

Design & Access Statement

July 2021

Sarah Richardson
College House, Clacton Road, Weeley Heath, Essex, CO16
9dz

CONTENTS

1.0	Introduction	2
1.1	Background and Planning History	
2.0	The Proposal	3
3.0	Design Principals	4
4.0	Access Statement	5
4.1	Site Location	
4.2	Access	

1.0 INTRODUCTION

This Design and Access Statement has been written to support the planning application, which has been submitted in respect of College House, Clacton Road, Weeley Heath, Essex, CO16 9DZ

This document should be read in conjunction with the following information:

- 100 – Existing Site Plan
- 101 – Existing Block Plan
- 102 – Existing Ground, First and Roof Plan
- 103 – Existing Elevations
- 200 – Proposed Site Plan
- 201 – Proposed Block Plan
- 202 – Proposed Ground, First and Roof Plan
- 203 – Proposed Elevations
- 204 – Proposed Site Layout Plan

1.1 BACKGROUND AND PLANNING HISTORY

The site address currently has planning permission for the erection of a 3-bedroom detached dwelling to constructed within the side garden of the house which is the proposed area for this extension. Permission was granted for this in February 2020 under planning reference 19/01738/FUL

2.0 THE PROPOSAL

This application seeks to apply for planning consent for a two-storey side extension to College House, Clacton Road, Weeley Heath. The proposal is to provide additional accommodation for the existing residents to deliver a house that is fit for purpose as it currently only has 3 bedrooms for 7 occupants (2 adults and 5 children).

The proposed scheme would provide enlarged accommodation downstairs to provide a suitably sized lounge and kitchen as well as playroom which can meet family needs as well as providing office space as both owners work from home.

The existing property is set far back from the road with ample off-road parking, side access is retained as well as private amenity space to the rear.

By enabling the homeowners to provide enlarged accommodation, this removes the need for the construction of the detached dwelling which has already been approved.



Figure 2 Existing Front Elevations



Figure 1 Proposed Front Elevations

3.0 DESIGN PRINCIPLES

The use of the existing building does not change through the proposals and will remain a residential property. By increasing the habitable space within the dwelling, it will provide long-term living accommodation for the existing owner-occupiers (family of 7) and remove the need to construct an additional dwelling. The existing driveway offers ample off-street parking and will service the property comfortably.

The property has been designed to replicate architectural features found within the nearest adjacent property Baytrees. The small extended area to the front reproduces the same protruding bays and roof angle as Baytrees as well as similar brick patterns to complement the setting in terms of material and scale to blend in with the local vernacular (Figure 4 and Figure 3). The design intent to the front façade will mean that by extending out to the front of the dwelling by a small amount it will avoid the need to do so at the rear which would have a greater impact on the neighbouring property's light and privacy. As you can see from Figure 5, a 45° line has been drawn from the far corner of the proposed extension to Baytrees which demonstrates that any adverse effects on light into the property is limited.

