



## DESIGN & ACCESS STATEMENT

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**SUPPORTING THE PLANNING APPLICATION FOR THE  
PROPOSED NEW DWELLING  
at  
LAND ADJACENT TO DUNOLLIE, CHURCH ROAD  
HALSTEAD  
KENT, TN14 7HG**

**8603 - FEBRUARY 2024**

Document: Design and Access Statement

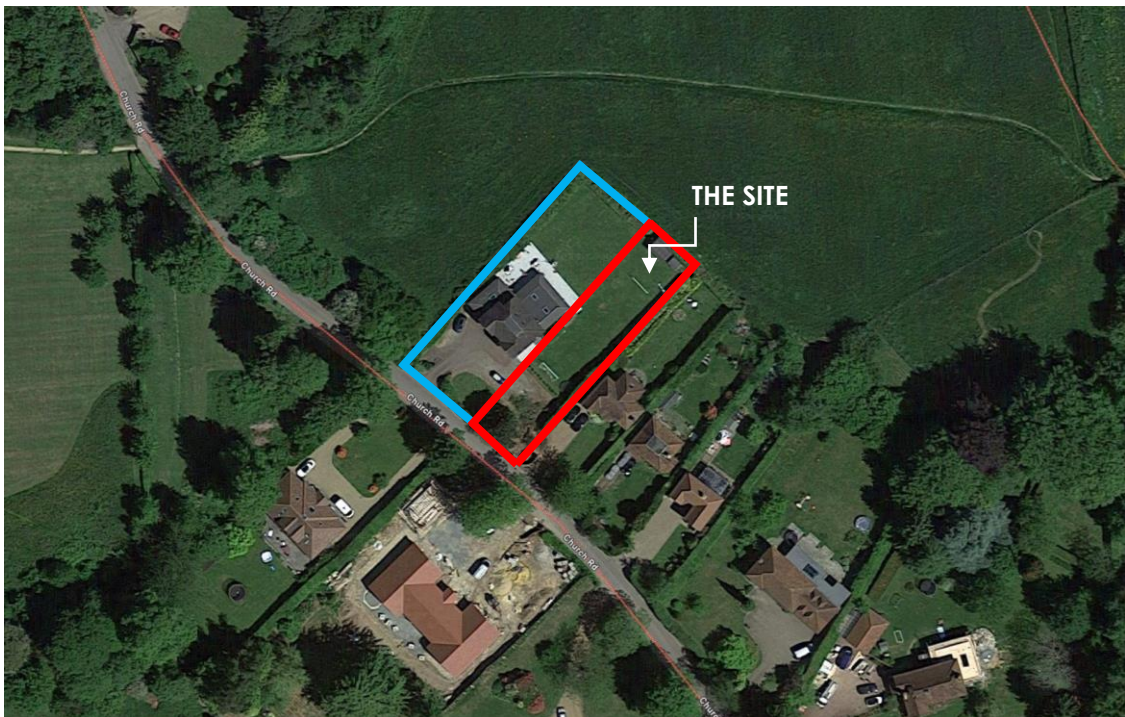
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## **1.0 INTRODUCTION:**

- 1.1 This Design & Access Statement has been compiled to support a planning application for the proposed development at Land Adjacent to Dunollie, Church Road, Halstead, Kent, TN14 7HG.
- 1.2 It is proposed to use the underutilised garden land to the side of the plot Dunollie, Church Road to construct a new detached residential dwelling.
- 1.3 The statement analyses the characteristics of the surrounding area and identifies the key designs that have been considered in preparing the scheme proposals.
- 1.4 The statement then covers the proposals in context with the seven relevant planning and design issues, Amount, Layout, Scale, Landscaping, Appearance, Use & Access.
- 1.5 The statement should be read in conjunction with the attached site photographs, the associated planning drawings and supporting information as part of the application.



▲ Fig 1. Aerial photograph with red line indicating the site in, Dunollie, Halstead, Kent, TN14 7HG, approx. boundary and its surrounding context. Blue boundary represents land under the same ownership.

