

Oswick Ltd (Head Office)  
5/7 Head Street, Halstead  
Essex, CO9 2AT



Tel: 01787 477559  
Email: [info@oswicks.co.uk](mailto:info@oswicks.co.uk)  
Web: [www.oswicks.co.uk](http://www.oswicks.co.uk)

1 GREENWOOD COURT  
HALSTEAD  
ESSEX  
CO9 2DS

## DESIGN & ACCESS STATEMENT

DATE: 12<sup>TH</sup> JUNE 2021

OUR REFERENCE: 21-053-AS



## CONTENTS

1. INTRODUCTION.....	3
2. LAND USE.....	3
3. DEVELOPMENT AMOUNT .....	3
4. SITE LAYOUT.....	3
5. DEVELOPMENT SCALE RELATIONSHIP.....	3
6. LANDSCAPING .....	3
7. DESIGN RATIONALE .....	3
8. PROFESSIONAL INVOLVEMENT.....	4
9. PLANNING POLICIES ASSESSMENT.....	4
10. SITE ACCESS .....	4
11. BIBLIOGRAPHY.....	5

## 1. INTRODUCTION

The following Design & Access Statement is for proposed works at 1 Greenwood Court, Halstead, Essex, CO9 2DS and should accompany all submitted documents.

The proposed works are for a single storey side extension.

The copyright of this document is vested with Oswicks and may not be reproduced in part or whole without express written permission. No beneficial rights to its content or the usage thereof shall accrue to the client until full payment has been received. The report and the contents thereof are subject to Oswicks standard terms and conditions.

The document and the information contained herein are for the exclusive use of the client and Oswicks accepts no responsibility for any consequences arising from unauthorised use by any other person(s).

## 2. LAND USE

The building is currently used as a private residential dwelling and this use will not change within this application

## 3. DEVELOPMENT AMOUNT

The proposal is for a single storey side extension 4.5M from the existing building and will be used for additional space in the dwelling house. This is the only proposal within this application and there will be no further extension proposed on this site within this submission.

## 4. SITE LAYOUT

The existing site layout will remain the same within this application.

## 5. DEVELOPMENT SCALE RELATIONSHIP

The proposed extension is to be 4.5m from the existing and dropped back 225mm from the front elevation giving a clear visual break between the existing building and the extension. The eaves height will be 2.1m and a natural slate roof at a 23 degree pitch providing an overall ridge height of 3.6M.

## 6. LANDSCAPING

The existing landscaping to the site will not change within this application and remain as garden land used in relation to the main dwelling.

## 7. DESIGN RATIONALE

The existing site is situated within a conservation area requiring any proposed works to be in keeping with the existing dwellings. The proposed materials used will be to match the existing with red brick plinth and a cream painted render on the upper section, open rafter feet at the eaves detail with black gutters and down pipes matching the existing. The window on the front elevation will be of timber construction and painted white to match the existing, the bifold doors and the large sections of glazing above will have modern grey aluminium frames to do to the large sections of glazing and for the bi-fold doors. The roof material will be of a natural slate finish with 4 roof lights between the rafters giving a low profile appearance and of a conservation type with glazing bar down the centre.

## **8. PROFESSIONAL INVOLVEMENT**

Due to the simplistic nature of the application no external community members or professionals were consulted prior to the application. If the application was of a more substantial size the application would have been submitted for a pre-consult.

## **9. PLANNING POLICIES ASSESSMENT**

Relevant local and national government policies have been reviewed in relation to this application.

## **10. SITE ACCESS**

The existing access to the property will not change.

## 11. BIBLIOGRAPHY

- Design and access statements guide, CABE, 2007
- The Essex Design Guide, ECC, 1997
- <http://www.heritagegateway.org.uk>
- <http://www.colchester.gov.uk>
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

VERIFICATION
APPROVED FOR ISSUE:
GE
DATE
12-06-2021

OSWICKS  
5/7 HEAD STREET  
HALSTEAD  
ESSEX  
CO9 2AT  
TELEPHONE: 01787 477559  
EMAIL: INFO@OSWICK.CO.UK