

Design Access Statement

25 Glebe Road RM13 9LH

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Statement

This planning application is proposing to demolish existing 3-bedroom single storey bungalow and construct a pair of two-storey semi detached family houses, each providing 4 bedrooms and a family bathroom on first floor, living room, family bathroom, storage room and a kitchen on the ground floor.
The ground floor will provide the main living room area on the front, bathroom and the storeroom will be on the center and the large kitchen will be at the rear. The staircase located on the hall way upon entrance and lead up to the first floor where there will be 4 bedrooms and a family bathroom. The ground floor will be wheelchair user-friendly. Access to the private amenity/outdoor spaces allocated to each of the houses located at the front and the rear of the proposed houses.
The proposed building will be set away from the neighbouring properties and finished with materials matching the local architecture, the roof of the proposed building will be pitching in to avoid any loss of outlook and compliment the existing roof of the neighbouring buildings.

Planning Policies and Guidelines used when designing the proposal

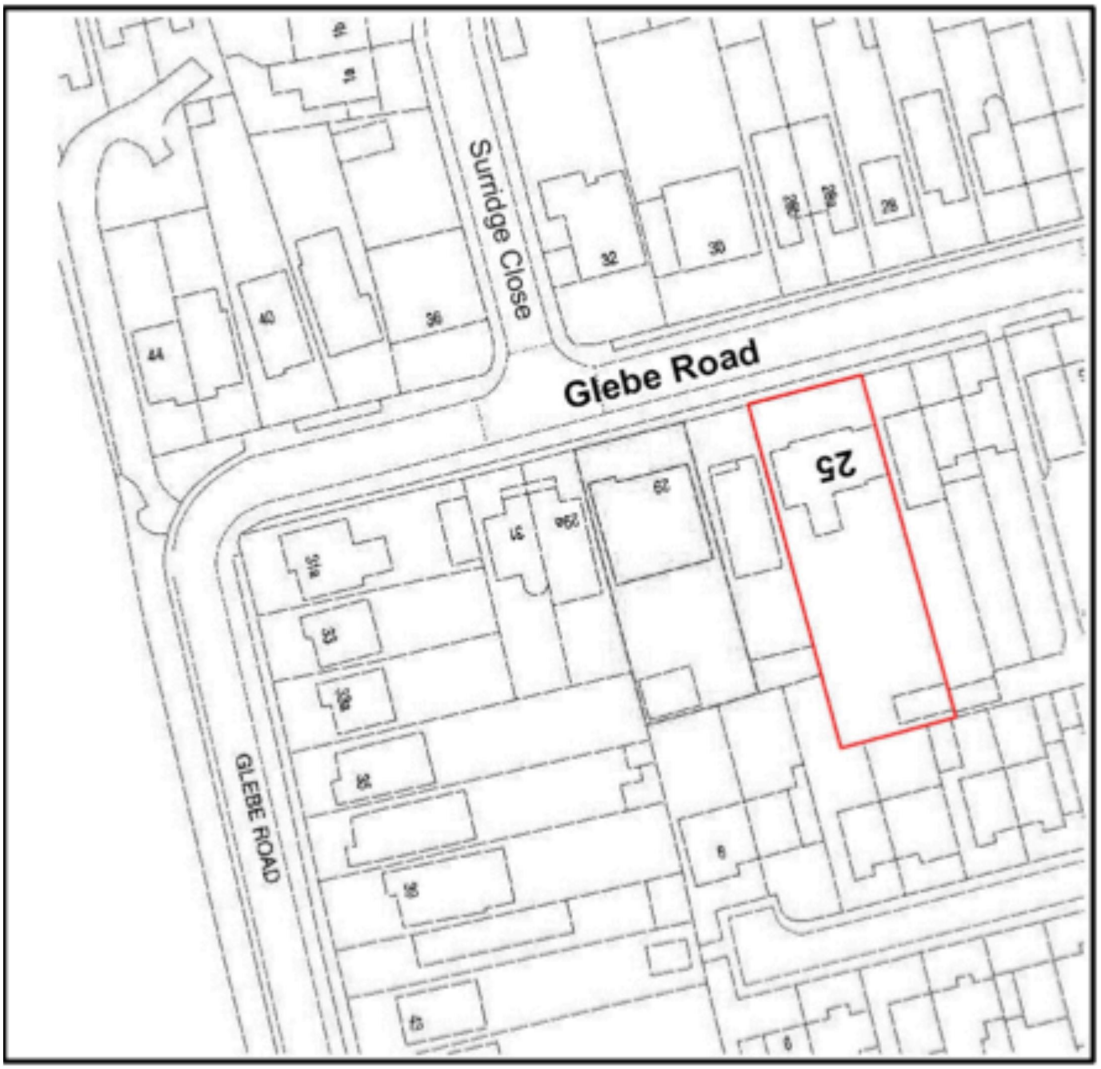
When designing the proposed block of flats; the following planning policies and guidelines have been considered and implemented:

- Lifetime Homes Standards
- Housing Space Standard, Mayor of London August 2006
- Technical Housing Standards – Nationally described space standard, Department of Communities and Local Government March 2015
- Space standards for homes, RIBA 2015
- London Housing Design Guide August 2010
- National Planning Policy Framework

Existing Site

The site falls in the southern terrace of Glebe Road approximately 25 meters east of the Surridge Close junction. It is a single storey bungalow with, front garden used as driveway, side access and a very large rear garden

Site Location Map



Proposal

The proposal is to demolish the existing 3-bedroom bungalow and build 2 two-storey semi detached houses, each providing 4 bedrooms and a bathroom on first floor, living room, kitchen, fitted store room and bathroom on ground floor. Each flat will benefit from its own cycle parking facility in their private outdoor space, general and recyclable waste storage space and two car parking bays provided for each houses. The internal layout provides adequate room and internal floor sizes according to the technical housing standards policy, exceeding the required fitted storage units sizes and the correct head height clearance throughout the properties.

External materials, size and the visual impact

I. External Materials

The proposed building will be detached; the external designs will be no different from a Victorian terraced houses built in the 1900's. The roof tiles will be matching with roof tiles of the neighboring properties, the external walls will be rendered with weather proofing substances and kept plain neutral bricks to compliment the area. The window frames, windowsill and nose will be of white UPVC, the shape and size of the windows is designed taking into consideration the size of the windows of other properties on the terrace.

ll. Size, position and relations with neighboring properties

The overall height of the proposed pair matches the height of its neighbor; the principle front elevation facing the highway is not proposed to be constructed beyond the principle front elevation of neighbours.
No element of the build interferes with any amount of daylight/sunlight received by any of the neighbours.

lll. Positive impact on the terrace

The current single storey bungalow does not sit well within the terrace and forms the odd structure in between two storey buildings immediately neighbouring it. The proposed two storey semis will not only sit better but largely compliment the area due to its finished brickwork and the traditional roof design, the proposal will somewhat complete the street.

Effect on the environment

The roof of the proposed building will allow solar panels to be installed on the front and the rear (subject to planning).
The property will provide cycle storage and recyclable waste aid facilities to promote the environmentally friendliness. The windows and cavity walls designed and built with latest materials available in market to avoid heat loss.

Transportation

Closest Bus Stop
New Road Stop Routes: 165, 287 and 652, Less than 5 minute walking distance away from site

Closest Train Station
Railway: C2C : Rainham, TFL Rail, 5 minutes Bus trip away from site