
Design and Access Statement

Land West of the Moors, Great Bentley, Essex



FRANCISTERRY
AND ASSOCIATES

Contents

Introduction

Amount

Layout

Scale

Appearance

Conclusion



Introduction

This Design and Access Statement is submitted in support of a planning application for the proposed four bedroom detached dwelling with associated car parking and outbuilding. This statement is prepared on behalf of Hills Residential who worked in collaboration with Francis Terry on the design of this home.

Amount

The application proposal is for a two-storey detached dwelling to the frontage of the site following the building line between The Moors and Tudor House. The new home will be sited to the west of the Moors being 10.5 meters away and 11.5 meters from Tudor House on the other side. Between the new house and the boundary with Tudor House a new driveway will be constructed leading to a double bay outbuilding. The primary access to the new dwelling will be via Lang Way to the North of the site along the eastern boundary with The Moors.

Layout

Following consideration for the location of the proposed new dwelling, it was felt that the dwelling needed to provide a positive relationship between both houses either side of the plot and the Village Green, whilst continuing the development grain along the perimeter of the village green.

The topography of the site is reasonably level and access into the new dwelling will be achieved via a level threshold.

Scale

The proposal seeks to provide a two-storey structure which is traditionally associated with this type of architecture and is appropriate to this form of scale.

This form of scale will create a less dominant structure in its surroundings and will blend in to the existing landscaping, whilst being helped by using traditional materials. In addition to this, the proposal will successfully work with the existing buildings, whilst clearly achieving its own defined and identifiable form in the development pattern that has evolved alongside the site.

Appearance

The appearance of the new dwelling, has been designed by world renowned royal architect Francis Terry and has taken the traditional rationale of the surrounding building form and transferred these to the appearance of the proposal.

Traditional materials have been carefully selected so that they blend into the site context and are established whilst maintaining the sensitivity of the existing architectural vernacular surrounding the plot.

The open setting has been carefully considered in the choice of materials and can be seen to have a direct influence on the appearance of the proposal. A careful choice of brickwork to the structure and slate roof tiles will provide a robustness to the elements and mirror the materials found immediately adjacent.

Conclusion

This application sets out a responsible and appropriate development proposal which is in keeping with and seeks to preserve the character of the area.

The proposed development has integrated specialist advice from specialist Landscape, Arboriculture, Heritage and Ecology consultants to ensure a positive enhancement of the site and its immediate surrounding are created.

