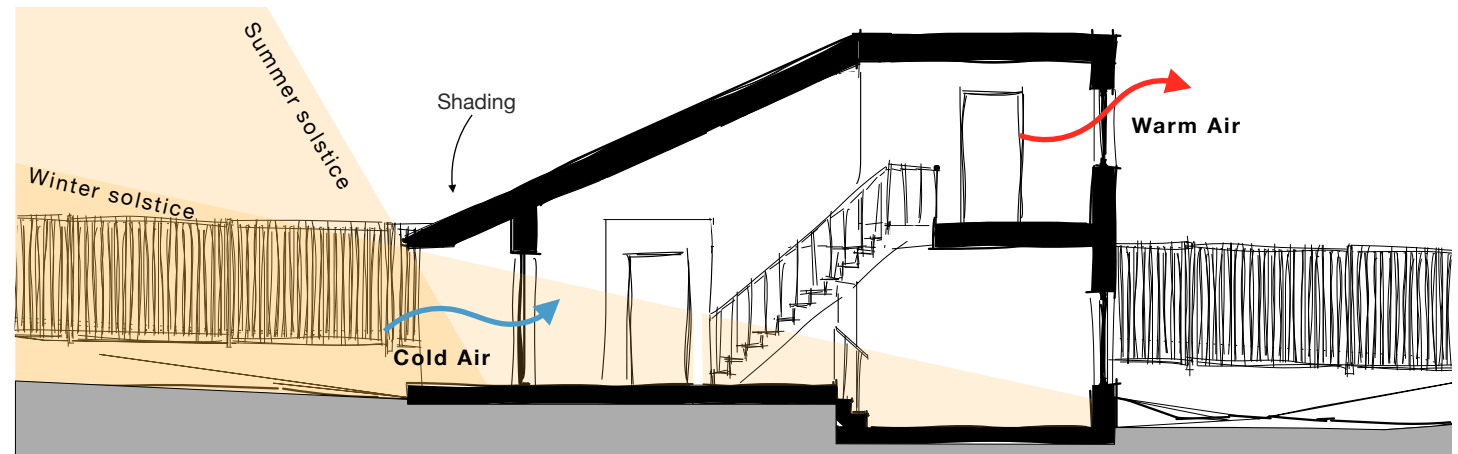


Figure 23 Passive Ventilation & Solar Diagram

11. CONCLUSION

- 11.01 The proposed dwelling sits comfortably within its context and is subservient on the street scene with a lower ridge line than neighbouring properties. The design as viewed from Collimer Close is sympathetic with design queues having been taken from the surrounding buildings. Full use has been made of the sloping topography of the site to create an upper floor to the rear of the dwelling.
- 11.03 The layout has the home sitting comfortably toward the back of the site with ample amenity space whilst not adversely affecting the amenities of the neighbouring properties.
- 11.04 As the applicant intends this to be their lifetime home, sustainable design is at the forefront. The property will aim to take advantage of passive solar design and to exceed the minimum thermal performance standards set by the current Building Regulations to reduce the need for energy intensive mechanical heating/cooling. Recycled materials and holistic water management further enhance will further enhance this building's green credentials.
- 11.05 This proposal is designed for continued use at every stage of life. Careful consideration has been taken to ensure ease of access for a wheelchair user to the house from the parking area and for movement through the house and into the garden via the patio doors. This dwelling is designed to be fully compliant with Part M4(2) as an 'Accessible and adaptable dwelling'. It also complies with the vast majority of the requirements of Part M4(3) 'Wheelchair user dwelling'.
- 11.06 On the South facade the proposal has great continuity and sympathy to the surrounding bungalows of Collimer Close, with materials such as stretcher bond brick and the use of solar shingles to provide an understated aesthetic to the property.
- 11.07 With the site being within the National Landscape great care has been given to the selection of materials and colours chosen. Inspiration and guidance has been drawn from colour palettes recommended in the "Guidance on the selection and use of colour in development" document by Suffolk Coast & Heaths. The natural finish timber cladding on the rear elevation will be recessive in the wider landscape.

11. CONCLUSION



Figure 24 3D visualisation of Northeast Elevation