

# Design and Access Statement for Planning Consent



Once you have completed this form you may either **SAVE** it and email it to the council's planning department at [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk) or print it and post it to:

Planning  
Uttlesford District Council  
Council Offices  
Saffron Walden  
Essex CB11 4ER

Please use a separate sheet if there is insufficient space for your answer in any of the boxes.

## Applicant

## Agent (if any)

Name:

Name:

Home address:

Contact address:

Postcode:

Postcode:

Home telephone:

Home telephone:

Work telephone:

Work telephone:

Mobile telephone:

Mobile telephone:

Email address:

Email address:

Application reference number (if known):

Any other relevant information:

Are you submitting this form in hard copy?  Yes  
 No

## Property Details

Address:

Dolls Cottage  
The Row  
Henham

Postcode:

CM22 6AT

“This statement is written to accompany an application for planning permission as required by the Town and Country Planning (General Development Procedure) (Amendment)(England) Order 2006 [SI 1062 2006]/ Town and Country Planning (General Development Procedure) Order 1995 Article 4C. “

## Design

The design section of this statement must include:

A demonstration of the steps taken to appraise the context of the development. Context covers the physical, social, economic and policy circumstances and facts that relate to the site (this is explained further in the guidance notes).

Please enter any information relevant to this in this box:

Dolls Cottage is a Gr II listed cottage in the village of Henham, Essex, in the conservation area of the village. The cottage is south facing and is wood framed, wattle & daube with a thatch roof. The back door faces due south and is severely weathered. It is proposed that an enclosed porch with a footprint of 1.6 x 1.8 m, be built at the back door; comprising brick and lime mortar, the roof will have hand-made clay tiles, there will be a new door and there will be windows on both sides.

An explanation of the design principles and concepts that have been applied to the aspects specified in (i)-(v) below. This should include an explanation of how the scheme takes the site context (physical, social, economic and policy context) into account in relation to its proposed use and each of those aspects.

## Amount

(i) This means the number of residential units and the floor space of each non-residential use of the site:

Not applicable

## Layout

(ii) This means the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development:

Not applicable

## Scale

(iii) This means the height, width and length of each building proposed in relation to its surroundings:

The porch 1.6 m deep by 1.8 m wide, height to ceiling 2m, height to pitch of roof 3 m. It will be on the south side of an existing building, facing the private back garden.

## Landscaping

(iv) This means the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls. It may include protection of existing biodiversity and measures to enhance the biodiversity value of the development site:

The porch will be on private property, attached to an existing house in an established garden. Biodiversity measures are set out in the attached biodiversity report.

## Appearance

(v) Appearance. This means the aspects of a building or place which determine the visual impression it makes, including the external built form, materials used in the development:

Walls - brick up to the windows and lime mortar to the roof; Roof - hand-made clay tiles; Windows - Georgian cottage pane to match the adjacent existing window; Door - stable door, top section cottage pane as the windows; Floor - brick as in the kitchen  
Not visible to the public

## Access

A demonstration of the steps taken to appraise the context of the development. Context covers the physical, social, economic and policy circumstances and facts that relate to the site (this is explained further in the guidance notes).

Enter here an explanation of the applicant's approach to providing access, and how government policies relating to access in relevant local development documents have been taken into account:

Access is from the private garden at the back of the property and via a gate in the fence on the west side to the outside of the property. The gate serves as an entrance from a path coming up from the public right of way which goes past the front of the house (north side).

Enter here a statement of what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation (for example with County Highways, Uttlesford Area Access Group):

Not applicable to the application

Please enter an explanation of:

(i) how any specific issues which might affect access to the development have been addressed:

No issues

(ii) how prospective users will be able to gain access to the development from the existing transport network:

Not applicable

(iii) why the main points of access to the site and the layout of access routes within the site have been chosen:

Pre-existing access to the property

(iv) how features which ensure the maintenance of access to the development in the future:

They will be unaffected