

DESIGN AND ACCESS STATEMENT

AGENT

N J Rouse Architectural Design,
16 Tennyson Road, Hutton, Brentwood, Essex. CM13 2SJ

LOCATION

29 Skitts Hill, Braintree, Essex. CM7 1AU

GENERAL PROPOSAL DESCRIPTION

The application is for subdivision of existing dwelling into two dwellings with single storey rear extension, fenestration alterations to front ground floor facade. New extended drop kerbed crossover.

THE SITE & LOCATION

Number 29 Skitts Hill is a semi-detached property located to the east side of the road. The property has previously been extended two storeys to the side which is currently a garage and two bedrooms above at first floor. The neighbouring property no31 has recent been extended by two storeys and formed a two bedroom end terrace dwelling.

The properties within the road are of mixed character and sizes and the site is located within the town development boundary.

THE PROPOSALS & DESIGN PRINCIPLES

The proposed to subdivide the dwelling to create two will involve a new front ground floor facade where the garage door and single door are removed, new rear single storey extension built on similar footprint to existing extension. Internal alterations to form a separate two bedroom 3 person dwelling and return the existing property to its original size pre side extension.

The size of the accommodation proposed for this dwellings is considered appropriate for the location, size of the plot when assessed in relation to other residential developments in the locality. Amenity space will be 76sqm for the new conversion dwelling and 95sqm for the existing property.

Parking spaces are proposed, one for each dwelling and are in accordance with the vehicle parking standards with sizes being 2.9m x 5.5m. The site is on a main bus route and walking distance of the railway station, we feel the proposal of one parking bay per dwelling will be sufficient. The recently approved scheme at no31 Skitts Hill also provided the same one bay per unit.

Consideration has been given to the proximity of adjacent properties and subdivision of the dwelling into two will have no visual impact or detrimental effect on the street scene. The proposed footprint of the development will be in keeping with the scale, bulk and character with the attached neighbour building and surrounding premises.

The architectural style would be compatible with that of the existing buildings in the locality. The development will not involve any significant loss of landscape features contributing to the character of the site and area. The final scheme would be designed with a view to provide a visually attractive building and further enhance the surrounding area.

Materials will be chosen that are appropriate for the location and sympathetic to the existing buildings in the vicinity of the site and surroundings.

INVOLVEMENT OF LOCAL INTERESTS

No local groups have been approached, however we have considered the surrounding area and feel that the proposal would be in keeping & further enhance the surrounding area.

ASSESSMENT OF SOCIAL & ECONOMIC CONTEXT

Any potential for overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the sitting of the building, orientation of windows to habitable rooms and separation distances between the proposals and adjacent garden areas.

Due to the scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of this development other than those persons employed to carry out the building works.

ACCESS

The location of the access provides a safe and efficient layout; it is unlikely that conflict between vehicles and pedestrians will occur due to the range of visibility from along Skitts Hill.

Both the external and internal layouts will meet the requirements of all relevant provisions of the building regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling.

CONCLUSIONS

The proposal is within an established residential area and therefore complies with local and national policies relating to residential development. The proposed development is fully compatible with the general character of the locality and will further enhance the street scene.

SITE PHOTOGRAPHS NEXT PAGES

FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION NEIGHBOURING PROPERTIES



REAR ELEVATION



