

# Design and Access Statement —

## Client

Irwin Mitchell for  
Frankie Ziolkowski

## Project

Lansdowne, Bannister Green,  
Felsted, CM6 3NQ

## Ref

20 21.90.55

## Date

02/11/2023

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Date —  
10th September 2023

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Design and access statement

1.0

# Introduction

## 1.0 Introduction

This design and access statement has been prepared in relation to an application for the erection of a one and a half storey replacement dwelling at Lansdowne, Bannister Green, Felsted, CM6 3NQ.

This statement forms an integral part of the formal planning submission and should be read in-conjunction with the planning drawings.

This statement demonstrates that a clear understanding of the site and the characteristics of the location have been understood and allowed to inform the design of the proposal. This has also been informed by an understanding of the relevant planning policy.

This document provides the following -

- A review of the site and the immediate and wider context. To include physical, social and economical characteristics.
- Provide rationale for the schemes design
- Explain and illustrate the design principles and methodology. Explaining form, layout, density, scale, landscape and visual appearance.
- Explain how the owners / users will continue to access the site from existing transportation network.
- How the development will meet local planning authorities objectives.

The house is currently vacant, due to the existing building being in a dilapidated state.

The proposal seeks to improve connectivity with the garden and views to the surroundings.

The main principles underlining the design are as follows -

- To improve natural light
- To improve connection with the garden and amenity space
- To use responsive and sympathetic materials
- To provide sustainable living standards and improved living conditions.

2.0

# Assessment

## 2.1 Site

Lansdowne is situated in the heart of Bannister Green, near Felsted, in the district of Uttlesford, Essex.

The site is surrounded mostly by detached properties.

Located south of Rayne Road, which runs through the centre of the village, connecting to Felsted to the east and Molehill Green to the west. Rayne Road is a 30mph speed limit.

The site boundaries consist of a combination of hedging, fencing and trees.

Presently on the site there are two principle structures, the main dwelling (chalet bungalow) and a separate single garage located to the west of the main dwelling.

A mature Sycamore tree, which is subject to a TPO stands on the north-western corner of the site frontage.

