

DESIGN & ACCESS STATEMENT

LAND TO REAR OF 123 HIGH STREET, WALTON ON THE NAZE, ESSEX, CO14 8AT

DEMOLITION OF THE EXISTING DILAPIDATED GARAGES AT THE REAR OF THE ABOVE AND THE ERECTION OF A SINGLE ONE-BEDROOM DWELLING.

1. The site is currently a disused garage block situated just North of High Street and accessed off Savile Street.

Condition - The garage buildings have fallen into a dilapidated state of repair.

2. There have been previous applications to this site.

Demolition of existing garages and erection of a new 1 bedroom dwelling - Resubmission of 15/01192/FUL.

Then application no.18/01777/FUL was approved on 17th December 2018.

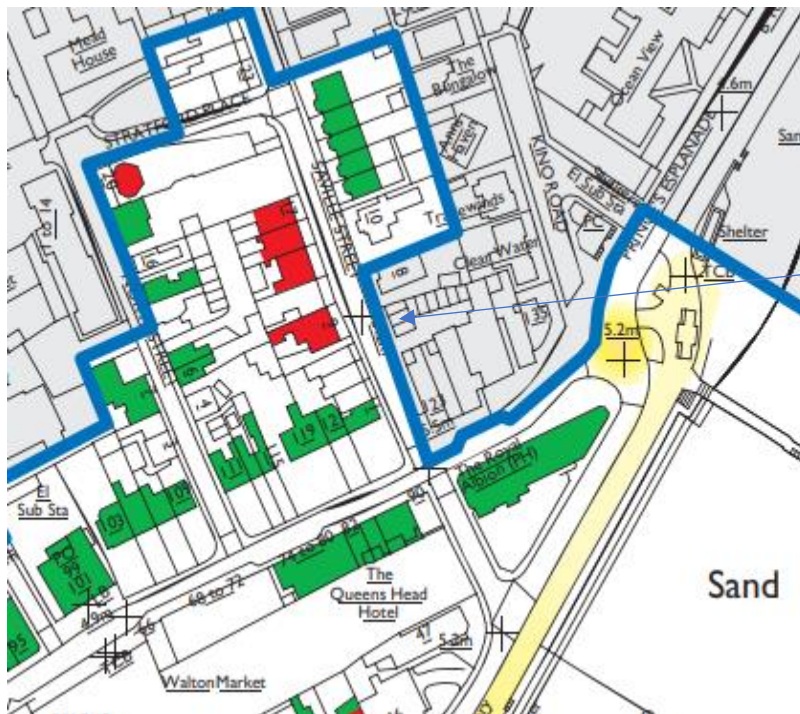
My client now wishes to amend this application with minor amendments.

3.

Location and the surrounding area

The application site is situated to the rear of 123 High Street and accessed from Savile Street.

The site is situated adjacent to the Walton Conservation Area.



PROPOSED APPLICATION

4. There are currently 8 no. garages on the site constructed of brickwork walls and a mix of timber and metal garage doors with asbestos roofing sheets. The site is predominantly flat with a mixture of commercial and residential properties.

5. No trees will be affected by the scheme.

6. Amount & use of development

This proposal is for the erection of a modest one bedroom single dwelling with car port, providing approximately 30m² of accommodation to the ground floor, excluding the garage space and 46m² on the first-floor floor level, as shown on the accompanying plans.

7.

The layout of the dwelling is arranged over two floors, with the ground floor comprising of kitchen, utility, WC and garage space with access to the small amenity area to the rear. The first-floor layout consists of a lounge/dining area, bedroom and bathroom.

Internally the rooms are arranged to benefit from natural daylight and ventilation.

The amenity area to the rear of the proposed dwelling differs from the original approved application ref: 15/01192/FUL, the amended amenity area measures 50m², which is similar to the initial application and equals the requirements set out by the Tendring District Council.

8.

Scale - The scale of the new dwelling is in keeping with other houses along Savile Street, which are a mixture of two to three storey buildings with varying finishes from brickwork to painted render with plain clay tiles and slate roof coverings. The proposed roof pitch of 30° is similar to properties close by and will not be overbearing in the street scene.

9. Appearance

The appearance created will be similar to the current properties in the immediate vicinity.

The front elevations are brick plinths with painted smooth render and traditional plain clay roof tiles. Timber double glazed windows are proposed along with timber doors, all in accordance with the secure design policies.

10. Access

The access will remain for the shared drive. A drop kerb already exists for the proposed dwelling, so no additional access to the proposal will be required.