

# **DESIGN AND ACCESS STATEMENT**

## **CLIENT**

Mr Peter Lockwood  
The Cottage  
Cock Green  
Felsted, Essex. CM6 3NA

## **AGENT**

N J Rouse Architectural Design,  
16 Tennyson Road, Hutton, Brentwood, Essex. CM16 2SJ

## **LOCATION**

The Cottage, Cock Green, Felsted, Essex. CM6 3NA

## **GENERAL PROPOSAL DESCRIPTION**

The application is for demolition of the previous rear single storey extension, front porch and remove detached garage. Form front two storey extension, bay window and two dormer windows.

Rear two storey / part single storey extension,  
New roof and fenestration alterations to elevations.  
New oil tank and enclosure.

This application is similar to approved planning application UTT/20/2696/HHF, with the minor change of the rear single storey extensions roof changed from pitched to flat roof with Juliet balconies from master bedroom. Removal of plinth from design and new feature stone cladding to front two storey extension.

## **THE SITE & LOCATION**

The property is a four bedroom detached house in need of modernising, located in an idyllic hamlet with 2.85 acres and outbuildings of varying condition.

The Cottage is believed to date back sometime between the first and second world wars, so likely a late 1920's/30's build and originally as a pair of cottages situated on a wide plot with generous acreage, numerous outbuildings of varying condition with some usable stables and storage, grazing. The accommodation, part upvc

double glazed offers four good size bedrooms and a family bathroom, three reception room areas, a 1950's/60's kitchen and a ground floor W.C which is twinned with an outside W.C

The properties within the street scene all vary in design and scale and the topography of the land are generally level. There is a vehicle access crossover from the road with drive way area and detached garage and with the further benefit of a separate gated rear access (right of way).

### **INVOLVEMENT OF LOCAL INTERESTS**

No local groups have been approached, however we have considered the surrounding area and feel that the proposal would be in keeping & further enhance the surrounding area.

### **THE PROPOSALS & DESIGN PRINCIPLES**

The proposed extension will be traditionally constructed and in keeping with the general style and scale of properties in the locality that is a general mix of property styles and materials.

Overall the proposals would appear as an integral part of the original house rather than an unrelated addition and therefore would not be harmful to the character of the host dwelling or the surrounding area. The architectural design closely reflects the original house in terms of finishing materials, continuation of fenestration, complementary roof style, positioning and style of windows.

The size of the accommodation proposed for this dwelling is considered appropriate for the location and size of the plot when assessed in relation to other residential developments in the locality.

The orientation and aspect of the extension has not been designed in isolation. Consideration has been given to the proximity of adjacent properties with the depth of the extension. The design and size is sympathetic to the character of the building and will enhance the area.

This proposal has been individually designed to accommodate the applicants layout requirements and to ensure that the scheme does

not appear bulky or visually intrusive in the streetscape. Materials have been chosen that are appropriate for the location and sympathetic to the existing buildings in the vicinity of the site and surroundings. There will still be ample amenity space provided and In relation of neighbouring amenity, the adjacent dwellings would not be adversely affected by any aspects of the development proposals.

The architectural style is compatible with that of the existing buildings in the locality. The development will not involve a significant loss of landscape features contributing to the character of the site and area. The scheme has been designed with a view to provide a visually attractive building and make a positive contribution to further enhance the character of the local surrounding area.

Site gradients have been determined in relation to the existing site topography and with regard to providing suitable access and circulation around the amenity space for the homeowner.

### **ASSESSMENT OF SOCIAL & ECONOMIC CONTEXT**

Any potential for overlooking from the extension or overshadowing will not occur as a result of the proposal due to the sitting of the building, orientation of windows to habitable rooms and obscure glazing to landing window. Separation distances between the proposed extensions and adjacent garden areas.

Due to the scale of the development there will be no significant impact upon local services.

No jobs will be created as a result of this development other than those persons employed to carry out the building works.

### **ACCESS**

Both the external and internal layouts will meet the requirements of all relevant provisions of the building regulations,

### **SITE PHOTOGRAPHS ON NEXT PAGE**

Front view of property







**Rear view of property**