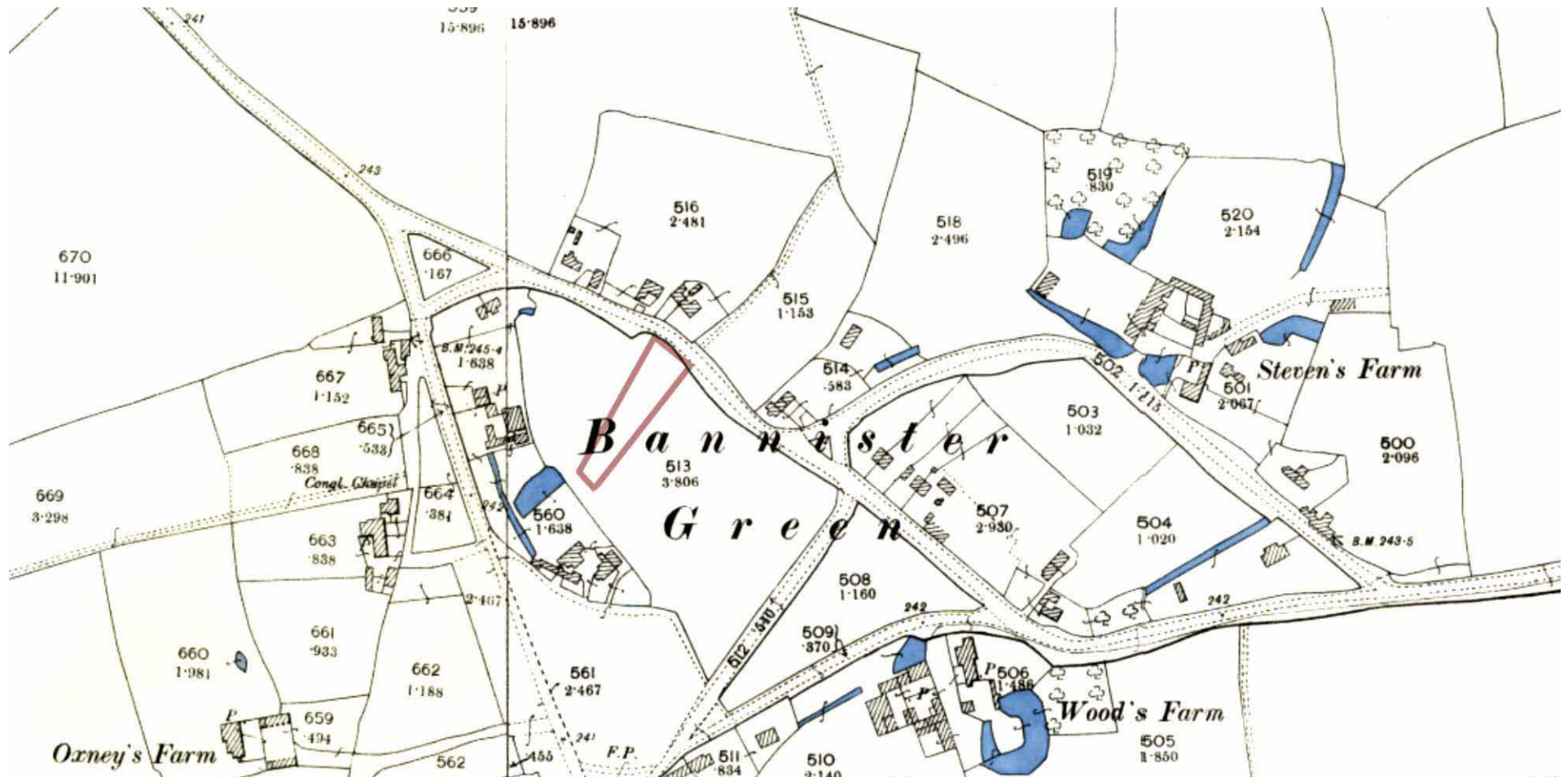
## 2.2 Site history

Lansdowne in its present day form is thought to have been constructed in the early to mid twentieth century. Constructed from masonry with a concrete tile roof.

The house was purchased by the present owner in 2021 and no works have been completed since the purchase.

Relevant planning applications -

Extension to provide lounge and garage new roof on kitchen  
Lansdowne Bannister Green Felsted Great Dunmow CM6 3NQ  
Ref. No: UTT/0096/88 | Received: Thu 21 Jan 1988 | Validated: Thu 21 Jan 1988 | Status: Approved



## F 01.

Historic map 1892 - 1914

<https://maps.nls.uk/geo/explore/side-by-side/#zoom=18.0&lat=51.85995&lon=0.46039&layers=168&right=BingHyb>

Approximate site boundary shown in red, clearly showing the site during this time as an open field.



## 2.3 Planning History

Relevant Planning Applications located within close proximity to the site -

(1)  
Erection of single storey rear extension  
Foxgloves Bannister Green Felsted CM6 3NQ  
Ref. No: UTT/20/2139/HHF | Received: Mon 24  
Aug 2020 | Validated: Thu 27 Aug 2020 | Status:  
Approved

Property is direct neighbour to the west of the site.

(2)  
Installation of 3 no. first floor dormer extensions  
Foxgloves Bannister Green Felsted Dunmow  
CM6 3NQ  
Ref. No: UTT/17/3279/HHF | Received: Mon 13  
Nov 2017 | Validated: Mon 13 Nov 2017 | Status:  
Approved

(3)  
17/01681/FUL | Demolition of existing barn  
complex and erection of new barn-like building  
containing 6no supported living residential units  
| Massenet Wickham Bishops Road Hatfield  
Peveler Essex CM3 2JL

Neighbouring complex located to the south  
of the site. This application was approved for  
the replacement of existing barns and the  
construction of new supported living residential  
units. The design principles following that of  
Essex Barns in form and materials.  
Approved in 2017.

