

**Design And Access Statement,
Kenley
Harwich Road
Great Bromley
CO7 7UH**

15/03/2024

Introduction.

This Statement accompanies a planning application for a replacement dwelling (and the demolition of the existing dwelling following completion) sited to the front of the existing dwelling to create a five-bedroom 2 storey dwelling.

This Statement has been written to meet the requirements of the Town and Country Planning (General Development Procedure) Order, as amended.

Location.

The site is located midway along Harwich Road, between Great Bromley and Frating, it is outside of both development boundaries, there is currently no one prominent architectural style within the street scene with a range of 1960's style two storey dwellings opposite and adjacent being the most dominant, Face brickwork is the predominant finish with some rendered finishes and concrete interlocking tiles, Fleece house is a grade II Listed dwelling (Appendix A) with cream render, plain tiles and timber sliding sash barred windows, it is roughly 43m from the closest site boundary and 90m from the proposed works, existing dense screening is to remain.

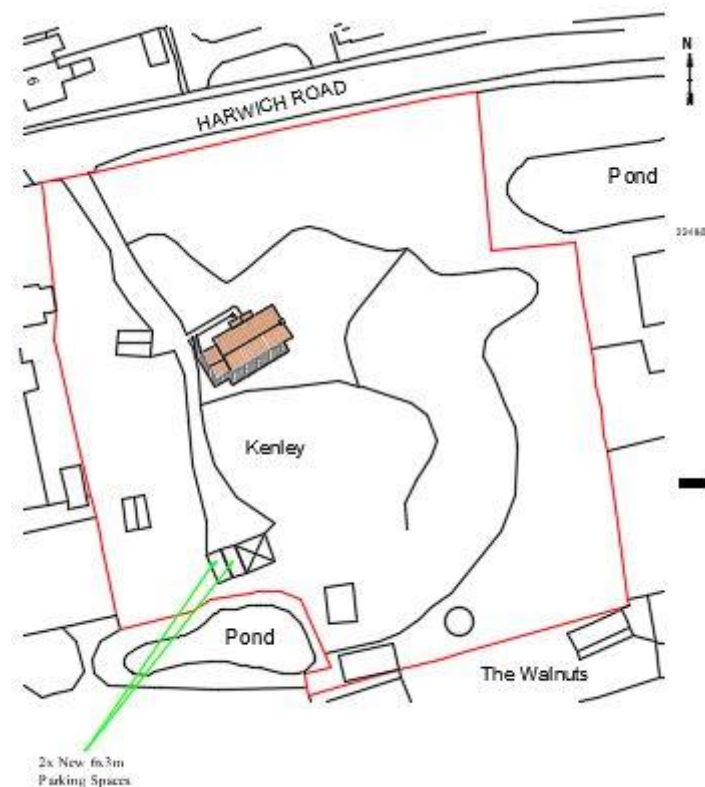


Scale And Design.

The site currently comprises of a detached 4/5 bedroom 1950's bungalow finished in Cream Render and timber cladding with slate to the roof and UPVC windows / Doors, the heating / hot water system currently runs on a very inefficient oil boiler, the building has very little insulation and is very thermally inefficient making it no longer fit for purpose or cost effective to upgrade to current thermal values. There are six outbuildings onsite all in a similar style, these will be retained for continued use.

The existing footprint is 226sqm.

The New dwelling has been designed as a sympathetic upgrade from the existing dwelling to fit in with the surrounding properties, walls will be 'Weinerberger Athena Blend' face brickwork and cream render with Redland Grovebury concrete interlocking tiles in Farmhouse Red, the new windows will be UPVC to match existing. The new dwelling will meet and surpass current insulation and u-values and be a great improvement from the existing property. The new dwelling will be a reduced footprint from the existing bungalow. The New footprint is 131sqm.



Landscaping.

Landscaping is mainly laid to grass and will remain as existing, the mature planting to the boundaries will remain as existing.

Access.

