

DESIGN AND ACCESS STATEMENT

Applicant: Mr Colin Birt

Agent: Building Design Associates

Site Address: 1 The Old Worlds End, Church End,
Paglesham, Rochford, Essex SS4 2DN

Use:

- The use of the proposal will be for a triple bay green oak framed Cart Lodge with attached store. Restore and refurbish the existing detached store.
- There was a previous application ROC/1239/78(LB/10/8)

"Demolition of outbuildings and erection of garage and garden shed" lodged 18.12.78.
This included removal of an existing (elder) tree.
This was subsequently approved.

The garage could have contained two vehicles with an end store.
The area of this proposal was 76.25 sq m.

Amount:

- The existing store has an area of some 28.50 sq m

The floor area of the restored store will be the same (28.50 sq m)
- The floor area of the proposed green oak framed Cart Lodge and attached store will be some 75.85 sq m

Sustainability:

- All materials used in the construction of the proposed works will be locally sourced, which will reduce transportation over long distances, from the suppliers to the site.
- The green oak, used to make the Cart Lodge and store, will be sourced from a company / supplier that adopts the policy of replacing the trees that are used, with a replanting tree programme.

- The window frames will be in timber, obtained and produced locally by companies that adopt the policy of obtaining timber from sustainable sources i.e. from suppliers that have a recognised re-cycling programme.

Layout:

- The proposed triple bay Cart Lodge and store has been located close to the boundary wall of the church. This is the location of where the existing outbuildings are and were located.
- By siting the new Cart Lodge and store in this location provides a minimal view of the building, as viewed from the front elevation.

Scale:

- The overall heights of the proposed triple Cart Lodge, and detached store, will be: -
 - Existing Store 3.400 to ridge
 - New store 3.800 to ridge
 - Cart Lodge 4.200 to ridge
- The existing church boundary wall is an average of 1.300 high.

Landscaping:

- There is an existing bush at the corner of the larger of the existing store. This will be removed.
- No trees will be lopped or felled to carry out this proposal.
- The driveway, leading up to the Cart Lodge and store, will terminate at the end of the Cart Lodge.
- All existing soft landscaping will be undisturbed.

Appearance:

- The new Cart Lodge element will have a small brick dwarf lower wall section, in soft red bricks.
- The upper section of the new Cart Lodge and attached store will be Essex weatherboarding over an oak frame, stained black finish.
- The restored existing store will be brickwork walls, in soft red bricks (as dwarf wall to Cart Lodge element).
- The windows will be timber, stained black finish.

- The new pitched roof over the Cart Lodge will have hand made clay peg tiles with half round ridge / hip tiles in red.
- The pitched roof over the existing restored store will have hand made peg tiles with an half round ridge and has been designed in accordance with the Essex Design Guide together with ensuring that it blends in with the local vernacular.
- This proposal will compliment its surroundings.

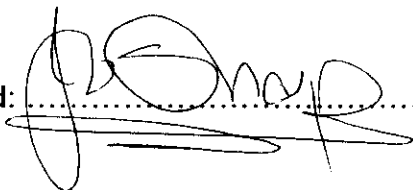
Access:

- Access to the new Cart Lodge / store will be via the existing front crossover.
- Pedestrian access will not be affected.
- The existing side driveway will be extended up to the end of the new Cart Lodge.
- The area to be designated as a driveway / hardstanding will be formed from compacted type one scalplings over a sand base (again compacted) with a finish surface of gravel.

Purpose and Summary:

- The provision of this green oak Cart Lodge and store will enhance the surrounding area(s).
- The applicant intends to use the Cart Lodge for parking his 3 vintage cars and enable him to complete the restoration of these vehicles under cover.
- Both stores, new and the existing store, (restored) will be used as: -
 - Attached store – for items relating to restoring the cars
 - Detached (existing) store - for garden implements

Signed:



Date: 26th March 2010

On behalf of: Mr Colin Birt

bda Project No: 09.109