

Design and Access Statement

1. **Proposal:** To demolish No 1 & No 2 The Pavilion and replace with a new two bedroomed single story residential dwelling with associated amenity space and parking provision on land to rear of Woodland Lodge Spring Valley Lane Ardleigh Colchester CO77SD
2. **Prepared by:** Mr and Mrs [REDACTED] of Woodland Lodge Spring Valley Lane Ardleigh Colchester, CO7 7SD [REDACTED] Tel [REDACTED]
3. **Dated:** 1st December 2021
4. **Introduction:** This Design and Access Statement has been prepared in support of a planning application to demolish No 1 & No 2 The Pavilion and replace with a two bedroomed single story residential dwelling with associated amenity space and parking provision on land to the rear Woodland Lodge Spring Valley Lane Ardleigh Colchester CO77SD
5. **Purpose of the application:** To provide a energy efficient and low maintenance retirement bungalow for the applicants who have lived at Woodland Lodge for the last 33yrs and now wish to downsize. If the application is approved then the applicants intend to start building the new dwelling after putting Woodland Lodge up for sale and move into No1 and No2 The Pavilion while the new building is completed.
6. **Pre-Application 21/30221/PREAPP:** A pre-application enquiry was made by the applicants which concluded that the principle of a replacement dwelling could be supported subject to careful consideration of all the matters raised within the decision letter and in line with the relevant policies therein. This design and access statement seeks to address all the matters raised. In response to comments made in the pre-application the area of the application site has been reduced by 200sq M
7. **Ownership of the site:** The application site is outlined in red on the location plan that accompanies the application. The area which is outlined in red and blue is wholly in the ownership of the applicants by way of two separate land titles. The area outlined in red only is an access drive with a public right of way and owned by others.
8. **Site location:** The application site is located on land to the rear of Woodland Lodge, Spring Valley Lane, Ardleigh, Essex CO7 7SD and is outlined in red on the location plan that accompanies the application.
9. **Access:** Access to the application site is by an existing public right of way from Spring Valley Lane to Woodland Lodge and then by way of an established private drive past No 1 and No 2 The Coach House to the rear of Woodland Lodge.
10. **Current use of No 1 & No 2 The Pavilion:** Currently a single story residential building containing two small residential dwelling's that have two bedrooms each.
11. **Current use of the site for the proposed new dwelling:-** Currently a flat grassed over area in front of No 1 and No 2 The Pavilion
12. **Size of the proposed new dwelling:** Single story dwelling with ground area of 144 sq M (12M Sq) and internal accommodation of 121 sq M.
13. **Existing building:** The existing dwelling is not capable of reasonable improvement and conversion to form a single dwelling for the following reasons.

The existing building is of a simple flat roof design and is of timber construction with a 2.3M ceiling height. The ceiling height does not allow space for super insulation materials at ground level which are required to bring the building up to high insulation standards.

The footings are not sufficient to support a substantial pitched roof with slate tiles.

An internal layout and supporting wall position which is not practical to adapt to one dwelling.

14. Flood risk: The application site is on ground that gently slopes down from east to west. There has been no flooding of this land during the ownership of the applicants. There is therefore very little risk of flooding on this site.

15. Drainage and sewerage provision: The proposed dwelling will use the existing septic tank (Klargester alpha 2,800 litre) installed to serve No 1 & No 2 The Pavilion. A plan showing the septic tank position and drainage pipe which discharges to ground accompanies the application. If the application is approved a septic tank survey will be carried out prior to occupation. Surface water dispersal will be by way of soakaways.

16. Design aims:-

To ensure the building *is well related and in proportion to the original dwelling* by the specifying of external wall finishes to be soft red bricks for the plinth with cement render above and red brick solders above all openings which is similar to the wall finishes of Woodland Lodge.

To achieve a roof that *is not visually intrusive on the skyline or the open character of the surrounding countryside* by specifying a fully hipped roof with a 22.5 deg pitch. The multigrey slates specified for the hipped roof also defuse the visual aspect of the roof.