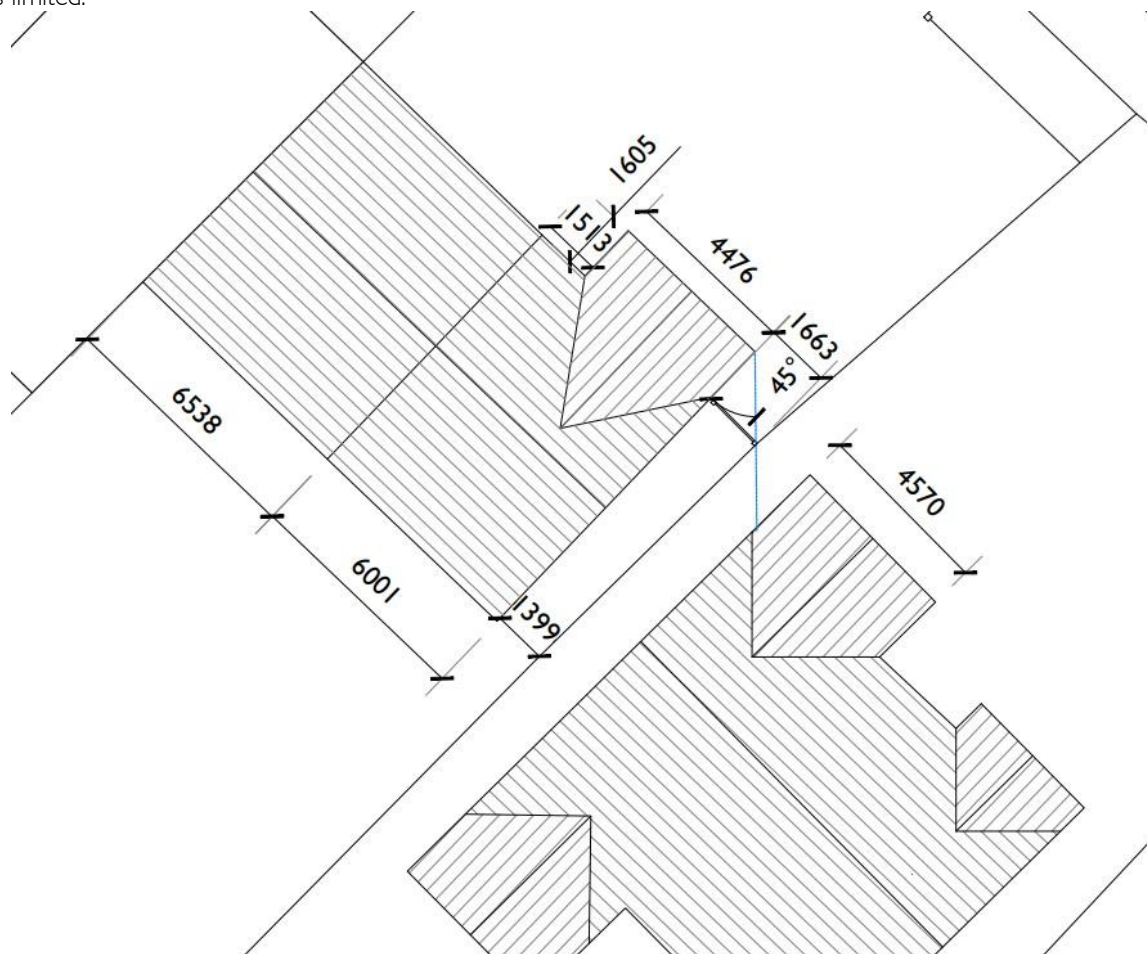


Figure 5 Proposed Site Layout Plan

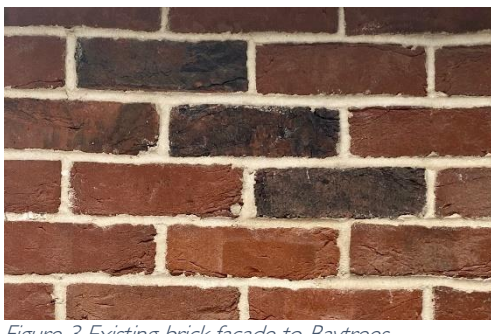


Figure 3 Existing brick facade to Baytrees

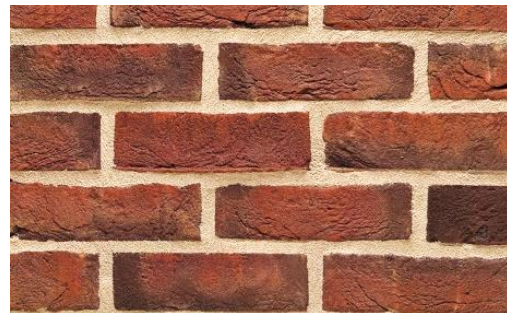


Figure 4 - Proposed brick type from Wienerberger

Great consideration has been given to the neighbouring properties when preparing this design scheme to avoid an overshadowing or dominant structure within the street scene, it is set well back from the road and smaller in size than the already approved detached dwelling. Design influences are taken from neighbouring properties as well as recently constructed properties nearby (see Figure 6 and Figure 7) to produce a high-quality design that positively contributes to the local vernacular. At present the existing house is of limited architectural merit, however, these measures would greatly improve the overall aesthetics of the property and its environ.



Figure 7 Recently constructed dwelling types at the nearby Millers Green development by Rose Builders



Figure 6 Recently constructed dwelling types at the nearby Millers Green development by Rose Builders

4.0 ACCESS

4.1 SITE LOCATION

The construction area is located within the existing side garden of College House. The property will retain sizeable rear amenity space and off-street parking to the frontages as well as side access.

4.2 ACCESS

Vehicular access to the property will remain as existing via the dropped kerb which currently services the existing property. The visibility splay is approximately 2 metres to each side so there is abundant space for any vehicles entering or exiting the property to see any pedestrians or vehicles. The property has a large driveway with parking for a minimum of 4 vehicular spaces.