(4)  
Single storey rear extension and erection of  
detached garage  
The Bungalow Bannister Green Felsted CM6  
3NQ  
Ref. No: UTT/1510/12/FUL | Received: Wed 25  
Jul 2012 | Validated: Wed 25 Jul 2012 | Status:  
Approved

(5)  
Proposed two storey rear extension and altera-  
tions to porch roof  
Foxgloves Bannister Green Felsted CM6 3NQ  
Ref. No: UTT/2475/11/FUL | Received: Mon 12  
Dec 2011 | Validated: Wed 28 Dec 2011 | Status:  
Approved

(6)  
Erection of a one and a half storey replacement  
dwelling  
1 The Bungalow Bannister Green Felsted CM6  
3NQ  
Ref. No: UTT/1580/07/FUL | Received: Tue 04  
Sep 2007 | Validated: Wed 05 Sep 2007 | Sta-  
tus: Approved

(7)  
First floor side extension and new pitched roof  
on garage/porch  
Callaway Bannister Green Felsted CM6 3NQ  
Ref. No: UTT/2007/07/FUL | Received: Fri 09  
Nov 2007 | Validated: Thu 22 Nov 2007 | Status:  
Approved

## Summary -

It can be noted from the planning history that  
there has been some large and small scale  
developments within close proximity to the site.

The directly neighbouring property to the west  
has undergone substantial alterations and  
extensions.

The extent of development within close proximity  
to the site clearly shows that there is precedent  
for adaptation and extension works within this  
area and within this site.

The application as noted within (6) reference -  
UTT/1580/07/FUL also shows that replacement  
one and a half storey dwellings have been  
permitted in the recent past.

## 2.4 Site Photograph



# F 02.

Image reference key, drawing not to scale.

## 2.4 Site Photographs



01.



02.



03.



04.



05.



06.

## 2.5 Existing Building

The existing dwelling consists of living and sleeping accommodation all off a central hallway.

As entering you pass two bedrooms at the front of the property with the main kitchen, dining, living accommodation located to the back of the property.

A small utility room is located off the kitchen. The main dining room is located off the hallway to the east of the kitchen. The main living room is located to the south side of the integral garage.

To the first floor there are two bedrooms accessed off a central hall.

The property is in a poor state of disrepair, with damp ingress to both floors. The existing windows, doors and roof are failing due to lack of ongoing maintenance.

3.0

Design

### 3.1 Use and Amount

The existing use of the site is currently C3 Dwelling house. The use classification will remain unchanged by this application.

The proposal is for the demolition of the existing one and a half storey dwelling and the construction of a replacement. The prime reasoning for this being the need to improve the living standards for the families needs and to improve the sustainability of the dwelling and its energy consumption.

The replacement dwelling follows the scale and massing principles of the surrounding dwellings.

The proposed dwelling has been kept as modest as possible whilst also ensuring that the spaces are sufficiently usable to improve the standards of living for the occupants.

The owners of the property have special care needs for their son and therefore additional living space and care requirements are integral to the proposal. This includes a therapy room, ground floor bedroom and carers facilities.

The proposal has been designed to ensure that there is sufficient circulation space, storage and living space for disabled use.

The intention is to improve the garden access and connection to the garden from the dwelling. The amenity space surrounding the proposed extension will provide a sensory garden. Improving biodiversity and creating a connection to nature for the occupants.

### 3.2 Layout

The arrangement of the proposed layout has been carefully considered to ensure that it is responsive to the site, surroundings and the needs of the occupants.

The proposed chalet style dwelling will provide much needed adapted living space required by the current owners.

The general layout has been determined by the specific needs of the family to ensure that care can be provided for their disabled son. This house will form his forever home.

There has been extensive design considerations to ensure that the dwelling is able to evolve over the coming years to ensure that all care requirements and provisions are met.

The layout has also been augmented by a need to connect with the garden and to create a proportionate scale in relation to the existing dwelling.

First floor arrangement / layout has been guided by the specific space requirements of the family, whilst ensuring that heights are kept as low as feasibly possible, to assist with reducing any impact on to neighbouring properties.

### 3.3 Access

The proposed access / entrance to the dwelling will remain as existing. This application does not allow for the widening or alterations to the main access from the road.

The proposal includes the resurfacing and minor alterations to the parking arrangements within the site, as shown on the landscape plan (PL 009).

### 3.4 Scale

The scale of the proposed replacement chalet dwelling has been derived from the proportions of the existing and surrounding dwellings and the space requirements of the occupants.

The gable fronted style following the design of the two neighbouring dwellings, following the roof form and using a 50 degree pitched roof.

The height of the property has been kept as modest as feasibly possible, whilst ensuring that the families space needs are met.

The design intention being to create a dwelling which will enhance and sit harmoniously within the street scene.