**2.0 SITE PHOTOGRAPHS:**



▲ Fig 2. Photo of the existing house situated within the existing site, along with one of the two current access gates



▲ Fig 3. Photo of the existing access gate that will be utilized for the new proposed house



▲ Fig 4. Photo showing the back of the existing house



▲ Fig 5. Photo of the location where the proposed house will be situated



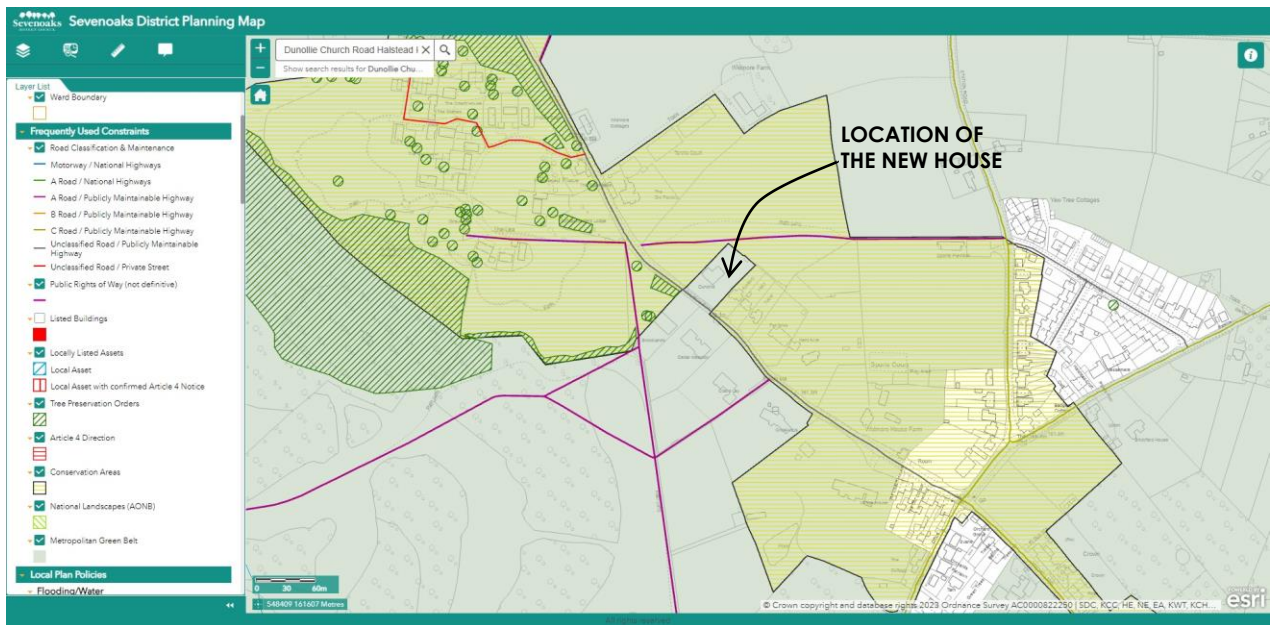
▲ Fig 6. Photo taken from the backyard of the proposed house



