

Planning Statement for 316 Southend Road, Rainham RM13 7YD

Background.

The existing property is a 2-storey end of terrace property located on the south side of Southend Road, Rainham. The existing house is 3 bed & has a large single storey wing to the west which houses a now, unused, indoor swimming pool. The structure takes up a large piece of land and is currently largely being used for storage. The pool building boundary wall abuts the pavement which provides an oppressive edge to the street. There is very little rear amenity and that which is present is either in the form of pathways between the boundary & the pool building or are poorly accessed wedge at the western end of the site.

Proposal

To apply for permission to demolish the existing single storey swimming pool wing & erect a new 2 storey residential property. The property would be set back from the existing boundaries from the pavement side & the rear boundary fence. The building would be constructed of similar external materials to the host house & would provide more external amenity space than is currently available. A small section of soft landscaping is proposed to the front of the new dwelling & new trees are planned for the rear amenity space.

Pre- App Response

We submitted a Pre-app Application on 25th March 2000 which included the Preliminary Plans & Elevations (drawing numbers 2020.277.04 & 05). We received a reply from Jessica Denison on 15th May 2000. Within the largely positive letter there were several points that were raised for us to consider. These are listed below: -

- Mass & scale of the proposed building
- Decrease bulk of the proposed roof
- Consider reducing the size of the proposed welling
- Look at access to rear amenity areas to both properties

Revised Plans & Elevations were sent to Jessica on 22 May 2020 (enclosed drawings Plans 2020/277.06 & 07) we made the following positive changes

- Reduced the size of the proposed dwelling (from 138sqm down to 101sqm)
- Reduced the roof mass & height (+600mm).
- Provided a ground floor access between the host & the new dwelling, which is common to the terrace & which gives rear access to both dwellings' amenity areas
- Increased the overall amenity to both dwellings
- More compatible frontage

We received a reply from Jessica on 26th May 2020 which included the following comments: -

- *Reducing the size of the dwelling and increasing the setbacks from boundaries is considered positive*
- *The reduced roof mass and height of the roof is also positive*
- *The ground floor access would provide a larger amenity space for the host dwelling at the rear, however would look at potentially having it as an open archway to really fit with the character / have a more compatible frontage along South End Road*
- *Be clear with what vegetation is proposed to remain / be provided*
- *Please also look to submit a wider scaled proposed block plan which shows how the dwelling will sit in relation to neighbouring properties (especially those windows facing the rear)*

The points that were raised here were further considered & the following redesign were added to the final proposed drawings (drawing numbers 2020.277.08 & 09) to enhance the scheme

- Provide an open archway between both properties as there is for other units in the terrace (see photos)
- Further reduced number of windows to the rear & side elevations to reduce potential for overlooking & respect neighbours
- Existing & proposed landscaping added to plans
- Front elevation amended to respect existing street scene
- Overall private amenity space increased

Conclusion

We believe that the proposal for the new dwelling has been well considered & with the help of the planning authority at pre-app stage we have a scheme that is suitable for the site, fits in with the current street scene, provides sufficient internal & external amenity space & will provide valuable new accommodation for the borough.

Patrick Stroud RIBA