



Design and Access Statement

Address: 80 Cambridge Way, Haverhill, Suffolk, CB9 9HW

Local Planning Authority: West Suffolk District Council

Planning Application Type: Householder Application – External Alterations

Proposal:

Removal of existing combustible timber and PVC cladding to front and rear elevations and installation of a new fire-resistant brick-effect cladding system, with additional thermal and fire performance upgrades to the wall structure.

Date: Thursday, 12 June 2025

Update number: 4

Applicant: Mr. Kemal Sönmez

Prepared by:

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- Association for Project Management (APM): P0611985
- The Institution of Structural Engineers (Istructe): 072017575
- Institute of Civil Engineers (ICE): 93510653
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- Chartered Association of Building Engineers (CABE): 78243210
- Chartered Institution of Building Services Engineers (CIBSE): 071708
- Arboricultural Association (AA): AS10227
- The Institute of Environmental Management and Assessment (IEMA): 108486
- Chartered Institute of Architectural Technologists (CIAT): 046002
- Construction Skills Certification Scheme (CSCS): 1326783

1.0 INTRODUCTION

This Design and Access Statement (DAS) accompanies a householder planning application for 80 Cambridge Way, a mid-terraced residential dwelling within the West Suffolk district. The proposal is limited to the **replacement of the existing front and rear wall cladding**, which is currently composed of **timber and PVC materials**, with **non-combustible, brick-effect cladding**.

The proposal also includes the installation of **100mm Rockwool thermal insulation** and an **internal 15mm fire-rated plasterboard layer**, improving both energy efficiency and fire safety performance. There will be **no changes to the existing layout, internal structure, access points, or roof**.

The design approach aligns with both **national fire safety guidance**, including Approved Document B of the Building Regulations, and the **West Suffolk Local Plan** policies regarding character, safety, and building integrity.

2.0 SITE ANALYSIS

2.1 Existing Building

80 Cambridge Way is a **two-storey, mid-terraced dwelling**, forming part of a post-war residential development. The building façade currently features:

- **Timber vertical cladding** to the first floor front elevation
- **PVC panel cladding** to the ground and rear elevations
- **Felt flat roof**, with no proposed alterations
- **No existing external wall insulation**
- **Building area: 84.36sqmt**

The materials used on the front and rear elevations are **visually outdated and do not meet current fire safety standards**, particularly following the enactment of the Building Safety Act 2022 and increased scrutiny over cladding in England after the Grenfell Tower incident.

2.2 Context and Surroundings

The surrounding houses at Cambridge Way are largely of uniform architectural form. However, **many of the adjacent properties (including those owned by the local authority)** have already been upgraded to **non-combustible brick-effect cladding systems**, in response to new fire safety and energy performance standards.

This proposal aims to achieve **visual consistency with neighbouring properties**, most notably the immediately adjacent dwellings that have been treated by the council. This ensures architectural cohesion, avoids visual fragmentation, and supports Policy DM2 of the Joint Development Management Policies Document.

3.0 DESIGN PRINCIPLES AND JUSTIFICATION

3.1 Purpose of the Proposal

The key motivations behind this design are:

- To remove the existing combustible cladding materials
- To increase the fire safety rating of the external envelope
- To improve thermal performance through the addition of insulation
- To enhance the visual uniformity of the terrace row by matching the next-door brick-effect finish
- To align with local authority refurbishments of surrounding units

3.2 Cladding Material Specification

The proposed cladding will be:

- A2-s1, d0 rated brick-effect fibre cement board, certified to EN 13501-1
- Fixed mechanically with ventilated cavity and breathable membrane
- Backed by 100mm Rockwool RWA45 insulation, fire and thermal tested
- Internally lined with 15mm Type F fire-rated gypsum board, certified to BS EN 520
- Total u-value improvement to meet or exceed 0.30 W/m²K, complying with Approved Document L1B

4.0 FIRE SAFETY & BUILDING REGULATIONS COMPLIANCE

4.1 Building Regulations:

The proposal meets the following:

- Approved Document B (Fire Safety)
- Approved Document L1B (Conservation of Fuel and Power)
- Approved Document C (Resistance to Contaminants and Moisture)
- Approved Document 7 (Materials and Workmanship)

The external wall will be upgraded to a **non-combustible Class A2 fire rating**, in accordance with **Regulation 7(2)** of the Building Regulations 2010, and **MHCLG's ban on combustible cladding in new or refurbished external walls** for residential buildings.

Although this property is under 11m tall, the proposal is made in the spirit of **best practice** and to **harmonise with adjacent council-led fire upgrades**.

5.0 POLICY COMPLIANCE – WEST SUFFOLK

Relevant Policies:

- **Core Strategy Policy CS3:** Design and Local Distinctiveness
- **Policy DM2:** Creating Places – Development Principles
- **Policy DM24:** Alterations and Extensions to Dwellings
- **Policy DM17:** Conservation Areas (not applicable but principles of visual integrity apply)

National Policies:

- **NPPF (2023)** – Section 8: Promoting Safe and Healthy Communities
- **NPPF – Section 12:** Achieving Well-Designed Places
- **Building Safety Act 2022**
- **Energy Performance of Buildings (England and Wales) Regulations 2012**

6.0 ACCESS STATEMENT

6.1 Vehicular & Pedestrian Access

The proposal involves **no change to existing pedestrian or vehicular access**. All construction works will be external and temporary, without interference to the shared access arrangements typical of terraced houses.

6.2 Construction Management

All work will be carried out from within the private garden boundaries or scaffold erected to the front elevation. No obstruction to public footways or carriageways is expected.

6.3 Inclusive Access

There are no changes proposed to the access level or thresholds. Step-free access to the main entrance will remain as existing.

7.0 IMPACT ON NEIGHBOURS & CHARACTER

The proposal is **visually consistent with adjacent houses**, including those already updated with brick-effect cladding by West Suffolk District Council. The proposal will enhance the street scene and bring uniformity in material treatment.

There are **no additional openings, windows, or changes to height or footprint**. Overshadowing, overbearing, or overlooking issues are not applicable.

8.0 ENVIRONMENTAL & ENERGY STATEMENT

The installation of Rockwool insulation will:

- Reduce heat loss through external walls by over 60%
- Contribute to EPC rating improvement
- Reduce reliance on internal heating systems

Materials used are:

- BRE Green Guide rated
- Recyclable and responsibly sourced

No increase in impermeable area; water drainage remains unchanged.

9.0 SUPPORTING DOCUMENTS INCLUDED

- Location Plan (1:1250)
- Existing Elevations & Floor Plans (1:100)
- Proposed Elevations & Floor Plans (1:100)
- Photographs of neighbouring cladding upgrades

10.0 CONCLUSION

This proposal provides a clear and necessary upgrade to the building fabric at 80 Cambridge Way, offering improved fire safety, thermal performance, and consistency with neighbouring dwellings. It aligns with the **West Suffolk Local Plan**, relevant national guidance, and complies with all required **Building Regulations**.

We respectfully request approval of this application as a **measured and beneficial enhancement** to an existing dwelling.









Feel free to have a discussion or contact us,

Thanks.



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