▲ Fig 7. Photo of Church Road as seen from the front of the proposed site

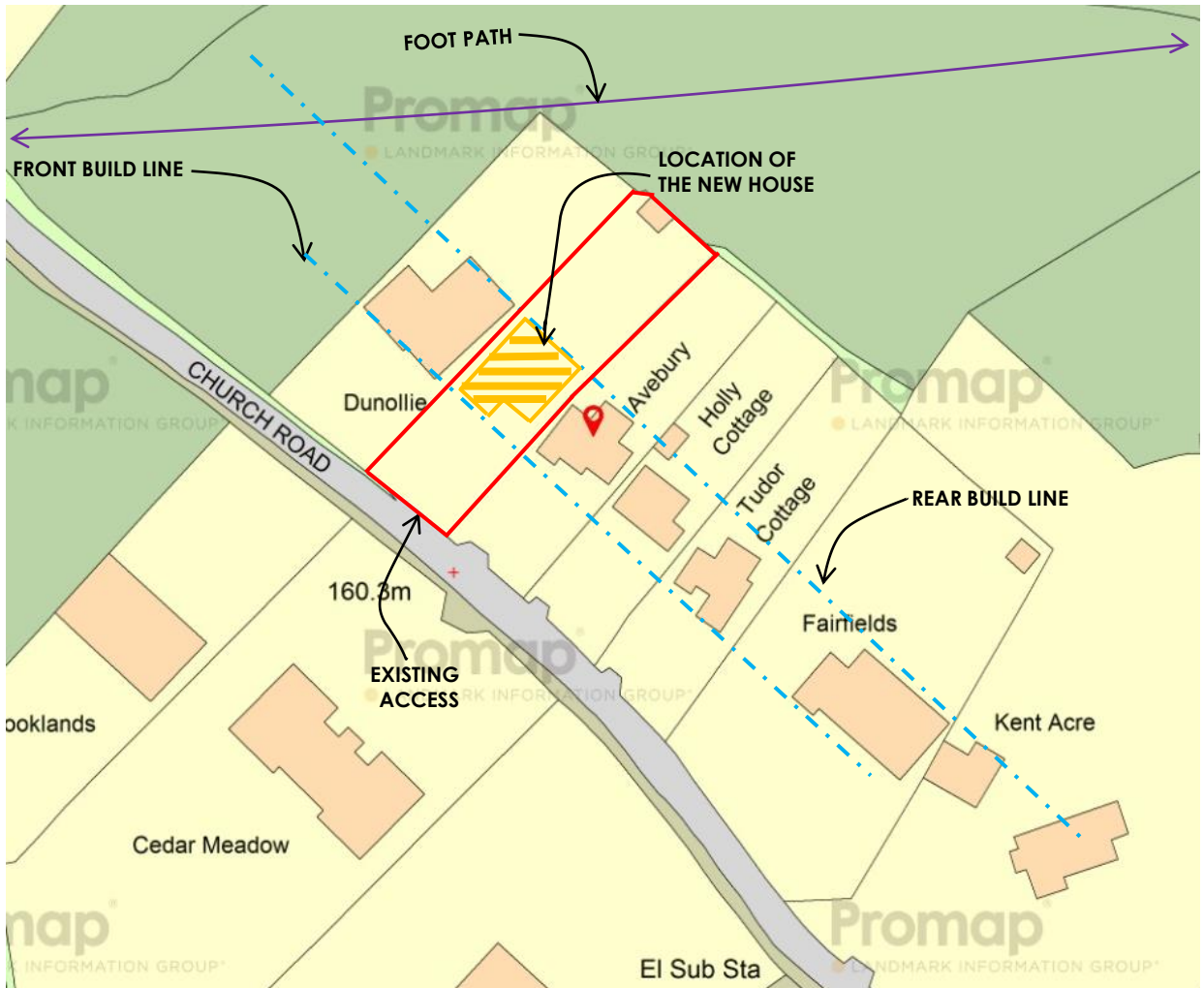
### **3.0 ASSESSMENT OF SITE AND SURROUNDING AREA:**

- 3.1 This section should be read in conjunction with the attached photographs, associated planning drawings and topographical survey.
- 3.2 The existing site is not listed and does not fall within an AONB. However, it is situated within the Green Belt and is directly encompassed by the Halstead Conservation area.



▲ Fig 8. Diagrammatic historic map showing the location of the new house and the Halstead Conservation Area

- 3.3 The application site is accessed through one of the existing entrances via Church Road with a private gated driveway.
- 3.4 Church Road is a charming and significant street that winds through the heart of the village. Lined with a mix of historic buildings and modern residences, it exudes a quintessential English ambiance.
- 3.5 Along Church Road in Halstead, you can expect to find a charming mix of residential properties, each contributing to the area's character. Traditional architectural styles prevail, showcasing numerous examples of Tudor-style houses.