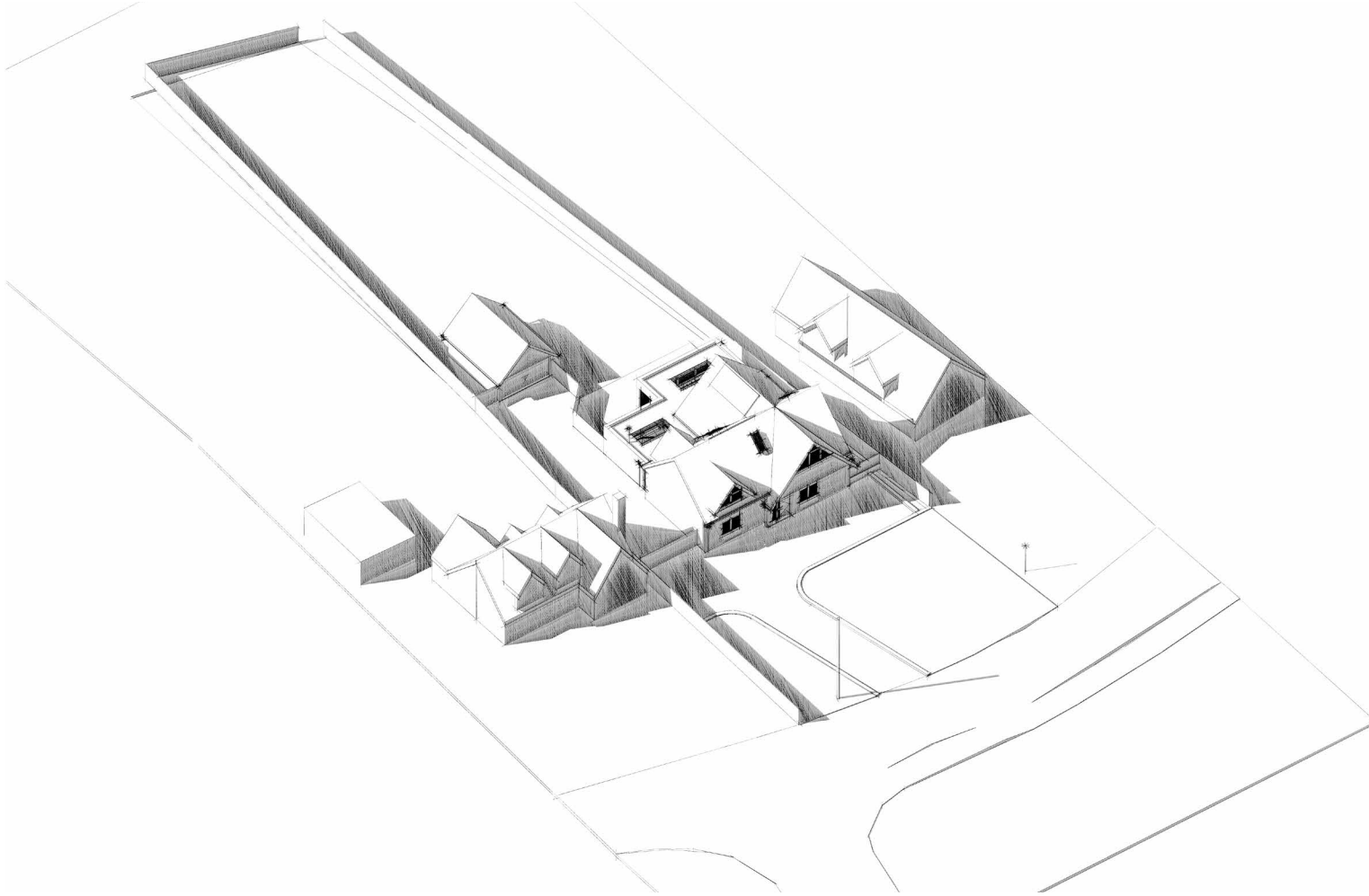
The extensions to the rear of the property have been kept as single storey, with flat roofs to further reduce any impact onto neighbouring properties and to retain the main roof form as the predominant structure.

The openings defined by the existing and by the site opportunities for views and natural light but no upper level windows are proposed to the boundary facing sides of the dwelling to remove any overlooking issues.

