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Rev	Comments	Date
00	Draft issue	6/3/24
00	Planning submission	19/3/24

# DESIGN & ACCESS STATEMENT

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# 01

# Introduction

We are a strong team of diverse and internationally experienced designers and technicians, and we approach our work as a team. All members contribute to all projects which we believe engenders value through our creative, yet thorough and pragmatic approach.

In 2016 we were 'Commended' for the Chartered Institute of Architectural Technologists Alan King Award, which recognises excellence in architectural technology, for which another one of our projects was also nominated for.



# Our Work

We work on a range of projects from listed buildings, sites in ANOBs and complex housing delivery sites alongside other projects across all use classes.



# APPLICATION ADDRESS

2 Goodhall Cottages,  
Coggeshall Road,  
Ardleigh,  
Colchester,  
CO7 7LR



GROW DESIGN

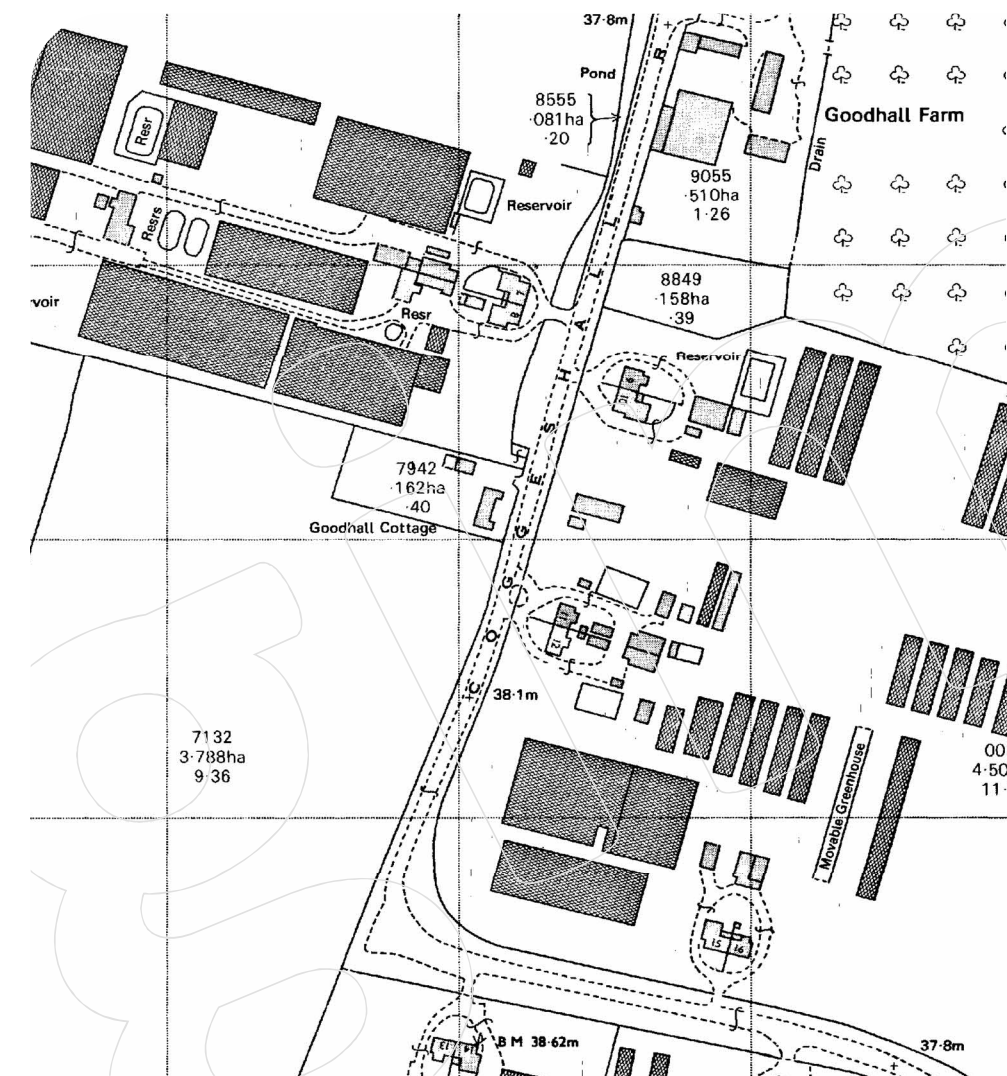
02

# Existing Property





The existing dwelling is a single storey bungalow which is currently derelict. The proposal involves demolishing this building along with its garage and replacing it with a new larger dwelling and a new garage.