▲ Fig 9. Site analysis diagram of proposed plot

- 3.6 Figures above illustrates the development zone for the proposed dwelling. This has been determined by looking at the existing neighbouring properties and their front and rear build lines. The position and separation distances are in keeping with the surrounding properties and not overbearing.
- 3.7 The application site is located between Dunollie and Avebury, just beyond the defined settlement boundaries of Halstead. It represents a small break in the otherwise consistent line of buildings along this stretch of Church Road. The proposed development aligns with the Council's definition of limited infilling, thus satisfying the exception outlined in the National Planning Policy Framework (NPPF). An essential aspect of this assessment is for the site or area to visually integrate into the village environment. In this instance, Church Road is visually well connected to the central hub of the village. While the density of development is lower, the area predominantly retains a residential character and appearance.

#### **4.0 PRE-APPLICATION ADVICE:**

4.1 A pre-application (ref: PA/23/00340) was applied for 'erection of detached two storey dwelling on land adjacent to Dunollie' with the following advice:

*"The application site is located adjacent to the Halstead Conservation Area, though there are no listed buildings within the setting of the application site. The illustrative sketch drawings show a dwelling that is broadly in keeping with the established character of the dwellings within the Conservation Area. I advise reviewing the Halstead Conservation Area Appraisal document. However, one recommendation is to incorporate a differing material to the first floor. The majority to this side of the street all appear to feature contrasting materials, many of which comprise timber in a mock Tudor appearance. In the meeting the possibility of incorporating hanging tiles was discussed, there should be no issue with this option."*

4.2 The key design points which have been carefully considered for the proposed dwelling:

- The dwelling is positioned in keeping with the building line
- Scale, built mass, roofscape and materials of the scheme
- Ensuring the dwelling is set in from the boundaries
- Landscaping scheme to dominate the site
- No overbearing impact and risk of overlooking or overshadowing on neighbours

4.3 In summary, the case officer advised that approval for the proposed dwelling will be granted if the guidelines for development in the Green Belt are adhered to.

