

## **Design and Access Statement**

### **Land to the rear of**

### **87 Park Road Brentwood Essex CM14 4TU**

**10<sup>th</sup> February 2021**

This Design and Access Statement forms part of the Application **21/00081/FUL** Consent to construct a new residence.

### **Planning History**

The proposal has been determined by a study of the local area where similar new build properties have been developed on neighbouring rear gardens 89 –93 Park Road Brentwood CM14 4TU Planning Reference **09/00756/FUL** our new residence will be located next to 80 Mayfield Gardens Brentwood CM14 4UL which was part of that application which set a precedent to develop our rear garden.

### **Site**

The property is set within an established area of predominantly residential usage, close to schools, shops and is very sustainable in that it is served by the 21 Bus that runs every hour to Brentwood railway station, Kolverdon Hatch & Ongar which the bus stop is only 9-minute walk away.

A residential Travel information pack with 6 one day travel vouchers will be provided by the developer on completion)

Policy DM9, DM10.

Brentwood High Street is only a 10-minute walk from the property

The Brentwood centre is within a 20-minute walk away. The site is not within a Conservation Area and there are no listed buildings within the vicinity of the site. There is a pattern of dense re-development in the past nearby (40 park road CM14 4TX demolition of existing dwelling and replace with four semi-detached dwellings **16/00725/FUL** with varying styles of houses.

The site will provide Cycle storage for 4 bicycles as this is a 4-bedroom home the cycle storage 1.8m x 1.2m ample to house the bicycles in accordance with EPOA parking standards and policy DM8.

### **Design**

The design of the proposal would be in keeping with the existing street scene.

The size of the foot print would be 6m max x 12m

The garden amenity space will be 241sq.m. The design and layout of the proposal have been carefully prepared to acknowledge the uniqueness of the site and provide an appropriately unique good design quality.

### **Appearance**

The building is designed in proportion with nearby properties and within a style of existing neighbouring properties 60 –62 Mayfield gardens CM14 4UL Dormer style house as per our design, the wall will be face brickwork to match existing properties in the area.

The roof tiles will be new clay 20x30 roof tiles plain tile weathered to match surrounding properties.

The 2 dormer roofs will be GRP fibreglass resin warm deck roofs which will give high efficiency and longevity.

The windows and soffits and guttering will be in white pvc and the front door will be composite high security with white pvc frame and will be part Q compliant.

The site will have level access and openings in accordance with Approved Document M, the front entrance door will lead into the hall to the right when entering the hall will be the downstairs cloakroom with Wc and vanity unit basin and towel rail.

To the left on the hall is door to the spacious lounge with a window to the front overlooking the drive to the rear of the lounge there are French doors leading to the open plan kitchen dining room.

From the hall straight ahead stairs to the right with a window the bottom of the stairs straight ahead beyond the stairs is the door leading to the open plan kitchen dinner on the rear of this room is the kitchen window looking over the rear garden and 3mtr bi-fold doors into the garden off the kitchen there is a utility room leading to the side path.

Stairs up to first floor landing there is a family bathroom with obscure glass with WC, shower bath, vanity basin fully tiled with time humidistat extraction.

The master bedroom with ensuite the bedroom looks out over the front drive the ensuite bathroom consists of a walk-in shower fully tiled with Wc and vanity basin and timed humidistat extraction

There are 2 more double bedrooms which both look into the rear garden

There is also a single bedroom which looks out over the front drive this has built in storage over the staircase.

The property will be fitted with fire doors throughout and smoke and heat detection throughout with linked carbon monoxide detection at boiler location which is located under stairs this is also where the mains consumer unit will be located.

The heating system will be highly efficient and fitted load compensation controlled by a NEST System.

### **Environmental Sustainability**

The proposed residence will offer greatly enhanced sustainability and energy efficiency. The dwelling has been designed with sustainable principles as a foremost concern. The glazing and open plan layout will bring in natural light throughout the house, thereby helping to minimise the need for artificial light. The captured passive solar gains and thermal mass will significantly reduce the heating requirements of the house throughout the year. The insulation values will be in excess of current Building Regulations, all light Fixtures will be of LED low

energy type, with high efficiency combi boiler with load compensator, TRV's thermostatic spray taps will be used throughout.

### **Access**

The new dwelling has ample parking drawing shows 2 parking spaces but there is room for a additional 2 spaces within the drive.

The materials used in the construction of the new drive /parking area will be permeable with no unbound materials with 6m of the highway.

Drainage (surface water) will be contained within the site by means of soakaway crates 5m from new dwelling within drive area the drive has a fall away from the road and aco drains within the drive area will divert water to new soakaway.

Foul water from site will go into new connection to main sewer located just withing the front boundary of the site at the front of the drive. The drive way cross over will be 3m wide and an article 13 notice has been sent to Essex Highways under the town and country planning development management procedure.

All work will comply with Highways Policy DM1

**A.J.Hunneybel**