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# Proposal



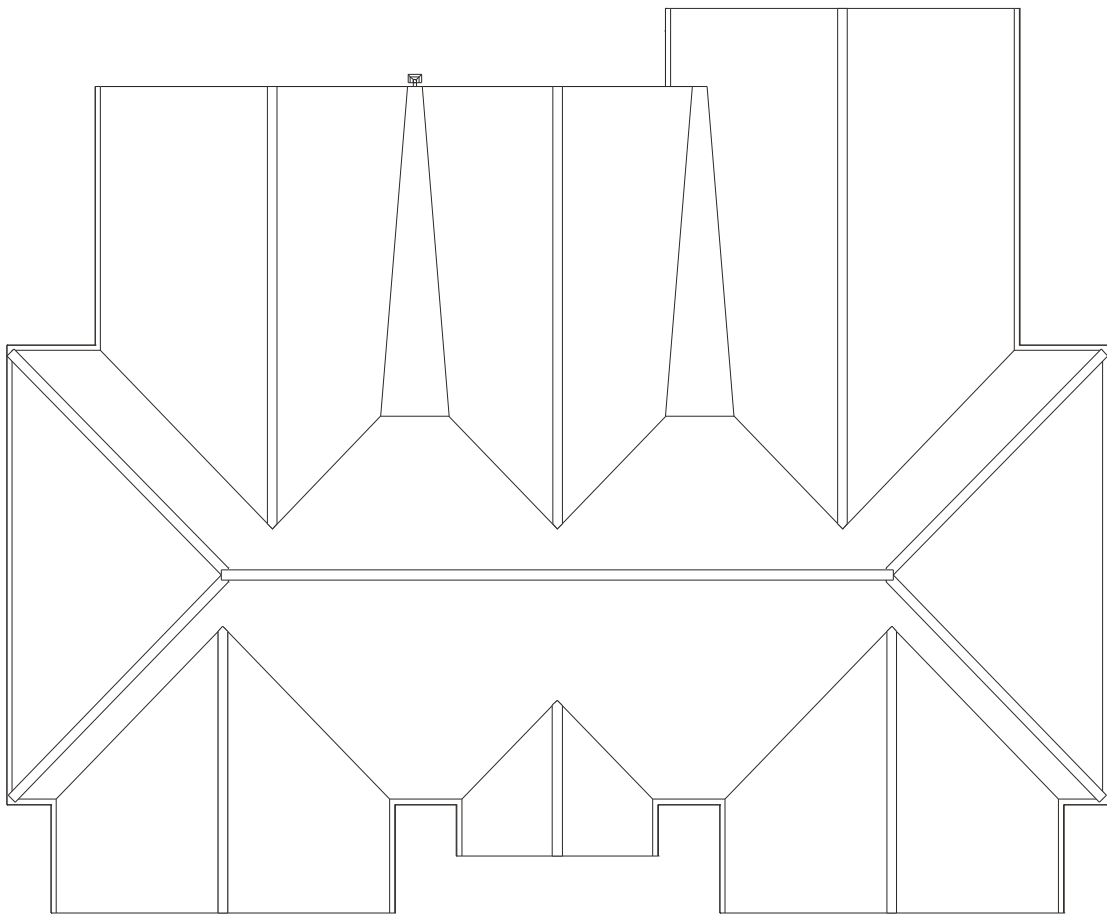
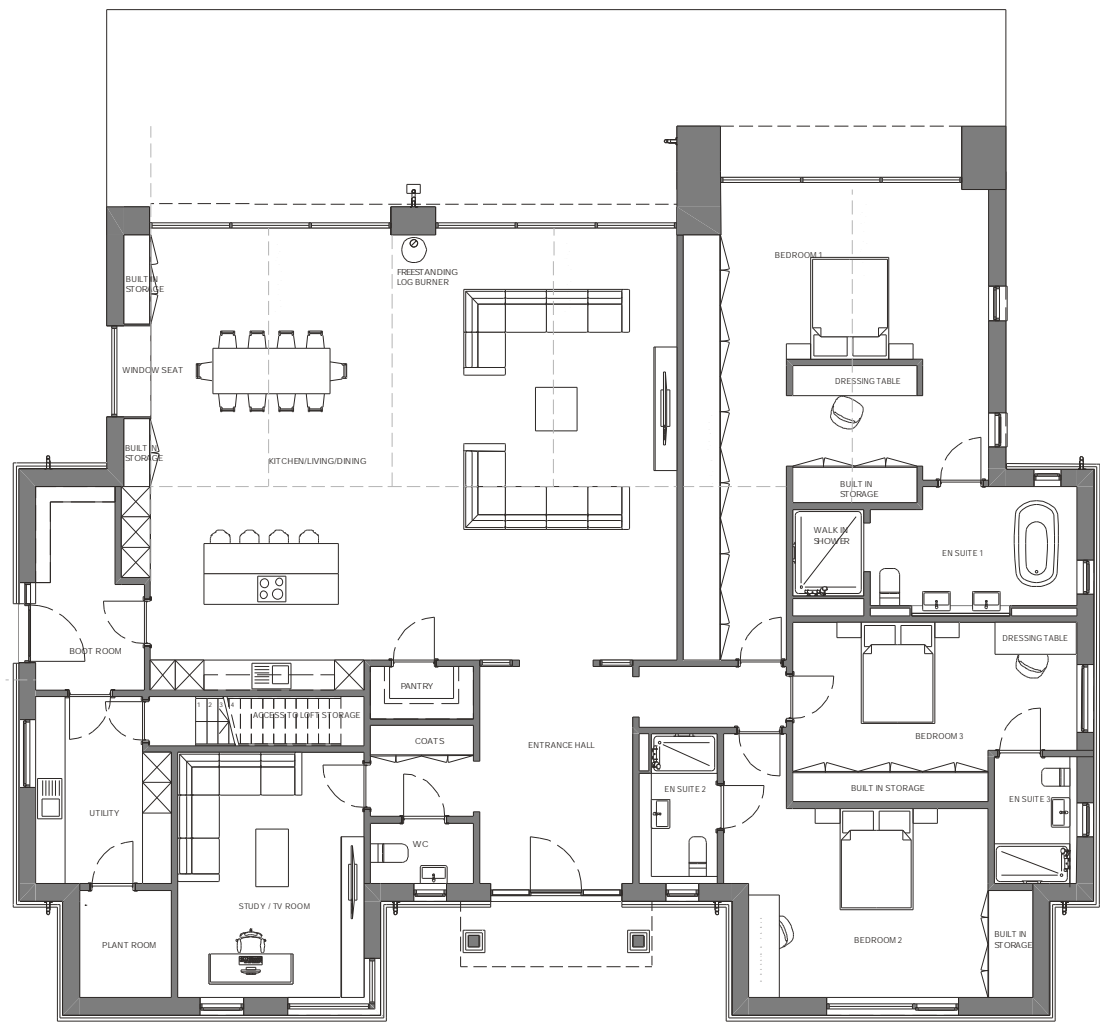
Planning Policy

