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PLOT  
THE LODGE  
COLNE HEIGHTS  
BROOK STREET  
COLNE ENGAINE  
COLCHESTER  
ESSEX  
CO6 2JB

## DESIGN & ACCESS STATEMENT

DATE: 18<sup>TH</sup> MAY 2023

OUR REFERENCE: 22-201-as



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## 1. INTRODUCTION

The following Design & Access Statement is for proposed works at Plot, The Lodge, Colne Heights, Brook Street, Colne Engaine, Essex, CO6 2JB and should accompany all submitted documents.

The proposed works consist of a proposed one and a half-storey dwelling with 3-bedrooms.

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## 2. LAND USE

The existing site is currently used as residential land with an existing two bed dwelling (The Lodge) and surrounding residential garden land. The proposal is erect a one and a half storey 3-bedroom dwelling situated towards the more southern point of the site, just beyond neighboring property Colne Heights. Parking for two cars will be provided with capacity for turning as well a proposed gravel driveway built off of the existing access to the site.

The proposed erection of the dwelling will not change the use of the site and will remain under a residential usage with garden land to the rear and parking to the front. The existing access to the site will be retained and parking arrangements for 'The Lodge' will remain unaffected. The existing landscaping of the site is very much of a residential format of garden land which will remain the same within the proposal.

## 3. DEVELOPMENT AMOUNT

The proposal is for a detached 3-bedroom private one and a half storey residential dwelling with an overall footprint of 155sqm. Parking will be provided to the front of the dwelling enough for 2 cars with spaces of 5.5x2.9m.

## 4. SITE LAYOUT

The overall layout of the site will have the proposed dwelling situated towards the more southern point of the site, just beyond neighboring property Colne Heights. Parking for two cars will be provided with capacity for turning as well a proposed gravel driveway built off of the existing access to the site.

Between the North/ East elevation and the boundary there will be approx. 2.4 meters which widens to approx. 4.4m towards the rear. The proposed dwelling will not impede the views of Colne heights and the proposed ridge will sit approx. 1.85 meters lower than Colne Height's highest point.

The property has been designed to maximise the garden views towards the southern point of the site and maintains an amenity space of 502 sqm.

## 5. DEVELOPMENT SCALE RELATIONSHIP

The proposed dwelling will be one and a half storeys in format and at its highest point is 6.48 meters from finished floor level which is less than the neighbouring property on the site adjacent as mentioned above. All heights from finish floor level to soffits and fascias will be submitted within the full planning application.

## 6. LANDSCAPING

The grass soft landscaping to the rear of the site will remain as existing and the proposed hard landscaping will be water permeable patio slabs lining the front and south/ west elevations with a proposed gravel driveway built off of the existing. The existing landscaping of the site is very much of a residential format of garden land which will remain the same within the proposal. All existing trees and vegetation have been noted within the supporting documents and will not be removed.

## 7. DESIGN RATIONALE

The overall design has been influenced to reflect the context of the surrounding area. Concept sketches were provided ahead of the design stage which was used a precedent going forwards (**Please refer to appendix A**).

The proposed materials for the detached dwelling consist of vertical tongue and groove cedar cladding with zinc corrugated profile sheeting for the roof. Black PVC-U windows and doors will be used in a casement style to the front, rear and side elevations, and photovoltaic solar cells are to be fitted to the roof. Further additions include an air source heat pump as well as an electric car charging point.

## 8. PROFESSIONAL INVOLVEMENT

Prior to the full planning application, a pre-application was made with Braintree District Council with a face-to-face meeting taking place 22-02-2023. (23/60018/PREAPP - Land to the rear of the Lodge, Brook Street, Colne Engaine). The relevant pre-application report provided shortly afterwards was taken into careful consideration during the early design stages.

## 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 site will be retained and parking arrangements for 'The Lodge' will remain unaffected. This access point is to the north/ east of the site. Just off of the existing access a gravel driveway will be built which leads to the proposed parking spaces at the front of the new dwelling. Please refer to the proposed landscaping plan within the supporting documents.

## 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>

### 13. APPENDIX A – EARLY CONCEPT SKETCHES



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