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FLAT 2
OXFORD HOUSE
UPPER HOLT STREET
EARLS COLNE
COLCHESTER
ESSEX
CO6 2PG

DESIGN & ACCESS STATEMENT

DATE: 17TH MAY 2023

OUR REFERENCE: 23-080-as



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1. INTRODUCTION

The following Design & Access Statement is for proposed works at Flat 2, Oxford House, Upper Holt Street, Earls Colne, Colchester, Essex, CO6 2PG and should accompany all submitted documents.

The proposed works are to replace an existing window with a proposed timber door and cat flap.

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2. LAND USE

Oxford House is a Grade II listed building with elements dating to the 15th century and alterations/extensions dating to the 16th, 18th 19th and 20th centuries. The building has been a documented inn since the early 17th century and may have been used for this purpose from the 16th century.

The existing site is currently used as residential land with Oxford House split into two separate flats, each with two bedrooms. The proposal is to remove the existing window within the front porch and replace this with a timber door leading into the garden. The door is to have glazing along the top half and have a cat flap at the base.

3. DEVELOPMENT AMOUNT

As mentioned above, the proposal is to remove the existing window within the front porch along the North/ West elevation and replace this with a timber door leading into the garden. The external door will be 838mm wide with a structural opening width of 932mm and a height of 2100mm. The door will have a small portion of glazing on the top half and a cat flap at the base as can be seen within the supporting documents.

4. SITE LAYOUT

The site layout will remain as existing and will continue to be used as residential land.

5. DEVELOPMENT SCALE RELATIONSHIP

The external door will be 838mm wide with a structural opening width of 932mm and a height of 2100mm. All relevant dimensions will be submitted within the supporting documents as part of this application.

6. LANDSCAPING

As mentioned above, the site layout will remain as existing and will continue to be used as residential land. No soft or hard landscaping within or surrounding the site will be affected.

7. DESIGN RATIONALE

The design of the proposed door has been influenced by the existing front door into the property along the existing South/ West facing elevation. To reflect this, the proposed door will be timber, painted to match and have a small portion of glazing along the top half.

8. PROFESSIONAL INVOLVEMENT

Due to the simplistic nature of the application no external community members or professionals were consulted prior to the application. If the application was of a more substantial size the application would have been submitted for a pre-consult.

9. PLANNING POLICIES ASSESSMENT

Relevant local and national government policies have been reviewed in relation to this application.

10. SITE ACCESS

The existing access to the property will not change.

11. BIBLIOGRAPHY

- Design and access statements guide, CABE, 2007
- The Essex Design Guide, ECC, 1997
- <http://www.heritagegateway.org.uk>
- <http://www.colchester.gov.uk>
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

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