

Design, Access, and Transport Statement

PROPOSED DEMOLITION OF EXISTING BUILDING AND
CONSTRUCTION OF SINGLE STOREY DWELLING, TO INCLUDE
GARAGE AND PARKING.

SITE ADJACENT, THE CHASE, THAXTED CM6 2NE

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The Site;

The site is situated off The Chase, Thaxted, Essex, CM6 2NE

The Chase is a private road accessed from Park Street.

The existing church, a prefabricated structure, was opened in 1952 and was also served from Dunmow. However, since 1987, it has been served from Great Bardfield.

The property resides within the development limits of Thaxted and outside of the conservation area.

The surrounding property is surrounded by two storey properties to all boundaries. A Topographical survey has been carried out on site and this is included within the application documents.

Site photographs



Existing building



Existing building



Surrounding properties.

The proposal

The proposal is to remove the existing building from the site, and to erect a single storey dwelling, together with off street parking and garaging.

Amount

The dwelling proposed is single storey with a detached single garage, it will have three bedrooms, with an approximate floor area of 152M². The ridge height will be approximately 5.4M, which will sit well below that of the surrounding properties ;(2.69M below 'The Leylands' , 2.27M below the nearest dwelling in the Maltings and 0.25m below the garage attached to 'The Lea'.

The dwelling will have a private amenity space amounting to 321M².

Vehicle parking.

Parking at the property follows the requirements of the adopted Uttlesford District Council Local Plan and are in accordance with the Essex Design Guide.

It is proposed to provide three off- street parking spaces for the property, two of which will be external and the third within the garage proposed. The external spaces will measure 5.5M x 2.9M and the Garage proposed has been designed with an internal floor dimension of 3.0M x 7.0M.

The parking will include the provision on a charging point for electric vehicle.

There is adequate space for cycle parking and storage on site.

Landscaping

It is proposed to provide a block paved permeable driveway , with sandstone paving surrounding the dwelling, jointed with permeable pointing.

The remainder of the property will be laid to garden/ lawn.

The property currently benefits from fenced boundaries to the north and western edges, which will be retained. To the north abutting the Chase boundary is metal estate fencing and hedging, which is to be retained / repaired and the existing hedging retained.

A new close boarded fence will be erected to the eastern boundary, from the dwelling to the front of the dwelling and between the garage and the western boundary; this will enclose the new dwellings private amenity space.

The existing trees on the eastern boundary and the hedging along the northern boundary adjacent to the Chase, will be protected and retained.

Transport & Sustainability

The proposed dwelling will be in the heart of Thaxted, a thriving town and a sustainable location for housing, with a plethora of local facilities, including shops, doctor surgery, school, transport links .

Appearance

The dwelling has been designed, with a pitched roof with a slate tile covering, hipped at the ends, with walls formed of cream brickwork.

Access

The new dwelling will be single storey, designed and constructed in accordance with the latest Building Regulation requirements, including level access to all exterior doors, adequate circulation space throughout the dwelling etc.