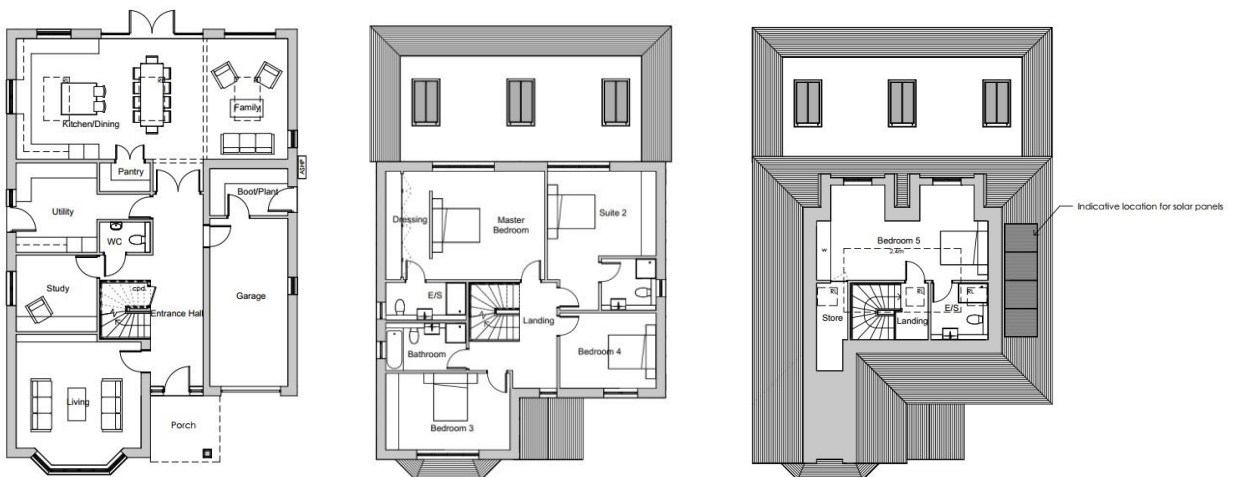


▲ Fig 10. Initial sketch street scene

## 5.0 PROPOSED DESIGN STRATEGY:

### 5.1 LAYOUT

- 5.1.1 The proposed house features an open porch at the main entrance, leading into a hallway with a staircase on the left. Straight ahead from the hallway is an expansive open-plan kitchen, living, and dining area offering views of the garden. Additionally, there is a study and utility room positioned to the left in close proximity to the main living area.
- 5.1.2 An integral component of the house layout is the garage situated to the right, seamlessly connected to the house. Additionally, there is a boot room located at the rear of the garage, serving as a convenient link between the backyard and the main house, providing utility access.
- 5.1.3 On the first floor, there is a central landing. Towards the rear are the master bedroom and a second suite, both offering views overlooking the garden. There are two double bedrooms situated towards the front, with a bathroom conveniently located nearby.
- 5.1.4 The roof space has been utilized to create an additional bedroom and en-suite, expanding the house to five bedrooms.
- 5.1.5 The proposed development has been carefully sited with appropriate space between dwellings to ensure good separation and no overlooking issues.

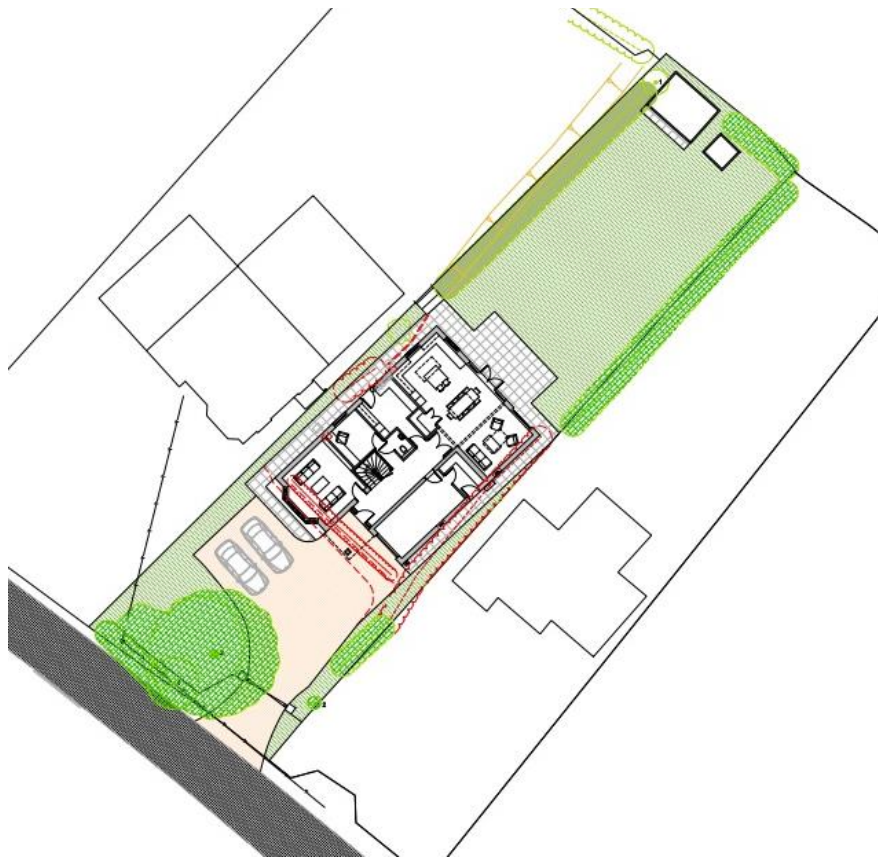


▲ Fig 11. Proposed Floor Plans



## **5.2 AMOUNT**

- 5.2.1 The application site is approximately 940 m<sup>2</sup> in area. This plot is comparable in scale with other properties in the area as shown in the site location plan.
- 5.2.2 The house to the left of the proposed site, Dunollie, is also of the same ownership.
- 5.2.3 The proposed scheme is to erect a detached two storey dwelling of similar size to its neighbours.



