

**DESIGN AND ACCESS STATEMENT (AUGUST / 2021)**

PROPOSAL FOR REDEVELOPMENT OF SITE INTO 1x 1BEDROOM DWELLING WITH ASSOCIATED LANDSCAPING AND PRIVATE AMENITY.

AT:

**LAND ADJOINING (WEST) OLD BIRD IN HAND SITE,**

**MAIN ROAD**

**C012 4NJ**



EXISTING ARIAL VIEW SHOWING SITE OUTLINED IN RED



## 1.0 INTRODUCTION

- This Design and Access Statement has been prepared on behalf of the Applicant in support of this Full Plans Application to provide 1 No 1 bedroom dwelling to existing derelict and disused directly west to Old Bird in Hand Site, Harwich CO12 4NJ with private amenity space.
- The Applicant recently submitted an application for 1 No 2 bedroom dwelling next to the application site which was approved. The application Reference is 21/00164/FUL
- In 2005, an application for a 2 bedroom dwelling was submitted on this site ( Ref 05/00548/Ful). The application was refused for the reasons below -
- “ It is the policy of the Local Planning Authority as contained within the adopted Tendring District Local Plan ( 1998) policies TD7,TD1 and TD3, policies BE1,CS1 and CS2 of the approved Essex and Southend on Sea Replacement Structure Plan (2001) and Planning Policy Statement 1: Delivering Sustainable Development. These policies seek to ensure that the buildings are well designed in themselves and relates satisfactorily to their setting in terms of scale, design and sitting. In this instance, the addition of a further dwelling in this terrace would, due to the size and sitting with existing end of terrace would not sit comfortably within the street scene, appearing as an add on feature and unrelated to the building which it would be attached to. In addition, it would appear dominant and not well designed or in sympathy with its setting and does not achieve a sufficiently high standard of design when viewed in conjunction with the existing terrace. The submitted dwelling will therefore be contrary to the terms of the aforementioned policies. “
- This application seeks to address the above reasons for refusal by redesign and presenting a modest 1bed 2person dwelling.

## 2.0 SITE AND SURROUNDINGS

- The site sits amid a predominantly 2 storey properties.
- The site is currently disused and derelict and has attracted illegal fly tipping and antisocial use over the years.
- There are varied dwelling design types along the ‘The Main and The Green’, ranging from single storey style Bungalows, 2 bedroom detached properties to standard mid terrace style 2 bedroom housing.
- No 1 to 6 Fitzgerald Cottages and recently approved dwelling (Ref 21/00164/FUL) shares boundary to the west, ‘The Green’ Road is to the north, B1352 to the south boundary and the ‘old Bird in hand Pub’ to the east.
- All the properties adjoining the proposed site have dual entrances from The Green Road and The Main Road.
- The proposal site is within a sustainable transport location with several bus stops serving key amenity locations including supermarkets, schools, hospital, local hospital and medical centre.
- Dovercourt, Harwich Town and Harwich international train stations are within proximity.

### 3.0 DESIGN

- Some of the Keyword or phrases used in the refusal decision notice letter application Ref 05/00548/Ful was, **Size, Sitting, Street scene, appearing at odds with the street scene, appear unrelated to the building it would be attached to, dominant and not sympathetic.**
- These keywords have guided the redesign and below are some of the design features addressed. The proposed 1bedroom dwelling will be smaller in size compared with the previous application which covered the full width of the site at the front. The proposed dwelling will therefore not appear dominant.
- The new design sets the proposed dwelling back from the approved dwelling by 1.8m when measured from the front elevation. This will ensure it doesn't compete with the existing and approved Fitzgerald cottage terraces. The proposed dwelling will therefore appear subordinate to the host terraces.
- Careful elevational treatment has been considered in this application ensuring proportions of windows, doors, sill, window heads and the overall building width will match the approved dwelling Ref 21/00164/FUL
- The proposal maintains a 2m side access to the east to ensure it appears sympathetic to properties on either side.
- Policy QL9 states - New development should maintain and enhance its surrounding and must relate well to its site and surrounding particularly with regards to sitting, height, scale, massing, form, design and materials.

**The proposed dwelling has been developed to conform to the above policy by ensuring height, eaves detailing, brick choice, window reveal detailing, roof design and orientation conforms to neighbouring terrace dwellings as previously approved.**

## 6.0 SUSTAINABLE CONSIDERATIONS

- Best practice insulation will be used to reduce heat loss at winter and reduce heat gain during summer.
- Proposed construction method offering thermal mass again to reduce overheating during the summer months.
- Passive ventilation is a key aspect of the proposed design to avoid the need for mechanical ventilation.
- All proposed glazing will be triple glazed.
- All proposed lighting will be high efficiency LED lighting.
- Sustainable drainage will be a key factor; all proposed external flooring will be permeable.

## 10.0 CONCLUSION

- The proposal is a redesign of the previously refused dominant 2bedroom proposal back in 2005. The new proposal will introduce a modest 1bedroom 2person dwelling redesigned to sit in harmony in its setting whilst contributing to the local housing stock.
- The proposal seeks redevelopment of a site which will otherwise appear derelict amid the recently approved application Ref 21/00164/FUL and the Old Bird in Hand Building. The proposed dwelling will contribute positively towards the local housing stock and will provide a house type suitable and ideal for first time buyers.
- We hope it received full support from Planning Officers.