To maximise the space available on the roof for the installation of solar electrical panels on the east and south sides.

To *retain sufficient space around the dwelling to protect its setting, that of any associated small group of rural housing, and the amenity and character of the countryside.*

Not to represent over-development of the site. The proposed dwelling the internal ground area is only 16 sq M larger than the building it replaces.

To have a low energy requirement as detailed in the Renewable Energy Generation Plan detailed further on.

To make maximise and make efficient use of the internal space.

17. External finishes for the new dwelling:

The walls will be timber framed with an external skin of Ibstock Leicester Red Stock bricks for the plinth and insulation blocks above finished in white self coloured smooth cement render. The roof will be covered in sustainable composite Tapco Synthetic Slate Tile - Coachman Mix. The windows to be white aluminium frames with triple glazing. Fascia's and soffits in white UPVc.

18. Boundary treatment : As the applicants will retain all the land on the north, south and west side of the application site and wish to retain an open aspect there will be no boundary treatment for the west boundary and the north boundary (except where the existing close boarding fence is situated N-M-K). The south boundary will retain the existing 1500mm high close boarded fencing L-L. The east boundary will be 1800mm high close boarded fencing L-K. A tree and Landscaping plan accompanies the application which shows the boundary treatment.

19. Trees and Landscaping: There are four 6 year old ornamental trees on the application site which

will remain as is. The access drive is currently laid with compacted recycled road chippings and this will also remain as is. The amenity area to the west of the application site will be laid predominately to wild-flower garden to match the surrounding areas. The amenity area to the east of the application site will be laid predominately to lawn. A tree and landscaping plan accompanies the application.

- 20. Biodiversity:** The site and its surrounding grounds are already a very bio-diverse area. The applicants do not intend to erect any additional fencing on the north, south and west boundary's of the application site and will plant a wild flower garden to the west amenity area of the site to create a low maintenance area adjacent the building. The planting of a wild flower garden will enhance the biodiversity of the site.
- 21. R A M S contribution:** The Applicants are willing to commit to a proportionate financial contribution to the emerging Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) secured by unilateral undertaking should planning permission be granted.
- 22. Environmental Sustainability:** The applicants are seeking for the development to achieve high energy performance requirements. To achieve this level, the proposed scheme will limit emissions through either the use of on-site renewables or low carbon technologies and improvements to the building fabric. Energy efficient technologies will be used in areas such as internal & external lighting. The proposed dwelling will have external areas for naturally drying clothes and cycle storage areas. The applicants seek to offset other environmental sustainability planning requirements by the demolition of No1 & No2 The Pavilion.
- 23. Social Sustainability:** The applicant is committed to ensuring that the proposed dwelling is of a high quality that meets the needs of all in society including less mobile persons. The doorway thresholds will meet lifetimes homes standards. The proposed arrangement will also ensure a convenient access arrangement for the emergency services. The applicants seek to offset other Social sustainability planning requirements by the demolition of No1 & No2 The Pavilion.
- 24. Parking:** It is proposed that two parking spaces for the new dwelling will be provided. The proposed parking spaces will be designed to meet the Council's adopted parking standards which require minimum dimensions of 2.9 metres x 5.5 metres. Provision will also be made for cycle parking conveniently located within a shed in the garden. This provision will be both safe and secure.
- 25. Highway safety:** As the proposed dwelling utilises the existing access to the highway used by No1 & No2 The Pavilion it will reduce the amount of traffic to the highway therefore the proposal would not increase any risk and *would not be detrimental to highway safety.*
- 26. Electric Charging Point:** An electric vehicle rapid charging point will be provided at the front of the new dwelling convenient to the car parking spaces.
- 27. Amenity:** The application proposes for the new dwelling to have a private amenity space consisting of a garden measuring 267sq M.
- 28. Impact on neighbouring properties:-** The proposal *would not adversely affect adjoining properties or main habitable rooms in terms of privacy* as the nearest neighbouring property not under the ownership of the applicants is 355M from the application site. The siting of the proposed dwelling, together with being a single storey dwelling form ensures that there would be no impact on the amenity of the neighbouring dwellings, There will be no loss of privacy by overlooking, no loss of light or overshadowing of adjoining properties and no overbearing impact upon any neighbouring dwellings.
- 29. Renewable Energy Generation Plan:** The applicants propose to install super insulation to the

