



STOUR
VALLEY
OAK EST 2013

Design & Access Statement

**Roziers, Wissington Uplands, Nayland,
CO6 4JQ.**



Client: Mr. Geoff Crisp

Design & Access Statement

Roziers, Wissington Uplands, Nayland, Colchester, CO6 4JQ.

Date of Issue: 21st December 2023.
Document Version: First Issue.
Created By: Paul Street
Stour Valley Oak Ltd.
Unit 4, Bulmer Road Industrial Estate
Bulmer Road
Sudbury
Suffolk
CO10 7HJ

Contents

1.0 Use	3
2.0 Context	3
3.0 Historical Assessment	4
4.0 Design Principle	4
5.0 Description of Proposed Works and Justification	5
6.0 Consultation	5
7.0 Ecology / Environment	5
8.0 Access / Egress	5
9.0 Contamination	5
10.0 Landscaping	5

1.0 Use

1.1 This document is written in support of an application for Planning Consent for the erection of a single-storey Pool / Garden Room.

1.2 This statement should be read in conjunction with the following accompanying documents:

- Proposed Pool / Garden Room Plan – GFCPWN/1/G.
- Proposed Pool / Garden Room Side Elevation – GFCPWN/2/I.
- Proposed Pool / Garden Room Front Elevation – GFCPWN/3/I.
- Proposed Pool Room – Location Plan GFCPWN/5/E.
- Proposed Pool Room – Site Plan GFCPWN/6/C.

2.0 Context

2.1 Location: Roziers, Wissington Uplands, Nayland, Colchester, CO6 4JQ.

Photograph below indicates the location for the proposed Pool / Garden Room



2.2 Roziers, Nayland is located within the boundaries of Babergh District Council.

2.3 Previous Planning Applications:

- B//95/01425 – Erection of a two-storey detached dwelling and detached garage / garden store with guest accommodation over and formation of new vehicular access.
- B//00/00842 – Construction of swimming pool and erection of associated screen walls and a single storey extension to garage / store to house plant room.
- DC/21/04125 – Erection of garden store and pump house following removal of existing garden store and pump house.
- DC/21/06190 – Erection of open-sided outdoor Kitchen canopy with associated hard and soft landscaping works.
- DC/22/05633 – Erection of three bay Cartlodge.

3.0 Historical Assessment

3.1 Roziers, Nayland is not a listed asset on The National Heritage List for England.

3.2 Roziers, Nayland is contained within the Dedham Vale National Landscape.

4.0 Design Principle

4.1 The basic design principle is to provide a multi-function amenity space to replace the existing unsightly, dilapidated Pool Pant Room. The new scheme will house the existing pool plant equipment, provide changing and shower facilities and an indoor seating area to enjoy the spectacular views of the Dedham Vale National Landscape. The proposed new building is of simple form, in-keeping with the present built context and in proportion to the existing dwelling.

4.2 Detailed specification as follows:

- Reinforced concrete oversite.
- Brickwork walls using buff coloured face bricks with white mortar (to match existing property).
- Structural steel posts and lintels.
- Pre-cut Protim (anti-rotting treatment) treated softwood rafters, hip rafters, and ridge beam.
- Natural European slate with matching angular ridge tiles.
- PVC rainwater goods (to match adjacent buildings).
- Aluminium framed windows and sliding doors.

4.3 A relatively low roof pitch (30°) has been selected to minimise the ridge height and the overall impact of the proposed new Pool / Garden Room. Similarly, the hipped roof will help to reduce the perceived 'bulk' of the roof.

5.0 Description of Proposed Works and Justification

- 5.1 Proposed work: Demolition of existing dilapidated pool plant room and construction of new pool plant room with shower and changing facilities.
- 5.2 Justification: The form of the building is deemed low key and in-keeping with other buildings on the plot and neighboring properties. The building would not be harmful to local visual amenity, highway safety or the character and appearance of the local area.

6.0 Consultation

- 6.1 Pre-application planning advice was not sought from the Local Planning Authority in relation to this application.
- 6.2 Whilst no pre- application planning advice was sought, there is already an approved scheme in place for a similar building. The approved scheme was granted to the previous occupier of Roziers. The applicant is the current owner of the property and feels that this proposal is more in keeping with the existing property, will better meet their intended use for the space and will provide better housing for the new air source heat pump and pool plant equipment.
- 6.3 This current proposal would therefore supersede DC/21/04125.

7.0 Ecology / Environment

- 7.1 An ecological survey is not deemed necessary, due to the minor nature and location of the proposed works.
- 7.2 Roziers, Nayland is located in Flood Zone 1, an area with a low probability of flooding.

8.0 Access / Egress

- 8.1 There is an existing private, gated vehicular access / egress to / from Crawley Road. There will be no adverse impact on the present access or egress arrangements.
- 8.2` The location and layout of the site means that the proposals would pose no difficulty for access by emergency or other vehicles.

9.0 Contamination

- 9.1 The site has a long history of residential usage, and no contamination is therefore suspected.

10.0 Landscaping

- 10.1 No significant landscaping envisaged.
- 10.2 The proposed construction works will not involve the removal of any existing trees or hedges.

End.