

Design and Access Statement for Planning Consent



Once you have completed this form you may either **SAVE** it and email it to the council's planning department at planning@uttlesford.gov.uk or print it and post it to:

Planning
Uttlesford District Council
Council Offices
Saffron Walden
Essex CB11 4ER

Please use a separate sheet if there is insufficient space for your answer in any of the boxes.

Applicant

Name:

Home address:

Postcode:

Home telephone:

Work telephone:

Mobile telephone:

Email address:

Agent (if any)

Name:

Contact address:

Postcode:

Home telephone:

Work telephone:

Mobile telephone:

Email address:

Application reference number (if known):

Any other relevant information:

Are you submitting this form in hard copy? Yes
 No

Property Details

Address: 2 Lower Cottages, Chelmsford Road, White Roothing, Essex

Postcode: CM6 1RG

“This statement is written to accompany an application for planning permission as required by the Town and Country Planning (General Development Procedure) (Amendment)(England) Order 2006 [SI 1062 2006]/ Town and Country Planning (General Development Procedure) Order 1995 Article 4C. “

Design

The design section of this statement must include:

A demonstration of the steps taken to appraise the context of the development. Context covers the physical, social, economic and policy circumstances and facts that relate to the site (this is explained further in the guidance notes).

Please enter any information relevant to this in this box:

The proposals for this property have been carefully designed to take in to consideration the needs of the family to provide improved living space and a space to take care of elderly and vulnerable family members. The listed building status of the property and it's location within a small rural village have also sensitively been taken into account.

An explanation of the design principles and concepts that have been applied to the aspects specified in (i)-(v) below. This should include an explanation of how the scheme takes the site context (physical, social, economic and policy context) into account in relation to its proposed use and each of those aspects.

Amount

(i) This means the number of residential units and the floor space of each non-residential use of the site:

The proposed extensions and alterations would all remain as one dwelling. The existing dwelling floorspace is approx 157m². The proposed total floor space would be 213m².

Layout

(ii) This means the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development:

The extensions are wrapped to the rear and side of the development to not impose on the front facade of the property. The proposals aim to retain as much of the original fabric as possible and highlight the existing features

Scale

(iii) This means the height, width and length of each building proposed in relation to its surroundings:

The propositions of the porch have been designed to comfortably sit between the two existing ground floor windows. The rear extension has followed a similar depth and height to the semi detached neighboring properties extension and aims to reduce the impact by using hipped roofs which mirror the existing roofscape.

Landscaping

(iv) This means the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls. It may include protection of existing biodiversity and measures to enhance the biodiversity value of the development site:

The landscaping to the front has been altered to provide a much safer approach to the property. Currently there are three steep steps with no landing space. The new stepped approach to the porch aims to improve the entrance to the property by creating a safe landing space before entering the property.

Appearance

(v) Appearance. This means the aspects of a building or place which determine the visual impression it makes, including the external built form, materials used in the development:

The scheme is proposing to use materials to match the existing as closely as possible. Plain clay tiles are proposed for the main extension roof and porch. Over the existing 'bakehouse' we intend to replace the metal roof like for like as it is currently past the point of repair.

Access

A demonstration of the steps taken to appraise the context of the development. Context covers the physical, social, economic and policy circumstances and facts that relate to the site (this is explained further in the guidance notes).

Enter here an explanation of the applicant's approach to providing access, and how government policies relating to access in relevant local development documents have been taken into account:

The guidance in the Uttlesford District Council - Accessible Homes and Playspace Document has been taken into account during the design process. The side extension provides level access approach to the property from the parking area and aims to create an independent living space for a cared for member of the family while remaining part of the family home. The approach to the main house via the new porch would greatly improve the accessibility and safety for all users.

Enter here a statement of what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation (for example with County Highways, Uttlesford Area Access Group):

No consultations have been entered into.

Please enter an explanation of:

(i) how any specific issues which might affect access to the development have been addressed:

The front access has provided a landing space and stairs with handrails leading to an enclosed porch to improve the entrance. The proposed side space allows for level access to a living space which would be wheelchair accessible.

(ii) how prospective users will be able to gain access to the development from the existing transport network:

The development is part of the main house and being in a rural area most access will be via car rather than public transport. Parking for five cars is available on the drive.

(iii) why the main points of access to the site and the layout of access routes within the site have been chosen:

The floor level to the main house is significantly higher than the main path approach to the house. New stepped access would improve this. The side extension, set at a lower level, would create a section of the home accessible by wheelchair and those who struggle with stepped approaches.

(iv) how features which ensure the maintenance of access to the development in the future:

The proposals are of a permanent and high quality level which aim to become part of the integral fabric rather than a temporary construction which would be discarded later.