

# DESIGN & ACCESS STATEMENT

PROPOSED REDEVELOPMENT TO BE SIDE OF EXISTING 3 BEDROOM HOUSE, DEMOLITION OF EXISTING DETACHED GARAGE AND PART OF EXISTING SINGLE STOREY AND THE CONSTRUCTION OF A NEW 2 BEDROOM DWELLING AND SINGLE STOREY EXTENSION TO EXISITNG DWELLING.

AT  
20 BYNG CRESCENT, THORPE-LE-SOKEN, CLACTON-ON-SEA,  
ESSEX. CO16 0JB

November 2022

Ref: 3113

e + m design partnership

Architects and Planning Consultants

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## INTRODUCTION

This planning statement is to provide additional information in support of the planning application dated October 2023. This statement is to be treated as part of the formal submission, to be read in conjunction with the submitted plans and documents produced on behalf of the applicant by E+M Design Partnership:

Drawing 2973/01B	- Existing block & site plan
Drawing 2973/02B	- Existing floor plans & elevations
Drawing 2973/03B	- Proposed site plan
Drawing 2973/04B	- Proposed floor plans & elevations

## DESCRIPTION OF THE SITE

The application site is located at 20 Byng Crescent, which is on the South-East side of Byng Crescent, Thorpe-le-Soken, Clacton-on-Sea, Essex; the site is within 1 mile of local shops and amenities

The application site currently contains a 3-bedroom semi-detached house with detached garage with access off side road to detached garage and drive.

The application site measures 562.5m<sup>2</sup>.

The proposed new dwelling will have an internal floor area of 92.6m<sup>2</sup> and the existing dwelling has an internal floor area of 93.26m<sup>2</sup>.

## THE PROPOSAL

Planning permission is sought to demolish the existing garage and to construct a new semi-detached dwelling to the side of existing 3-bedroom dwelling, following Planning Refusal Ref:22/02003/FUL dated 07/02/2023, we have amended the design.

The proposed new internal floor area of the new dwelling is 100.5m<sup>2</sup> and the internal floor area of the existing is 96.26m<sup>2</sup>

With the above, our clients have taken on board the Council's policies and wish us to provide two outstanding family homes within the optimum potential of the site. The new building will contain the main living areas to the ground floor and bedrooms to the first floor.

The building responds to the location of the site and the immediate topography fitting nicely into an embracing landscape structure and giving good light and aspect to the internal spaces. The scale of the proposed house appears well proportioned with a well thought out relationship between the use/function of the internal spaces and the external appearance of the building.

The location is not particularly design sensitive and yet the architectural quality and detailing of the design obeys good design principles, reflects the proper use of the Essex materials palette and overall represents a fine composition.

The application site lends itself well to a set-piece design, which in this case has been well conceived in every respect.

## LAYOUT

The proposed new dwelling will set back approximately 15m from Byng Crescent and the site is approx. 21m wide and approx. 36m deep. The property is set in the building line to that of which exists, with separation distances to reflect to established pattern of development. The proposal is appropriate in this setting. The scheme respects the pattern of neighbouring development and is sympathetic to the character of the area.

The building responds to the location of the site and the immediate topography fitting nicely into an embracing landscape structure and giving good light and aspect to the internal spaces.

The layout of the proposed new dwelling and existing dwelling has been designed so that all areas have a good outlook over open areas

There will be space to the side of the new dwelling for access to rear garden and for the provision of refuse storage and cycle storage facilities to the rear.

A private sitting out area is to be formed to the rear of the existing dwelling and to the side and rear of new dwelling. The properties will have high quality hard and soft landscaping.

The new dwelling will have a garden area of 71.3m<sup>2</sup> and the existing dwelling will have a garden area of 129.2m<sup>2</sup> which are within the Council's minimum requirements

## SCALE & AMOUNT

The proposed design is a comprehensive one and the factors that have informed that design run through each of the design and access headings. There are different aspects of scale in this proposal where comparisons can be made. These aspects have been traded off against one another to try and achieve a higher ambition, which is that of a holistic design.

The Amount of development is closely associated with the Scale of development and these comments should be read together under both headings.

The amount of development deals more directly with quantitative issues whereas scale, or the perception of scale, is also affected by qualitative issues.

## LANDSCAPING

The existing site has a garden area which is well maintained; there are some very handsome veteran trees which we are looking to retain and improve within this development.

The compact nature of the design is that the proposals will be contained within the extent of the existing building envelop. There will be no adverse impact on the existing landscape structure of the site as a consequence of the development proposals.

Additional mixed native hedge planting is proposed to strengthen existing boundaries. New timber fencing will also replace existing dilapidated fencing on site with a new timber fence between the new and the existing dwelling.

Patio areas will provide an informal setting to the rear and side of the dwelling and provide linkage from the front.

In essence the proposal retains the existing landscape structure to the site. This structure already defines a space within which the existing buildings sit. Those buildings will be replaced with new ones in a more compact and comprehensive arrangement. The siting of the proposed dwelling within the plot has much in common with the existing garage, hence it relates well to the landscape structure of the site and the immediate site topography.

## APPEARANCE

The applicants are enthusiastic about the style of dwelling they wish to provide for their family, and this has resulted in considerable activity behind the scenes researching architectural style and form and then tempering this with the scale of the dwelling.

The application site is not located within a Conservation Area neither is it visible from one. The existing house is not a Listed building and the site is not within the setting of or adjacent to the curtilage of a Listed building.

There is no disputing that the local area is generally characterized by many attractive dwellings mostly set within landscape dominated settings, Arcadian in quality and at the very low end of the spectrum of visual density.

The design constraints on this site are not excessive and there is relative freedom to design a house within the Essex palette provided that it is well proportioned, and appropriately detailed. That is the nature of the current application proposal.

In its context, the new dwelling would sit at the conclusion of the driveway with a style design that is typical of many plots within the area. The appropriate application of materials and features a sympathetic and would not detract from the site, setting or surroundings of the town.

The overall effect is to provide a well-balanced and restful composition. Each elevation has a sense of repose, which is a function of its good design and appropriate use of materials. It accords with basic good design principles.

## AC CESS

The application proposal is to close the existing established access and form a new vehicular access and driveways with turning head to serve both dwellings as shown on Drawing No. 3113/03B, the layout has been amended to allow for more planting.