Internally the main living space to the rear of the property will become the heart of the dwelling, accessible to all of the family this is where the majority of family time will be spent.

The first floor areas have been determined by the specific space requirements and a need to follow the form principles.





F 03.

Isometric view of proposal.

### 3.5 Building Appearance

The appearance of the proposal has been defined by the characteristics of the local vernacular. The intention being to create a dwelling which is sown seamlessly into the architectural fabric of the village.

The front gable (as mentioned) has been defined by a need to emulate the surrounding dwellings. The upper level of apex glazing has been designed to create a harmony of fenestration on the front facing facade. With the render assisting to further define the primary front gable form.

The east / west roof profile, following the form of the dwellings found along the street, creating a cruciform roof structure. As defined no upper level openings are proposed to the east and west elevations of the dwelling.

The dormers proposed to the north and south of the dwelling, have been designed to be as modest as possible but also to provide much needed natural light and ventilation to the bedrooms. They have also been carefully designed to ensure that they are proportionate to the proposed facade arrangement.

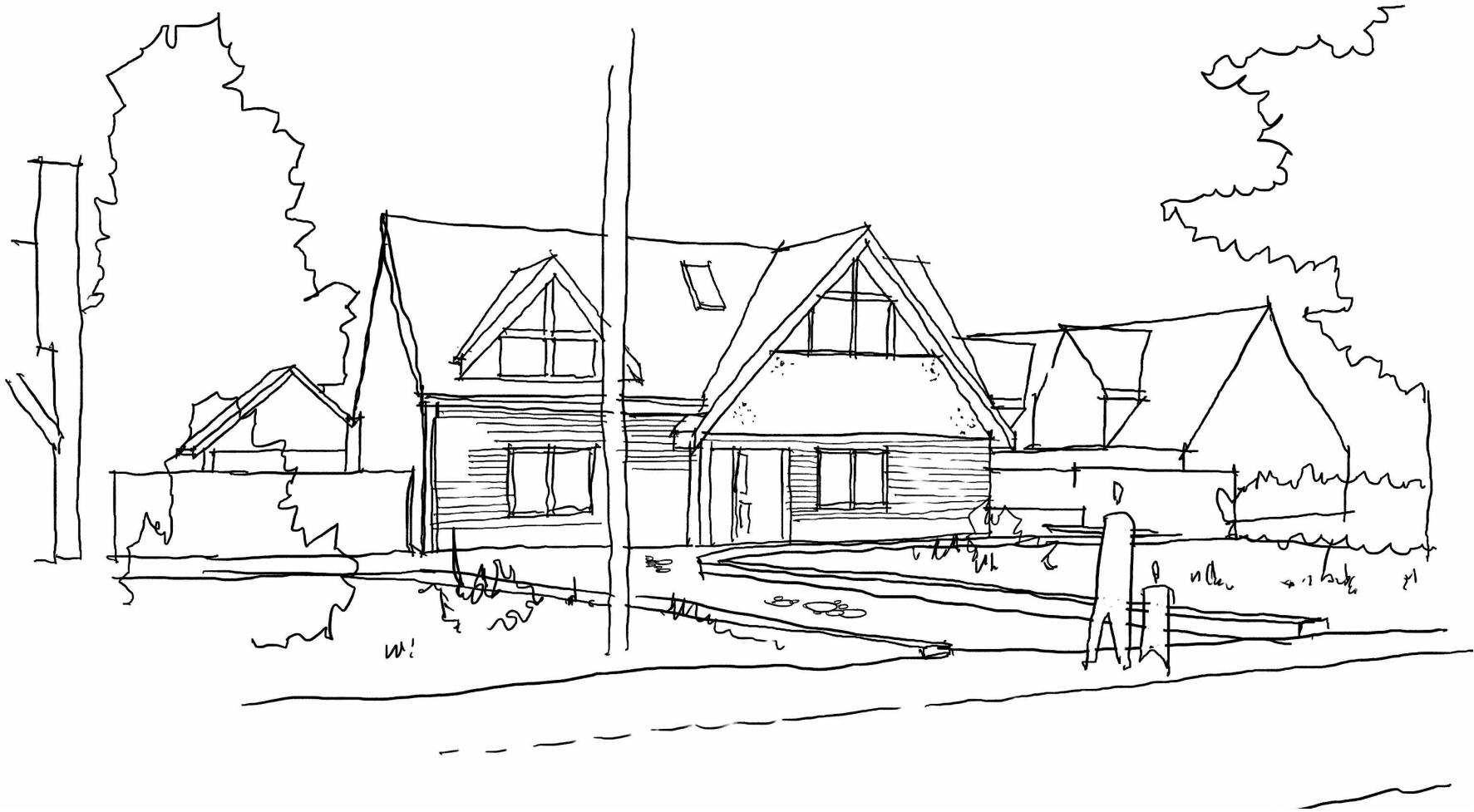
Over-sailing eaves have been included as a fundamental part of the design, to provide a degree of solar shading but also to create shadow which allows the dwelling to recede within its landscape.

