

DESIGN AND ACCESS STATEMENT

Date: May 2023

Description: Provision of a two bedroom property attached to existing dwellings and a side & rear extension to the existing property.

Address: 428 Upminster Road North, Rainham, Essex, RM13 9ES

This Statement has been prepared at Planning Application stage of the project based on detailed proposals to ensure that the design suits the surrounding area.

1.00

Information:

This Revised Design and Access Statement is in support of a planning application submitted by Mr David Blowers.

The Application is supported with the following drawings and statement:

- **D4288/PA/001 Rev. A – Existing Elevations, Floor Plans, Block and Site Plan.**
- **D4288/PA/002 Rev. A – Proposed Elevations, Floor Plans, Location Plan & Section A-A.**

This Statement provides justification for why the scheme should be considered for approval. We are proposing for the construction of a double storey two bedroom attached dwellings and a rear and side extension to the existing property at 428 Upminster Road North.

This Statement has been prepared at planning application stage of the project based on detailed plans and identifying the scale and current street scene to ensure that the proposals suit the surrounding area and uses the land efficiently to provide an additional property. We have used this process to design our proposal to provide an additional unit without affecting the existing terrace.

2.00

The Existing Dwelling:

The existing land to the side of 428 Upminster Road North is a large end of terrace plot with considerable land reserves, at the rear is currently a large garage which leads to a separate access where parking will be created for the new unit. Parking to the front will be maintained for the existing property. We have designed the scheme to be sympathetic to the row of terraced properties.

The current right of way to the properties will be maintained for properties 426 and 424. This has been clearly shown on the drawings.

The site falls within a residential area and the site is currently occupied by a two bedroom dwelling. It is therefore established in terms of land use (Class C3) that the site is suitable for housing development. The existing housing stock in the road is predominately terraced two/three bedroom properties. On the opposite end of the terrace, the property has been extended providing a larger unit and we have used this development as a basis for our design.

The proposal is to construct a new property with an entrance to the front, this is to be consistent with the symmetry of the proposed property and style of the terraced properties. The proposal will provide an additional two bedroom unit. The front and rear gardens will be bordered by various plants, trees and bushes. The rear garden is fenced and walls 2m to 1.8m on all sides.

3.00

The Development:

The proposal seeks to provide better use of the plot which has a large area to the back and side of the existing property. Amenity space is situated at the rear of the existing and proposed plots.

The design process was primarily driven by the applicant in order to develop the land further and increase the housing stock. It was thought important to match the scale and appearance of the existing terrace. The revised scheme takes this into full consideration, as well as providing an additional unit to the housing stock.

The dwellings will be constructed in a conventional manner with brick and brick slip facings. The roof weathering will be slate tiles at a pitch to match existing. Windows will be upvc sash casements and doors will also be a mixture of aluminium and composite panel doors.

The maximum dimensions for the unit will be 5.5m along the front elevation, the depth of the new property is 12.5m. Height is approximately 8m (will not exceed the original eaves). We have checked that no rights to light have been affected by the property, the window which is affected is an existing bathroom and rights to lights do not apply to this room.

The property has been designed to allow for a lounge with access to the private garden, a separate kitchen, a family bathroom and two separate bedrooms.

All elements of the neighbour's scene have been taken into consideration. The proposal has a minimal impact to the neighbouring properties and a limited visual impact.

Access to the property will be via the front. The parking has been identified to the rear of the property and provides two spaces. This is to limit the impact of vehicles to the front of the property.



Google Earth Aerial View

The red line shows the application site and the blue areas are the existing property.

The area is predominantly residential, and the proposed properties are to be residential.

There are a few conifers to be removed from the site. The site has no shrubs of any value and therefore we propose no detrimental environmental impact by this development on the site. New boundary fences/walls are to be installed around the private amenity space.

Amenity space is provided to the rear of the property with the existing dwelling amenity area whilst slightly below the local authority standard matches those of other dwellings in the street.

Landscaping is to be considered at a later stage but will consist of hardstanding for vehicles and access to the front entrance door with a patio to the rear. The remainder will be soft area.

Parking spaces will be provided to the property. The standard will be met by two spaces. Storage for 2 cycles will be provided in the rear garden.

The surrounding area is predominantly residential houses with two-three stories, the property has been designed to be sympathetic to its surroundings. The property at the far end of the terrace has had a large double storey extension. The proposed would make the terraced more symmetrical.



Street Scene of the terrace

We have attached an image of the terraced identifying the large extension at the opposite end of the row for the planners to review our thought process as to why we have considered this design.

The location of the dwelling within the plot has been considered in relation to adjacent and other properties in the street scene.

The rear of the property does not exceed the original curtilage line.

The design of the proposal has taken into consideration its surroundings. The design is taking into consideration the row of terrace properties and to make sure this does not affect the impact of the original row.

There is currently a high 2m fence which runs the perimeter of the boundary, this causes a visual impact to the end of the terrace, this will be much reduced by the proposal and will bring light and symmetry to the road.

6.00

Planning History/Policies:

Housing density will not be seriously affected by the proposal. There is a high demand for housing in the area and this proposal will help in that process. The impact upon the general street scene is only marginally affected as the development is very similar to other arrangements along the frontages. Design is compliant with Lifetime Homes and DCLG Space Standards. The design has taken into consideration National Planning Policies and Local Planning Guidance.

7.00

Factors taken into consideration:

The property will have a level access threshold to cater for potential disabled users to standards required by current Building Regulations. The internal layout of the dwelling is spacious, and doors will be of a width suitable for wheelchair users. Approaches to the main front and rear entrances will be by a shallow gradient not exceeding 1:20 to overcome any slopes with landings laid level at thresholds. Full compliance with Approved Document M (2004) of the Building Regulations is expected.

Proposals will be designed and built to achieve level 3 of the Code for Sustainable Homes. This process is an environmental assessment rating which assesses environmental performance in a two-stage process (Design stage and post-construction) using objective criteria and verification. The results of the Code assessment are recorded on a certificate assigned to the dwelling. The Code assigns performance requirements to the following environmental issues: -

- energy and CO2 emissions
- water and surface water run-off
- materials
- waste
- pollution
- health and well-being
- management
- ecology

Arrangements for refuse collection of recyclable and non-recyclable waste will be agreed with the London Borough of Havering council waste.

The dwellings would be required to meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and the remaining 7 dwellings would be required to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. The updated proposed design and layout of the scheme now demonstrates satisfactory access for disabled persons to comply completely with lifetime home standards.

8.00

Conclusion:

The information we have supplied with this design and access statement provides the insight into the thought patterns when forming this proposal and provide much needed additional information regarding the property and the surrounding area.

We believe the proposal makes the best use of the property in a manner appropriate to the street and within acceptable planning parameters. We trust that the proposals are acceptable, and the information identified with this statement provides the design solution.

This application was granted three years ago, by the above council, with conditions in June 2021 (P0749.21). We have attached the application to the design and access statement to identify the elements agreed under the original agreement. We are only asking for the application to be extended as the client could not find the correct builder for the site however the client would like to move forward with constructing the additional property what is well needed within the area.

We have attached a copy of the original granted approval for the planners to take into consideration. Application No. P0749.21