▲ Fig 12. Proposed site plan & Street Scene

### 5.3 SCALE

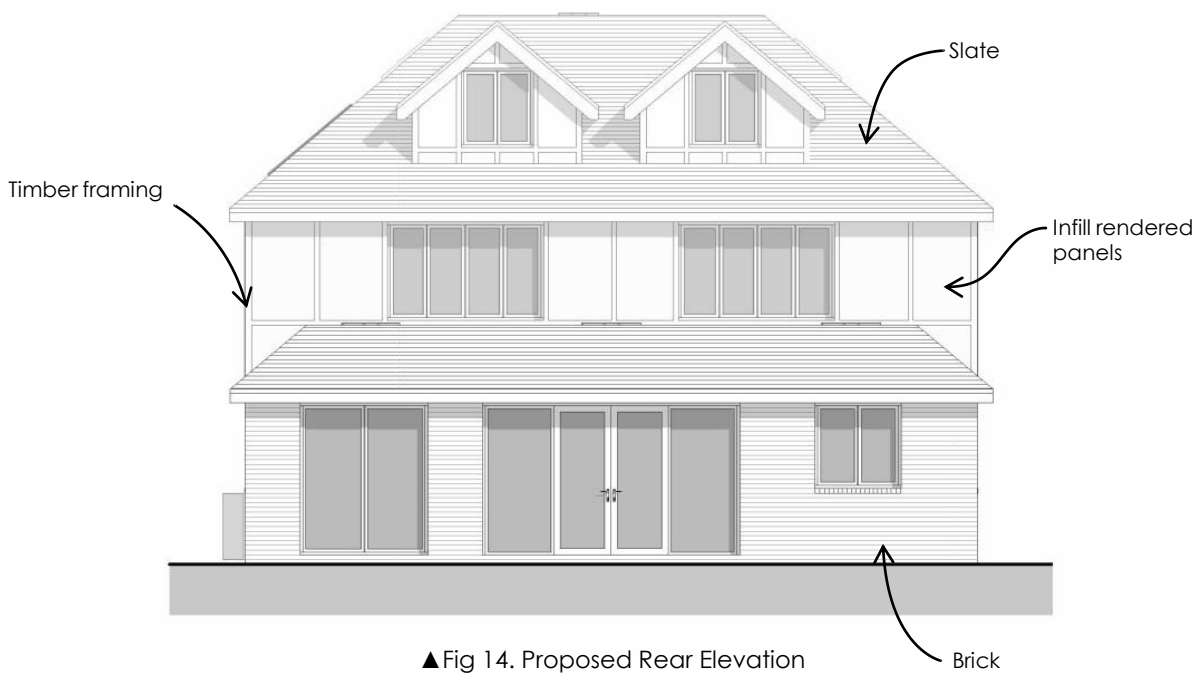
5.3.1 The development proposal has been designed to sit alongside the local housing styles. The proposed new two storey 4/5 bedroom family house matches the general scale and height of the adjacent detached properties.



▲ Fig 13. Proposed Elevations

## 5.4 APPEARANCE

- 5.4.1 A 'Tudor' style has been developed to sit alongside and match the neighbouring houses within the wider Halstead area.
- 5.4.2 The material palette will follow the typical style of Tudor houses, with timber framing and infill panels between the timber frames. Additionally, the ground floor will feature brickwork.



## **5.5 LANDSCAPING**

- 5.5.1 The application site does have a mix of trees, shrubs and vegetation.
- 5.5.2 The existing driveway in front of the proposed house will be used replacing the crushed stone with a bonded gravel surface.
- 5.5.3 The rear garden maintains the existing trees and planting with a proposed hedge separating from the Dunollie garden. The others hedge and fence from the existing boundary will stay as existing from the neighbouring house.

## **5.6 ACCESS**

- 5.6.1 The entrance to the site will remain unchanged, and the current gated driveway will remain as it is. An integral garage and sufficient space for 2 cars will provide sufficient cycle and car parking.

## **6.0 CONCLUSION**

- 6.1 The proposed dwelling at Land Adjacent to Dunollie, Church Road, has been meticulously crafted to harmonize with the neighbouring houses, maintaining a traditional Tudor architectural style and scale to ensure it integrates seamlessly into its surroundings without imposing. The design incorporates existing and proposed landscaping, with no plans for the demolition of existing trees, thereby enhancing the aesthetic appeal and blending naturally with the surrounding environment. The pre-application advice has been carefully considered in shaping the design of the proposed dwelling, incorporating the recommendations of the case officer to create a house that is anticipated to receive planning approval. We are confident that the dwelling will not have any adverse harm or impact on the Green Belt area.