The massing of the proposal has been defined by the specific space requirements of the family and the need to ensure that the proposed extension sits harmoniously within the site.

A glass apex / gable is located to the first floor south facing gable, within the master bedroom. This provides further connectivity from the dwelling to the garden, but has been carefully designed set within the over-sailing eaves of the roof structure to ensure that the primary view and focus of this door and balcony is towards the garden of the site and not out towards any of the neighbouring dwellings gardens.

The proposal has been carefully designed in full 3d with extensive modelling and testing to ensure that the dwelling fits naturally within the site, reduces impact on to the neighbours and enhances the character of the local setting. This can be clearly noted within the images provided as part of this document.

The buildings positioning on the site has been defined by the existing dwelling. The build line has been set back behind the line existing front line of the garage. This can be clearly noted on the site plan where the line of the existing dwelling is shown dotted.



### 3.5 Building Appearance

Materials -

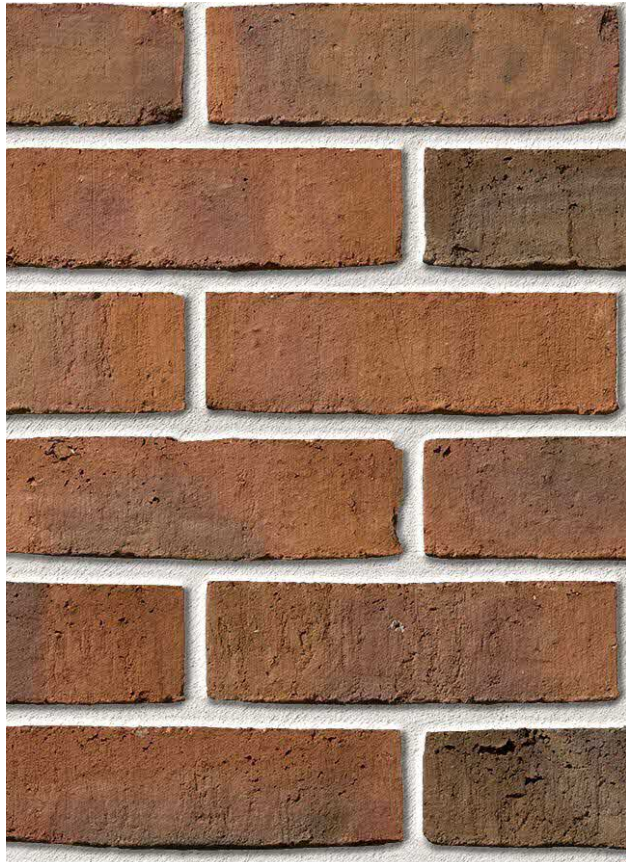
The material selection has been carefully considered to ensure that it relates to the local vernacular.

# F 04.

Perspective sketch of proposal.

