



## Design & Access Statement

Client	Mr & Mrs White
Address	Orchard House, Norman Road, Manningtree, Essex. CO11 1DA
Project Reference	21.392
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Contact Numbers: [REDACTED]  
Registered in England Number: 10795460

Website: [www.inventarchitecture.co.uk](http://www.inventarchitecture.co.uk)  
Contact Email: [info@inventarchitecture.co.uk](mailto:info@inventarchitecture.co.uk)

Registered Address: East Bridge House | Colchester | Essex | CO1 2TX  
VAT Number: 304 1965 22

Company Name: Invent Design Studio Ltd t/as Invent Architecture & Design  
Director: Lee Scales

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## 1.0 Contact Information

### 1.1 Client

Name	Mr & Mrs White
Company	-
Contact Address	Orchard House, Norman Road, Manningtree, Essex. CO11 1DA
Project Address	Orchard House, Norman Road, Manningtree, Essex. CO11 1DA
Contact Email	[REDACTED]
Contact Number	[REDACTED]

### 1.2 Architectural Designer

Name	Mr. Lee Scales
Company	Invent Architecture & Design
Contact Address	East Bridge House, East Street, Colchester, Essex. CO1 2TX
Contact Email	[REDACTED]
Contact Number	[REDACTED]
Project Reference	21.392

## 2.0 Introduction

This Design & Access Statement has been produced to support the householder planning application for the installation of solar panels to the roof of:

Orchard House, Norman Road, Manningtree, Essex CO11 1DA

The statement should be read in conjunction with the following drawings:

- 21\_392\_HPA\_001\_ESL+BP.pdf
- 21\_392\_HPA\_002\_PSL+BP.pdf
- 21\_392\_HPA\_003\_ERCP.pdf
- 21\_392\_HPA\_004\_EFS+RE.pdf
- 21\_392\_HPA\_005\_PRCP.pdf
- 21\_392\_HPA\_006\_PFS+RE.pdf

## 3.0 Site Context

The development site lies in Manningtree, within the County of Essex. The site can be identified by clicking [here](#) if viewing this document electronically (this link will take you through to the Google Maps service).

The application site is located within Norman Road, off New Road. Within this road there are other dwellings of various appearances with both brick and render finishes.

The freehold for Orchard House currently holds 1no house structure and detached garage structure with off-road parking. Please refer to the site images section for further information with this in mind. None of the existing structures at the dwelling will be altered to accommodate the proposed installation of the solar panels.

## 4.0 The Design Approach

### 4.1 Use

The proposed development will look to install a series of 370w solar panels to the rear plane of the main dwelling's roof structure.

The proposed development carries little to no impact or effect on the existing streetscene of Norman Road.

### 4.2 Layout

In developing the layout of the proposal, very due consideration has been given to the surroundings and the amenity of existing residential properties.

### 4.3 Amount

The amount of development is in no way out of character with the density of surrounding development and is therefore appropriate in this setting.

### 4.4 Landscaping

The proposal sets out no landscaping to the existing freehold, all shall be retained as existing.



## 4.5 Access

The Application for the proposed development shall retain all access into and from the site, which is taken directly from Norman Road via the aforementioned driveway for public, vehicular and pedestrians as required. The outlined development proposals do not affect any access to the dwelling at all.

## 5.0 Conclusion

The proposed extension development will provide the homeowner with an eco-friendly source of power to the dwelling and garage environments upon installation, with very minimal impact to the streetscene and the neighbouring dwellings of the property.

## 6.0 Site Images

Please see site images overleaf with additional information for each image.



Figure 1



Figure 2

Figure 1: Overview of the left-hand elevation, showing the main dwelling at two storey level and accompanying existing single storey extension.

Figure 2: Overview of the existing right-hand elevation from the attached garden area, opposing that of figure 1.



Figure 3

Figure 3: An image of the existing front elevation, as seen from the streetscene. Image includes a partial view of the left-hand extension, front door and access steps, and the surrounding wall of the property.



Figure 4

Figure 4: An overview of the site in question, captured by the Google Maps service. This image is true to current appearances of the property and no significant alterations have been made since this was recorded by the Google Maps service.