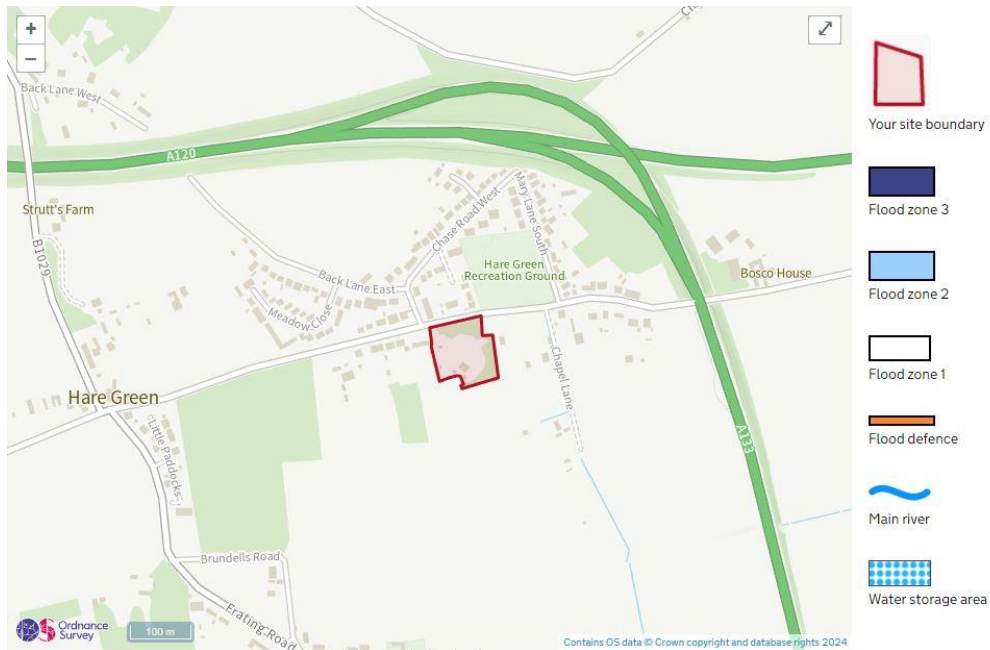
The highway access to the new dwelling will remain as existing along with an additional two parking spaces.

Level access is to be provided into the new dwelling.

Appraising the context.

The amount, scale and layout have all been designed to be in keeping with the original and neighbouring dwellings and that which has been allowed previously in the area.

Flood Risk.



As shown above the application site is in Flood Zone 1

Previous Planning Applications.

Single storey rear extension

Ref. No: 00/00978/FUL | Status: Approval - Full

Change of use from agricultural to form part of residential curtilage of existing dwelling.

Ref. No: 91/01283/FUL | Status: Approval - Full

(Kenley, Harwich Road, Great Bromley) Alteration to roof

Ref. No: 94/01089/FUL | Status: Approval – Full

Confirmation of a Superfast Broadband connections.

As shown within the screenshot a Superfast Broadband connection is currently not available at this address, the new dwelling will be provided with the ability to access the fastest connection (once available) via ducting to the back of the public path, if this is still unavailable at the time of completion the access speed will be accepted to be as shown below.

You can get online with our broadband

Full Fibre broadband isn't available at your address yet

[Let me know when I can get Full Fibre](#)

Kenley, Harwich Road, Great Bromley, Colchester, CO7 7UH [Change Address >](#)

Your BT Broadband deal includes:

- ✓ **Brilliant, expert service**
You'll always speak to one of our customer service teams based in the UK and Ireland.
- ✓ **Speed guarantee**
Great broadband speeds you can rely on day and night, and a personal speed guarantee.
- ✓ **Broadband hub**
Our Smart Hubs provide you with strong and powerful wi-fi.
- ✓ **Broadband security**
BT broadband security has more features included than other big providers.

Broadband	4G Home Broadband - 15Mb	4G Home Broadband - 30Mb
<p>Download speed range 1Mb - 3Mb</p>	<p>Maximum Speed 15Mb</p>	<p>Maximum Speed 30Mb</p>
<p>Estimated Stay Fast Guarantee 1Mb Upload speed 1Mb What do these speed estimates mean?</p> <p>Essential broadband for browsing and emailing.</p>	<p>What is 4G Home Broadband? Connect to our 4G mobile network and browse, stream and download on a faster connection</p>	<p>What is 4G Home Broadband? Connect to our 4G mobile network and browse, stream and download on a faster connection</p>

Molly Brown

Wright Ruffell Cameron Ltd

Appendix A.



Showing the closest Listed Building