

DESIGN AND ACCESS STATEMENT & HERITAGE IMPACT ASSESSMENT **PROPOSED EXTENSIONS & NEW RETAINING WALL,** **WALNUTS, MILL LANE, LAWFORD, ESSEX, CO11 1DU**

1. Introduction

This Design and Access Statement (DAS) accompanies an application for the proposed extensions and retaining wall at Walnuts, Mill Lane, Lawford. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

The house is approximately 40 years old and is built in modern materials. The external walls are presenting as face brick elevations. The photos below show the current elevations of the property:



As this is a proposal for a an extension and retaining wall, some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

Amount

As noted above, this DAS accompanies a Planning Application for a single storey side extension to the left of the property and a first floor extension to the right hand side over the existing garage / utility room.

The ridge height will not be increased by these works. Also proposed is a retaining wall to the front of the property which will largely be in keeping with those on the adjacent properties.

Layout

Mill Lane, Lawford is made up of a number of different types of dwelling constructed at various times over the last 100 years or so.

Scale

A block plan has been included in the application to show the appropriateness of the scale proposed. The building is already established and it is not intended to greatly alter the overall size with the exception of the small side extension. The retaining wall will be to the same scale etc as the neighbouring properties

Landscaping

There are no major changes proposed to the landscaping of the site. The access to the highway is already in place and has been since the house was originally built.

Appearance

The proposal would be to construct a single storey side extension to the left of the building. This will be constructed in face brickwork to tie in with that on the main house. The first floor side extension to the right hand side is to be constructed in timber frame for structural reasons and finished with a cement based weatherboarding which is in keeping with other properties in the road. The proposal does not greatly alter the street scene. The extensions have been designed to be subservient to the main dwelling.

The retaining wall is to be finished in face brickwork and be in keeping with the neighbouring retaining walls.

3. Access

Access to the transport network

No changes are proposed.

Car Provision

No changes are proposed.

Inclusive Access

No changes are proposed.

4. Consultations

The agent has not consulted the owners of adjoining properties directly but understands that they will be consulted during the planning application.

5. Heritage Statement

In preparing the design for this property, we have considered the fact that the property is a relatively modern house, constructed with modern materials.

We have also considered the impact of the proposal on the character of the area. Whilst the proposals are visible from public viewpoints, the works have designed to be in keeping with both the host dwelling and neighbouring properties and as such, we do not believe the proposals will have a major impact on the area.

The materials used would be closely in keeping with the existing building.

On balance, we consider that the proposals will have no impact on the area.