

# DESIGN AND ACCESS STATEMENT

Applicant : Roger Davis

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Application No:

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Site Address: **Outline Housing Proposal**

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Land annexing Maymead  
Talbot Road, Little Clacton

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## PROPOSED USE

Residential

## AMOUNT

The application site annexes 'Maymead' in Talbot Road to the north and extends south to Thorrington Road. occupying an area of 0.41 Ha

The proposal is for a two No 3 bedroomed bungalows and Three No 4 bedroomed chalets in materials that reflect the local vernacular

## LAYOUT and SCALE

The proposal seeks to reflect the ribbon style of development both to Talbot Road and Thorrington Road and the prevailing mix of both Chalets and Bungalows and the varying styles that currently exist

The scheme seeks to draw on the architectural references of properties both north and south so as not to detract from the varied building types both in terms of scale and mass

## LANDSCAPING

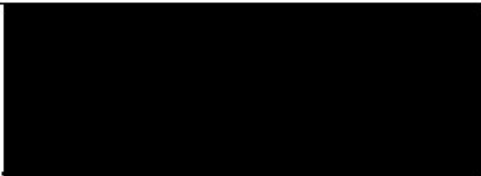
All dwellings have private amenity space exceeding NPPF standards

It is proposed that frontages receive softer boundary treatments rather than fencing . Fencing to rear boundaries would be close boarded fencing 1.8 high

Gardens would be predominantly laid to lawn with specimen trees and indigenous border shrubs

## ACCESS

Parking standards have been met with the provision of minimum two parking spaces per dwelling and garaging

Signed: 

. Date **07.04.2021**

On behalf of: Mr R. Davis