

59 St Christopher Road,
Colchester, Essex

Residential Extension, Reposition of Garage & Refurbishment

Design & Access Statement – January 2018

1.0	Introduction
1.1	<p>This design and access statement accompanies a planning application for the construction of a two storey extension to the West Elevation and a single storey extension to the south elevation to the premises of 59 St Christopher Road, Colchester, Essex. Comprising of a garage to replace the existing garage to the ground floor and 2 bedrooms to the first floor and to the rear a small extension to increase the living space and provide solar shading. The DAS has been prepared to satisfy the requirements of article 4C of the town country planning (general development procedure) order 1995 (as amended).</p> <p>This statement is to be read in conjunction with the following:</p> <p>P-59SCR-E001 - EXISTING PLANS P-59SCR-E002 - EXISTING ELEVATIONS P-58SCR-E003 - EXISTING SITE & BLOCK PLANS P-59SCR-P001 - PROPOSED PLANS P-59SCR-P002 - PROPOSED ELEVATIONS P-59SCR-P003 - PROPOSED SITE & BLOCK PLAN</p>
2.0	Design Principles & Concepts
2.1	<p><u>Site Description</u></p> <p>The site is located towards south of St Johns estate, located towards the Upland Drive end of St Christopher Road just West of St Johns Parade of shops.</p> <p>The site is currently occupied by a 3 Bedroom detached house with a detached garage (as per the attached existing plans).</p> <p>The site is generally rectangular in shape and accessed via a driveway from St Christopher Road.</p> <p>The existing house is two storeys in height with a single storey garage similar in proportion to the house to the east which is set further back on its plot. The house to the west is different in proportion and style but sits further forward on its plot.</p> <p>The current garage is in a poor condition and would require demolishing and replacing. But would make the property more safe & secure by bring this forward.</p>
2.2	<p><u>Layout</u></p> <p>2.2.1 - The design of the extension is based upon the appearance of the existing building but that of a height to accommodate a two storey living space similar in design to other nearby houses. It will accommodate the open space to the west of the property and out into the garden as per the layout attached.</p> <p>2.2.2 – The plan of the detached house will generally be deeper than the existing house but only use a small additional area plus re use the current garage space. The area to the West will accommodate the space of the garage with a deeper floor plan to the south to accommodate a larger living space. To the rear will be a single story unit only.</p> <p>2.2.3 – N/A</p> <p>2.2.4 – The new extension will accommodate a larger living space, a new garage and 2 new bedrooms.</p> <p>2.2.5 – The detached property is positioned one metre from the east boundary where there is a side gated access to the rear garden; and 3.6m from the west boundary offering driveway and open access to rear garden with ample parking to the front of the property.</p> <p>2.2.6 – The proposed extension is entirely residential in keeping with the existing use.</p>

	<p>2.2.7 – Additional floor space has been proposed for the site to provide a suitable garage to enclose the rear garden and additional floor space to the ground floor to accommodate a better functional family living space and the first floor where the plot is large enough to accommodate this.</p> <p>2.2.8 – The relationship to the surrounding buildings and occupiers is acceptable extending to the rear wall of the garage and living space approx. 2500mm from the rear of the house without obstructing neighbouring views.</p> <p>2.2.9 – Justification has been made to width, height and length of the proposed extension. The extension is two storeys with minimal impact on the original building and aiding to increase the garden amenity area.</p> <p>2.2.10 – General look of the proposed extension: The extension is two storeys and has windows to front and rear of the property to match similar nearby extensions. To balance the scheme on the front and rear elevations. To provide light and spacious living and greater views of the garden.</p>
2.3	<p><u>Scale</u></p> <p>The extension to this property is similar in appearance and scale to other extensions carried out within St Christopher Road and Upland Drive.</p> <p>Concentration was made to the existing properties elevation for the presentation of the new scheme.</p>
2.4	<p><u>Appearance</u></p> <p>The external appearance of the extension to the current existing detached property presents as facing brickwork to match existing property and grey wood panel finish. Existing Render to be painted and sections of hanging tiles to be replaced to match the colour of the wood panel finish.</p> <p>The proposed external appearance of the north elevation extension presents as a combination of facing brickwork and wood panel to match the existing, with wood panel finish to match neighbouring extensions. The south elevation combines a new rear exits via bi-fold doors and French doors to the rear of the garage space. To the west elevations the outline of the building line is expressed as wood panel finish. The rear elevation includes a single story section to form the living space area with a flat roof and overhang to provide solar shading, it will accommodate the bi-fold doors to allow light within the living space area.</p>
2.5	<p><u>Materials</u></p> <p>The new extension elevation incorporates a number of facing materials, as follows:</p> <p>Roof: Tiles & ridge tiles to match existing on the detached property – Clay tiles and ridge tiles.</p> <p>Walls: Facing brickwork and Composite Wood Panel.</p> <p>Windows & Doors: Double glazed windows / doors as per design on elevation attached.</p>
2.6	<p><u>Landscaping</u></p> <p>The boundary will remain as existing with the low level wall to the front (north) and high fence to south, east and west elevations.</p> <p>Front Drive way access area to remain as shown on the layout attached. The remaining driveway with remain as existing with sections of stones for cars with a small area of planting.</p> <p>Rear Garden to have a gravel path to the east edge of the garden allowing an access point to the rear garden. A raised decking area to the rear of the house coming straight out from the living space to house raised flower beds and an outside seating area. The area where existing garage was located will become a low level garden area. Providing a stepped garden to accommodate the existing slope.</p>
3.0	<u>Access</u>
3.1	The site is located off Ipswich Road via Upland Drive / St Johns Road, St Johns, Colchester,

	Essex. Colchester is the nearest town and offers the chance of amenities. St Christopher Road offers a selection of convenient shops.
3.1	Consultations N/A
4.0	Why the Proposed Development was Chosen
4.1	The proposal is a two-storey extension within the location of a part of the existing driveway and is low in impact. To provide a useful space and flexibility with added security to ground and first floor level accommodation.
5.0	Access Statement
	Relationship of access to the building to surrounding roads and footpaths. There are a number of routes to this property either from the Ipswich Road via Upland Drive, St Johns Road via St Cyrus Road / St Christopher Road.