

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

Agent (if any)

Name:

Name:

Home address:

Contact address:

Postcode:

Postcode:

Home telephone:

Home telephone:

Work telephone:

Work telephone:

Mobile telephone:

Mobile telephone:

Email address:

Email address:

Application reference number (if known):

Any other relevant information:

Are you submitting this form in hard copy? Yes
 No

Property Details

Address:

Bankside Cottage,
Moor End,
Great Sampford,
Saffron Walden,
Essex

Postcode:

CB10 2RQ

“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:

Heritage Assets/Significance

The property is a timber framed and plastered building believed to be from the seventeenth century, originally a cottage block, now one tenement. It was part destroyed by fire to the thatch in the 1970's and renovated to be a tiled roofed building, with casement windows. Permission was given for a single story extension (the kitchen) and re roofing to tiles in 1978.

The property became a listed grade II property in 1980.

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 window replacement is to the main window in the kitchen, to the single storey extension built in 1978, one room of the ground floor of the building.
Aesthetic Context- the window is at the rear of the property and not visible from the main road. It can be seen by walkers accessing an off road path.
The visual appearance will remain almost the same to said walkers.

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:

No changes to the layout of the building proposed.

Scale

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

No change to the current layout or sizing of the building, although the glass will be 4mm thick for improved safety/security.

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:

This is a straight swap- old window out new window in, no impact or alterations to landscaping at all.

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:

Two panes of glass are currently cracked and a chunk of rotten window frame has already fallen out. The new window is designed to be of the same overall appearance out of oak, without the defects. Size and colour and overall appearance remain the same.

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:

ground floor access no major machinery needed or used for project.

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):

none

Please enter an explanation of:

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

The wooden lintel at the top edge of the window has rotted and sagging hence the weight bearing on the panes of glass cracking. By have a covering of lead on the oak replacement lintel the oak shsould not deteriorate so rapidly again due to weathering. The two cracked panes are a safely concern both making the residents unsafe if it shattered. Toughened glass will support the window better and give improved security to the residents.

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

Use of standard footpath and steps are already in place and the projet is ground floor.

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

Already available and suitable.

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

Access already available