



DESIGN AND ACCESS STATEMENT

For

25 STOCKS LANE, KELVEDON HATCH, BRENTWOOD, ESSEX, CM15 0BN



THE PROPOSED DEVELOPMENT

The proposed development is located within a rural residential area characterised by a broad range of dwelling houses. The existing site comprises of a detached 5-bedroom, barn style conversion with parking for several vehicles to the front and lawned garden to the rear. Built in accordance with Approval 04/01205/FUL.

Our proposal is to extend to the side and rear of the dwelling to create additional living space whilst maintaining the current appearance of the host dwelling.

Planning History

13/00924/FUL	Single Storey Rear Extension .	Approved
04/01205/FUL	Erection of Replacement Detached Dwelling .	Approved
04/00165/FUL	Application to Remove Condition 2 of Planning Permission Ref: BRW/192/2003 Requiring Matching Materials to External Surfaces Together with Changes to Fenestration Pattern.	Approved
03/00192/FUL	First Floor Extension Incorporating Dormer Windows and Single Storey Extensions to Front and Rear.	Approved



13/00924/FUL Approved Floor Plans



13/00924/FUL Approved Elevation

CONTEXT & SURROUNDING USES

The site is situated on a large plot on and Stocks Lane, overlooking Broad Meadow. It is currently occupied by a 5-bedroom built circa 2005 following the approval of its construction under Planning Consent 04/01205/FUL.

Our proposal is to create additional living space for family members, whilst maintaining the appearance and characteristics of the host dwelling. The proposed alterations to the frontage/street scene are minimal with no visual impact to the surrounding properties.

Planning Consent 13/00924/FUL was granted in 2013 for a 4m x dwelling width extension and substantial projecting canopy. These works have not been implemented, subsequently the consent has now expired.

In recent years, adjacent properties have undergone alterations and/or replacements to suit current living requirements and demands. These applications range from full demolitions of existing properties to large scale extensions.

No. 32 Stocks Lane (Side Extension) Ref: 23/00574/FUL

No. 1 Stocks Lane (Bungalow Conversion) Ref: 21/01313

No. 21 Stocks Lane (Demolition of Existing –Detached Chalet Bungalow) Ref: 20/00317/FUL

No. 11 Stocks Lane (2No. Semi Detached Dwellings) Ref: 18/01908/FUL

No. 23 Stocks Lane (Demolition of Bungalow –4 Bedroom Detached Replacement) Ref: 12/01148/FUL

No. 25 Stocks Lane (Erection of Replacement Detached House) Ref: 04/01205/FUL

DESIGN

After reviewing the previously consented scheme together with the project requirements, we have designed the new section of habitable space using materials demonstrated on the host dwelling.

The existing garage has been replaced with a shower room and hallway whilst preserving the street scene. Distances to boundaries have been maintained, and the rear extension seeks to work with the previously accepted consent of 13/00924/FUL. Projecting elements passing the 4m from the host dwelling have been inset pass the 45 degrees in order to reduce visual impact. The roof structure over the garage section has been reduced in height due to allow for the existing window position above with the wrap around mono pitch roof not exceeding the height determined.

All external finishes proposed match that of the host dwelling, with black timber cladding facades, brickwork plinths and clay plain roofing tiles.

The new building has been designed to accommodate the current living requirements of a family home, sustainable and energy efficient and suitable for disabled access, greatly improving on its current status.

ACCESS

VEHICLE ACCESS

The vehicular access will be as existing, via Stocks Lane, utilising the current cross-over and dropped kerbs.

PEDESTRIAN ACCESS

The pedestrian access will be via Stocks Lane.

PROPERTY ACCESS

The property will be accessed via level thresholds both front and rear.

CONSTRUCTION ACCESS

There is ample space on site to facilitate materials and the associated work force, therefore avoiding disruption along Stocks Lane/Blackmore Road during the construction period.

SUSTAINABILITY

As part of the Government's targets for building sustainable homes, we will detail the property as a minimum to meet the current Building Regulations (Approved Documents), greatly improving on its current performance.

We intend the dwelling to be for family uses and will construct it using materials of high quality and purchased from an environmentally friendly source.

CONCLUSION

Given the above statement and enclosed drawings and photos, we feel that the size and style of the proposal is in keeping with the adjacent buildings and local area.

Each dwelling along Stocks Lane is unique so the proposal as being a one-off home sites will in the street scene.

This is a site suitable for redevelopment, with a design that is ascetically pleasing to the eye and suited to the area, without having an impact on neighbouring properties.

DOCUMENTS ENCLOSED WITHIN THIS APPLICATION:

- 230320_A-PL-001 Existing Property & Location Plan
- 230320_A-PL-002 Proposed Property & Block Plan

We thank you for taking your time in reading the above statement.

If you should have any queries, or would like to discuss further, please do not hesitate in contacting us.

Kind Regards,

CHAPMAN'S ARCHITECTURE LTD

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