

Design & Access Statement
for
Planning & Listed Building Applications
for the
Proposed Garden Room Extension, Reinstatement of
a Garage, Installation of Roof Lights and Internal
Alterations
at
The Hawthorns, High Street, Thorpe-Le-Soken,
Essex

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Chris Betts RIBA AABC

cbarchitecture, The Studio, 47, Colchester Road, West Bergholt, Essex, CO6 3JQ

E. [REDACTED] M. [REDACTED]

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1.0 INTRODUCTION

Description of Development

- 1.1 This design and access statement has been prepared to support planning and listed building applications for the alteration and refurbishment of the existing building at Hawthorns, Thorpe-Le-Soken.

Report Context

- 1.2 The statement addresses the principle of the proposed refurbishment and alterations to be undertaken at the property which is supported by drawings and a Heritage Impact Assessment.
- 1.3 These applications follow on from the pre-application submission made in August 2023 and the Tendring District Council response letter dated 12 October 2023 (Ref:23/30175/PREAPP). The pre-application received a favourable response.

Site Description

- 1.4 The site is known as The Hawthorns, High Street, Thorpe-Le-Soken, Essex and is located within the conservation area close to the centre of Thorpe-Le-Soken.
- 1.5 The property is currently unoccupied.
- 1.6 The property is in need of careful refurbishment which will include the following:
- a. Construction of a garden room
 - b. Reinstatement of an earlier garage
 - c. Rooflights to the rear slope of the main roof
 - d. Internal alterations including floor and joinery repairs.
 - e. Installation of new foul drainage and plumbing systems.
 - f. Upgrade and improvements to the existing electrical system.

2.0 DESIGN AND ACCESS STATEMENT

2.1 The Town and Country Planning (General Management Procedure) (England) Order 2015 requires Design and Access Statements to be submitted in support of certain applications.

2.2 The substance of the Design and Access Statement is laid out in the National Planning Practice Guidance published 6 March 2014. Further guidance has historically been provided by CABI as follows:

2.3 *Design & Access Statements –How to write, read and use them*, produced by CABI Notes that:

Design - It is noted that the Design Statement needs to include the following information namely:

- Use –What the buildings and spaces will be used for
- Amount –How much would be built on the site.
- Layout –How the building, public and private spaces will be arranged on the site, and the relationship between them and the building and spaces around the site.
- Scale –How big the building and spaces would be (their height, width and length)
- Landscaping –How open spaces will be treated to enhance and protect the character of the place.
- Appearance –What the building and spaces will look like, for example building materials and architectural details.

2.4 Access

The statement needs to include two potential aspects of access and also show that all access issues have been considered together.

3.0 DESIGN STATEMENT

Use

- 3.1 The application proposes the continuity of use of the building for private domestic residential accommodation with an internal refurbishment and construction of a new garden room to bring it up to modern living standards, including new heating and plumbing systems.
- 3.2 The property was originally built for residential use and as detailed in the Heritage Assessment this continued use will support and benefit the ongoing long-term use and survival of the building.

Amount

- 3.3 The scale and extent of the alterations and development include interior changes to bring it up to modern living standards.
- 3.4 The building will also be undergoing sensitive repair and refurbishment throughout.

Layout

- 3.5 Internal changes are modest and do not change the significance of the building.

Scale

- 3.6 The physical scale of the property does not change nor the scale of its use.

Landscaping

- 3.7 The property has a large rear garden with some mature trees typical for a village centre location. Some adjustments will be made landscaping, and a former garage is to be reinstated.

Appearance

- 3.8 The external appearance of the building will remain relatively unchanged. The facades will undergo sensitive repair where appropriate including new rooflights being installed and a small garden room to the rear.

4.0 ACCESS STATEMENT

- 4.1 The application seeks to retain the existing access arrangements to and from the property, via the existing external doors and where possible external ground levels will be adjusted to allow for flush access. The building is listed Grade II and therefore junction and access arrangements will have to be sensitively handled.
- 4.2 Internally the existing floor levels are quite irregular from one area to another due to the historic development of the property over time and it will not be possible to make significant changes to this arrangement without detriment to the historic character of the building. However where modern interventions have been installed, in places this includes raised thresholds to internal doors, there will be the opportunity to adjust these to allow for flat access.