proposed building and to install a total of 15Kw solar electrical panels on the south and east facing roof. A 10Kw battery backup to be situated in the properties ancillary cupboard in the cloakroom. The property will be heated and provided with hot water by an air sourced heat pump with an electric boiler for boost. A MVHR (Mechanical Ventilation with Heat Recovery) will also be installed.

30. Refuse: The proposed scheme seeks to utilise the existing refuse collection point which is located in close proximity to The Coach House and near position marked K on the Location plan which accompanies the application. This area is accessible for the municipal refuse collection vehicles.

31. Public Transport: There are three separate bus services that operate along Bromley Road, namely No's 77A, 105 and 107. There are a total of 14 bus journeys each working day in each direction, connecting the site with Frinton-on-Sea and Colchester town centre. There is a bus stop at the junction of Spring Valley Lane with Bromley Road. Being on the fringes of Colchester, a bus journey from the application site to that town is not be unreasonably lengthy in order to access the large range of services and facilities that it provides. The application site is 1.7 miles to a convenience store, 2 miles from a public house and 1.3 miles from an infant and senior school all on the public service bus route previously mentioned.

32. Local planning precedents: The following planning approvals have all been granted on land outside the defined Settlement Development Boundary and are close to the application site.

14/00172/FUL Permission granted to replace a two bedroom bungalow with a four bedroom house. The curtilage of the site was extended on a previous planning application to allow the siting of the house to be a different position to the existing bungalow. (315M from the application site.)

15/01285/FUL. Permission granted for erection of a 3 bed detached bungalow. (715M from the application site) This is an additional building in the garden of an existing property.

17/00081/FUL. Permission granted for construction of two detached dwellings and associated parking (917M from the application site) These are additional building's in the garden of an existing property.

18/01105/FUL Permission granted on appeal for a single residential dwelling. (340M from the application site) This is an additional building in the garden of an existing property.

19/01835/FUL. Permission granted for replacement dwelling and extension to residential curtilage. (430M from the application site) This is an replacement and repositioned new building in the garden of an existing property.

33. Photo's of the site: Photo's taken from letter positions as marked on the Block plan that accompanies the application.



View from position A looking east towards the proposed building plot.



View from position B facing South showing the proposed building plot.
The picket fence being the east edge of the proposed dwelling.



View from position C facing west.
The proposed buildings east side wall is on the line of the picket fence.



View from position D facing north with the plot screened by established hedging.



East view of No1 and No2 The Pavilion



West view of No1 and No2 The Pavilion

34. Concluding statement:

The applicants invite the Council to consider the following:-

That the size, scale, and height of the proposed dwelling is in keeping with the character of the locality and in terms of design and materials would make a positive visual contribution to its setting compared to the building it is replacing.

That the proposal would not exacerbate any existing access, drainage or other problems associated with the site.

That it would not be practical or efficient to alter or improve the existing building due to the reasons stated in the **Existing building** section above.

That the emphasise on renewables and sustainable materials to super insulation standards for the proposed dwelling would be considerably more eco-friendly than the existing building which has out of date insulation standards and use LPG boilers for heating and hot water.

That by reducing the number of dwellings from two to one on the application site the proposal overall would have a reduced impact on social sustainability and environmental sustainability planning requirements set for new dwellings.

The precedents set by other planning consents that have been granted in the immediate area of this application which are also outside of the Settlement Development Boundary. The precedents are detailed in the section **Planning precedents** above.