



Chartered Architect  
5 The Maltings, Station Road  
Newport, Saffron Walden, Essex  
CB11 3RN  
Telephone: 01799 543533  
E-mail: [office@abrams.uk.com](mailto:office@abrams.uk.com)

Monday, 10 October 2022

**Design & Access Statement for the proposed extensions and alterations at 20 Walden Rd, Swards End, Saffron Walden, Essex, CB10 2LF**

**1.0 Introduction**

- 1.1 This Design and Access Statement has been prepared to accompany a planning application for the extensions and alterations at 20 Walden Road, Swards End, Saffron Walden, Essex, CB10 2LF.
- 1.2 This statement addresses the points required for the Design and Access Statement and those set out in the National Planning Policy Framework (NPPF) issued in July 2021.
- 1.3 The property comprises a semi-detached, two storeys dwelling and a newly built detached flat roof outbuilding on the east side of the main house.
- 1.4 The dwellinghouse is not listed and it is not included within the Saffron Walden Conservation Area.

**2.0 The site and the existing buildings**

- 2.1 The site lies in the countryside about a mile to the east of Saffron Walden in the small village of Swards End.
- 2.2 The property site is of irregular shape and is located at the intersection between Tylers Street and Walden Road.
- 2.3 On the rear and side, a good size garden hosts a children play ground, a shed and a recently built wooden outbuilding. Trees are located on the north-east fringe of the plot and hedges mark the boundary along the front of the property along Walden Road.
- 2.4 Pedestrian access to the site is provided by a small gate from Walden Road whilst a gravelled two-bays parking is provided from the rear on Tylers Street including a direct pedestrian access to the back garden.
- 2.5 Opposite to the site is located St James Church.
- 2.6 The existing dwelling is a traditional brick house with gabled roofs.

**3.0 Planning History**

- 3.1 A brief search of the Uttlesford District Council planning web-site revealed the site is not new to alterations and previous Planning applications are listed below.
  - First floor rear extension and addition of roof light
    - Ref. No: UTT/13/0469/HHF | Status: Refuse
  - Ground floor side extension
    - Ref. No: UTT/13/0470/HHF | Status: Approve with Conditions

#### 125822-DAHS-planning

- Erection of garage and vehicular access
  - Ref. No: UTT/0612/76 | Status: Approve with Conditions
- Alterations to existing building to provide additional kitchen area and study/bedroom
  - Ref. No: UTT/1031/76 | Status: Approve with Conditions
- Erection of two storey side extension
  - Ref. No: UTT/0855/12/FUL | Status: Refuse
- Erection of two storey rear extension with alterations to roof. New front and rear doors. Replacement detached garage
  - Ref. No: UTT/1028/06/FUL | Status: Approve with Conditions
- Erection of two storey rear extension with alterations to roof. New front and rear doors. Replacement detached garage
  - Ref. No: UTT/0497/06/FUL | Status: Refuse
- Proposed garage with office.
  - Ref. No: UTT/0313/07/FUL | Status: Approve with Conditions

#### 4.0 The proposal

- 4.1 The proposal seeks to provide extra space for the hosting family by rationalising the existing shape to include an extra Utility Room and Ensuite for a Guest room to the Ground Floor.
- 4.2 The Utility Room will be formed by 'filling up' the gap between the existing study and the kitchen. This will be covered by a flat roof with lantern above.
- 4.3 The existing Family Room will be used instead as a Guest Room with the addition of an ensuite created with a small extension of the north-west flank.
- 4.4 A new lantern will also be added to provide natural light to the rear hall.
- 4.5 The character of the existing building will be preserved, using vernacular materials to match existing. The original footprint will only be regularised and harmonised.
- 4.6 All the proposals are detailed within this Design and Access Statement and on the application drawings numbered:

##### Architect's drawings:

- 1258.22-001 – Location Plan
- 1258.22-002 – Site Plan - Existing
- 1258.22-012 – Ground Floor Plan - Existing
- 1258.22-014 – Roof Plan - Existing
- 1258.22-021 – Elevations - Existing
- 1258.22-101a - Site Plan - Proposed
- 1258.22-111a – Floor Plans – Proposed
- 1258.22-121a – Elevations – Proposed

#### 5.0 The use

- 5.1 The planning application relates to the residential use.

#### 6.0 Amount

- 6.1 Details of the proposed extensions are detailed on the submitted drawings and the supporting design and access statement.

#### 7.0 Layout, scale and appearance

- 7.1 The proposed alterations present a simple layout reflecting what is currently on site.
- 7.2 The scale of the proposed alterations reflects the proportions of the existing building.
- 7.3 The appearance of the proposal will preserve the quality and character of the existing building.

**8.0 Landscaping**

8.1 No new landscaping is proposed.

**9.0 Access**

9.1 The car access will be maintained in the same position. There will be no modification on either car or pedestrian access.

**10.0 Conclusion**

10.1 In context the proposal is considered to be of appropriate design with the existing building and those in the vicinity of the site.

10.2 The proposal will provide the needed space for the hosting family, generating a better environment for them to live in and will help in meeting their current needs.

10.3 The proposals will not harm the building and it is considered to be of an appropriate scale, form and design.

10.4 For all of these reasons, your positive support for the proposed alterations set out in this planning application is sought.