

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:

HILLSIDE HOUSE,
HIGH STREET,
STEBBING,
ESSEX

Postcode:

CM6 3SQ

"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:

PROPOSAL IS TO REPLACE 1960'S INSTALLED, STORM PROOF SINGLE SMALL PANE CASEMENT WINDOWS WITH FLUSH CASEMENT WINDOWS SUITABLE FOR CONSERVATION AREAS. UNITS PROPOSED ARE DOUBLE GLAZED TO IMPROVE THERMAL INSULATION QUALITIES WITHOUT NEGATIVELY AFFECTING APPEARANCE. UNITS PROPOSED WILL MATCH LIKE FOR LIKE THOSE INSTALLED TO REAR ELEVATION OF BUILDING C. 2005

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:

MAIN RESIDENCE

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:

MAIN RESIDENCE LOCATED STEBBING HIGH STREET.

Scale

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

PLEASE REFER TO PLAN OF FRONT ELEVATION ALREADY SUBMITTED.

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:

GARDEN TO FRONT ELEVATION UNCHANGED.

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:

APPEARANCE OF FRONT ELEVATION REMAINS UNCHANGED, ALL OF FRONT ELEVATION AND WINDOWS TO BE MADE GOOD AND PAINTED POST INSTALLATION.

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:

PEDESTRIAN AND VEHICLE ACCESS REMAIN UNCHANGED AND UNAFFECTED.

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):

CONSULTATION WITH IMMEDIATE NEIGHBOURS SIDE AND OPPOSITE.

Please enter an explanation of:

NONE

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

SAME

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

SAME

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

SAME

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