

Design and Access Statement

Site Address:

Woodruff Farm,
Henham Road,
Saffron Walden,
Halstead,
Essex,
CB11 3LZ

County:

Essex

District:

Braintree District Council

The Site

The site is located to the East of Henham Road and to the North of Sparrows Farm onto which it has approximately 124m and 80m of frontage respectively. The site is approximately 8900 sqm. The property is not a listed building and is not located in a conservation area.

The property at Woodruff Farm is a detached 2 storey 5 bedroom dwelling. The existing materials include a soft red brick (plinth level), painted render, timber and UPVC windows and doors, a felt roof flat roof to dormer and slate roof tiles. The existing building has a footprint of approximately 130 sqm.

Other buildings on site include a 2 storey detached annexe which is clad in black painted timber weatherboarding with a red pan tile roof and a stable block.

Planning history shows there have been no changes to the residential dwelling house since 1976. Permission was granted for a stable block in 2015 followed by an application for a 40 x 20m menage in 2017 which was also approved.

The Proposal

This application looks to demolish the existing lean to porch (East) and boot room (South) and to erect a single storey extension to the rear (East), side (South) as well as a porch to the West (road facing). The application also looks to introduce new window openings to the North at ground floor level and to make other changes to the ground floor general arrangement. The proposed footprint is 178 sqm. (40 sqm increase).

The proposal also includes minor changes to the hard and soft landscaping adjacent to the rear extension. No hedges or trees are to be pruned or removed as part of this application.

Scale

The scale of the proposed extensions are not considered to be overbearing on the existing dwelling given that they are all single storey with either a pitched or flat roof and are largely in place of existing extensions. Much of the increase in footprint is located to the rear of the property where its impact on the street scene will be minimal.

Appearance

The porch and boot room to demolished are later extensions to the property and are poorly constructed. The proposed extension to the rear (South East) is to be clad in vertical timber cladding whilst the side and porch extensions are to be painted plaster to match the existing finish.

The erection of the front porch will improve the road facing elevation by reinstating the historic front door to the property which has currently been converted to a window. Windows in the painted rendered extensions (porch and side) are to be timber to match the existing and are a similar size to the existing windows. In the timber clad extension windows and doors are to be aluminium to achieve a narrower window profile.

Landscape and ecology

Much of the site is currently residential garden largely laid to lawn with planted bed area and various patio areas and a gravel driveway.

The proposal will have negligible difference to the onsite ecology due to the extensions being built in places where the building is currently or where the landscape is laid to patio or driveway. The proposal uses a wildflower living roof to enhance the appearance of the building externally, and the visual aspect when looking out.

Access

Access is not changed under this application.

Waste

Waste storage and collection are not changed under this application.