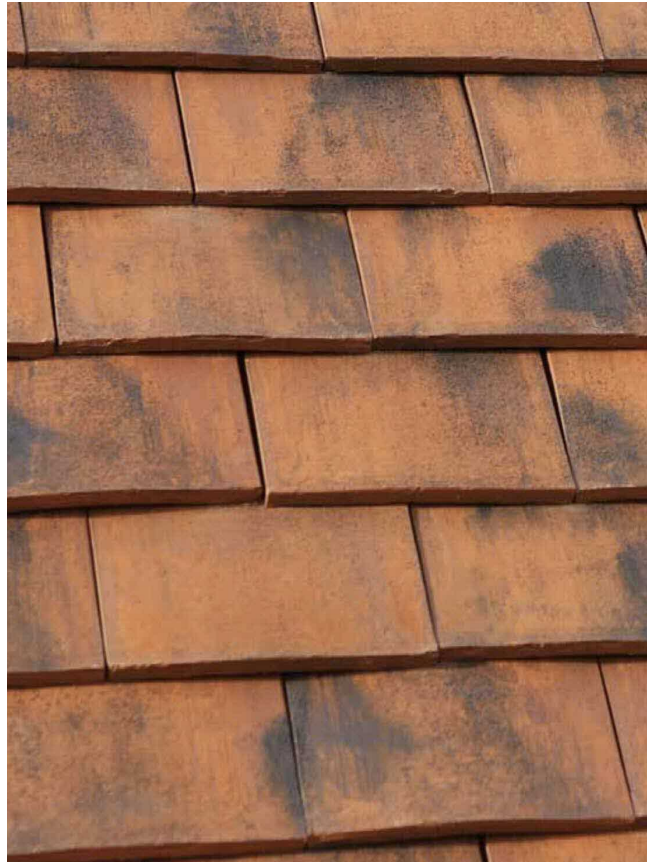
Brick / 1 —

Ibstock  
Borrowdale Blend



Tile / 2 —

Acme Single Camber Clay Plain Tiles



Drive / 3 —

Resin driveway



### 3.6 Structure and Drainage

The proposed chalet dwelling will be constructed from either masonry timber frame hybrid or masonry cavity walls, ensuring a high level of insulation is included within the thermal envelope, above and beyond the standards defined as part of the Building Regulations.

The roof structure will be constructed from timber, hand cut off a primary ridge support structure. This much like the walls will be insulated to a high level to reduce any heat loss.

The flat roofs will be constructed from a highly insulated warm roof construction.

The substructure will be constructed from a traditional strip or raft foundation subject to ground conditions.

The surface water will be disposed of via a proposed replacement soak away and the foul drainage will connect to the existing mains drain.

### 3.7 Landscape and Visual Impact

It is the intention to create a wildlife centred garden for the family to use and to provide connection with the natural landscape surrounding the site.

There is currently ongoing consideration for the potential incorporation of a sensory garden to allow all of the family to enjoy the south facing amenity space.

A small area of paving is proposed to the south of the dwelling to provide much needed disabled access to the garden from the main living space.

The existing driveway access (as defined) will remain as existing, with the proposed replacement of the surfacing and the edging.

All large trees will be retained and carefully protected during the construction of the proposal. Please refer to Arboricultural Impact Assessment for further information.

Further planting will be proposed as part of the plan for the wider site, further to the construction of the dwelling. The owner is extremely keen to create a nature and habitat enhancing site, which allows all of the family to enjoy nature but primarily to ensure the dwelling has a positive impact on the wider issues of the degradation of the environment.

### 3.8 Sustainability and Energy

The proposed dwelling will be insulated a greater standard than required by Part L of the Building Regulations. Greatly improving the thermal values of the proposal compared to the existing property.

Windows and doors will be high performing, either double or triple glazed.

The space heating will be changed to Air Source Heating, and electricity will be generated by the proposed photovoltaic panels on the southern and eastern facing roof planes.

Materials and labour will be locally sourced and sustainability credentials will be considered at length as part of the technical design of the proposal.

Rainwater will be harvested either by below or above ground water storage tanks and used for car cleaning and garden watering during the peak of summer, assisting to reduce water consumption.

4.0

# Information

# Documents

Existing drawings

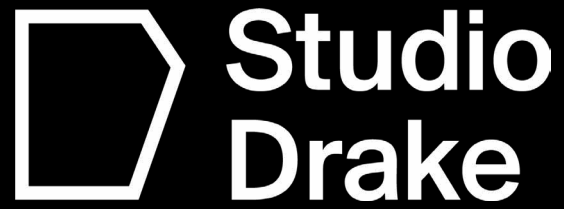
Planning drawings

PL 01, PL 02, PL 03, PL 04, PL 05, PL 06, PL 07 , PL 08, PL 09, PL 10 & PL 11

Design and access statement

Arboricultural impact assessment

Design and access statement



Architecture —from  
a different angle.

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Studio Drake  
Studio Inn  
11 Netherconesford  
King Street  
Norwich  
NR1 1PW