This proposal amounts to a one for one replacement dwelling so, Policy LP 7 will be the main focus in its determination. Policy LP7, where the development relates to a replacement dwelling in countryside states:

“LP 7

The Council will encourage the provision of opportunities for constructing Self-Build and Custom-Built Homes as part of the mix of housing on large residential developments and the one-for-one replacement of an existing dwelling, of any size, in the countryside outside of settlement development boundaries with a single unit of Self-Build Housing, unless the impacts of development would conflict with other policy requirements in this Local Plan.”

This proposal is in the countryside and the replacement dwelling will be a self-build project in a bespoke design to meet the specific requirements of the applicant, who shall live in the dwelling once it is approved and constructed. With regard to other policies in the Local Plan, the proposal is considered to be compliant with all development management policies in relation to design, space standards, amenity area, trees, parking provision and the residential amenity of neighbouring property.



Design



D E S I G N

The proposal is to replace the existing dwelling with a larger, more energy efficient and sustainable single storey dwelling. The replacement dwelling be positioned further back from the road and the new garage will be located at the front along with plenty of space for visitor parking. Traditional, sustainable materials will be used. The dwelling walls will be brick and slates used on the roof.

There are many trees across the site. The aim is to retain as many as possible. The arboricultural report commissioned as part of this application found that the healthiest tress are found at the rear of the site well away from any construction works.

The layout of the internal spaces have been designed to provide open plan living spaces suitable for modern family living.

LOW CARBON CONSTRUCTION

The construction of the dwelling will be designed to minimise its carbon cost. Any surplus material that is produced will be separated to either be recycled or reused. The site manager will have duties to achieve Zero waste to landfill where possible. Materials and services will be sourced locally where possible, with any timber sourced from sustainable managed forests. All insulation will be CFC and HCFC free, with water based paints used where possible. The dwelling external envelope will be highly insulated and detailed to minimise air leakage. Primary heating will be via a sustainable source.

To reduce the impact on the environment the application also seeks to reduce the heating demand of the dwelling. Heat loss from the

building will meet or exceed current building regulations standards. The client intends to use an Ultrapanel roof which is highly energy efficient.

Solar shading has been carefully considered to avoid summer overheating. Along with site orientation and topography, the windows will be positioned and sized to ensure excellent daylighting levels within the house. The rear elevation will use a large amount of glazing to provide views to the garden and the fields beyond. These elevations will use louvres to reduce solar heat gain.

Low energy LED lighting will be designed into the building with low level external lighting to minimise disruption to the ecosystem. The house has been designed to allow for a good level of natural ventilation.

GARDEN SPACE

Due to the houses setting the scheme is designed to ensure the inhabitants have a close connection with nature and the outdoors. Large windows and doors will allow views to the outdoors, bringing the outside into the house.

WATER

SUDs will be utilised through the site along with additional shrub and tree planting to attenuate surface water. The front drive will have permeable paving alongside rainwater harvesting methods. Water is a precious resource and Essex often comes under hosepipe bans which will increase as our climate changes. We will reduce usage of clean water for non-potable uses by using the following;

- Low water consumption WC's
- Rainwater storage for garden irrigation
- Flow regulators on taps/showers
- Water meter positioned as part of a smart home system to raise awareness and monitoring of consumption
- Planting that is suitable for the Essex climate and are drought tolerant

EV CHARGING INFRASTRUCTURE

At least one of the parking spaces will benefit from the installation of a passive electrical charging point.

DATA CONECTIONS

Superfast broadband will be installed in the dwelling













Rear Elevation

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