

**101 Feenan Highway, Tilbury, RM18 8EX**  
**DESIGN AND ACCESS STATEMENT**



**Assignment No. 0001**

Rev.	Author	Date				Issue Date
00	Y. Ali	30/04/2020				30/04/2020
01	Y. Ali	03/03/2021				05/03/2021

**Younus Ali**  
**Director**  
D: +44 7946087389  
E: younus@simple-build.co.uk

**Simple-Build**  
29 Hornbeam Close  
Ilford, IG1 2SR  
United Kingdom  
T: +44 7946087389  
E: info@simple-build.co.uk

www.simple-build.co.uk

## Table of Contents

1.	Introduction .....	2
2.	Sustainability .....	2
3.	Locality .....	3
4.	Setting .....	4
5.	Historical Precedent .....	4
6.	Relevant Planning History in Context With Current Proposal .....	6
7.	Use/Layout .....	6
8.	Scale .....	6
9.	Landscaping & Transport Provisions .....	6
10.	Appearance .....	7
11.	Access .....	7
12.	Conclusion .....	7

## List of Appendix





Appendix A: Flood Map for Planning

Appendix B: Site Photographs




## 1. Introduction

The full planning application is for the proposed one-bedroom new dwelling house and rear extension to the existing dwelling. The design has been informed by site analysis, historical neighbouring planning decisions, previous relevant planning history, planning policy, space standards and secure by design guidance.

This Design and Access Statement is accompanied by the following documents:

-  SITE PLAN
-  EXISTING PLANS & ELEVATIONS
-  PROPOSED PLANS & PROPOSED ELEVATIONS
-  FLOOD RISK ASSESMENT

Prior to design, analysis of the history of the site and the vicinity was undertaken, which included the following:

-  Walking the area and compiling photographic evidence to appreciate the locality.
-  Review National Planning Policy Framework, Thurrock Local Development Framework, and other relevant planning policy guidance.
-  Digital survey of the area and compiling historical development to aid in design approach.

## 2. Sustainability

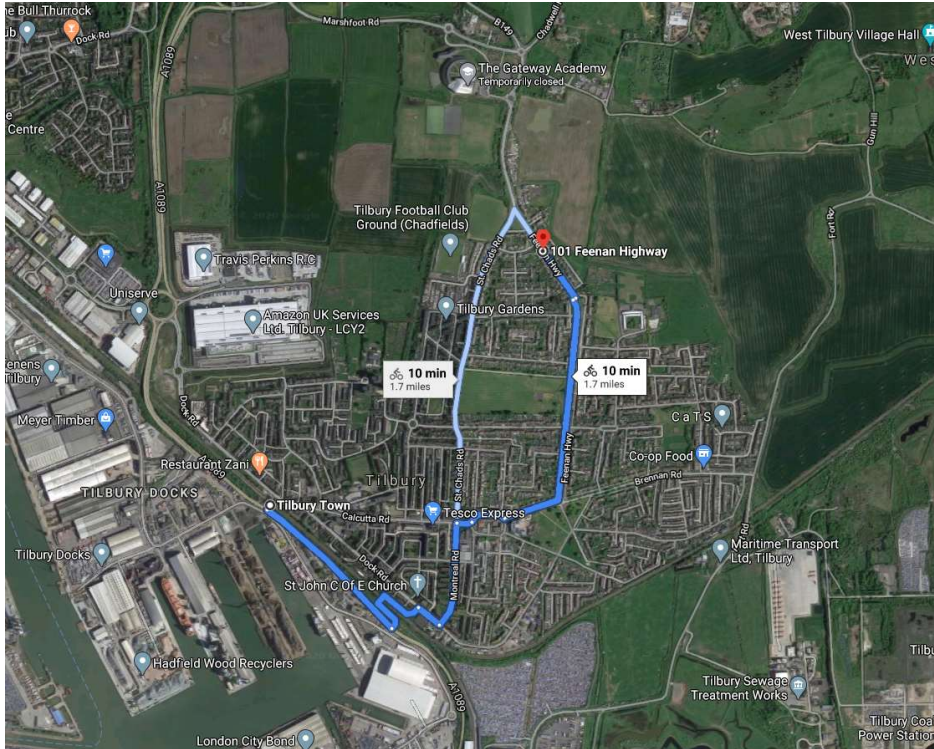
The materials proposed are principally high-quality glass and brick. The use of materials continues the interpretation of the existing street scene in a contemporary manner with brick the primary building material rendered matching the existing, and glass utilising natural day lighting to living areas.

Sustainability has been a key consideration in the design process for this development, and the new dwelling will be built to meet the latest Building Regulations standards.

### 3. Locality

The site is in a high flood-risk zone benefitting from flood defences.

The nearest station to the site is: Tilbury Town station, which is 1.7 miles away or a 10-minute cycle away.



Satellite image (Google Maps)

## 4. Setting

The proposed dwelling house is located within a residential area.

The existing properties on Feenan Highway are predominantly two storey terraced or semi-detached houses.

The roofscapes are predominantly hipped, with roof pitches towards Feenan Highway and rear areas.



Satellite image view south (Google Maps)

## 5. Historical Precedent

The neighbouring property, 99 Feenan Highway previously benefitted from an identical size side garden amenity space and a garage, which was then developed into a new dwelling under Thurrock Planning Reference: 16/00679/FUL.

Planning permission was granted on 3<sup>rd</sup> November 2016 at 99 Feenan Highway, RM18 8EX for a proposed detached two-bedroom dwelling.





99-101 Feenan Highway - Front elevation dated April 2015 (Google Earth)



99-101 Feenan Highway - Front elevation dated May 2018 (Google Earth)

## 6. Relevant Planning History in Context With Current Proposal

A planning application was submitted for the erection of a new dwelling with associated hardstanding and vehicular access, along with a ground floor rear extension to the existing dwelling and new vehicular access, in May 2020. The decision by the local authority for this application was refused in August 2020, due to the following reasons:






- The proposed dwelling, would, by reason of its siting and design result in the loss of a characteristic gap along Feenan Highway, which is characterised by significant gaps between buildings, and lead to an awkward relationship with No.99A. This would result in an incongruous feature which would adversely impact upon the street scene and the general character of the area. Therefore, the proposal would be contrary to policies PMD2 and CSTP22 of the Core Strategy 2015 and the National Planning Policy Framework 2019.

Whilst the current proposal is considerably altered from the original scheme, it is evident that the sole reason for refusal has been the focus of the current design philosophy. The proposal aims to blend in with the street scene, and add value to the appearance of the immediate row of properties, bearing in mind the national planning policy framework, local authority design guides, without compromise for good design practice.

## 7. Use/Layout

The proposal involves utilising the area as presented within the drawings, by constructing a new one-bedroom dwelling and a rear extension to the existing dwelling.

Proposed Ground Floor will contain the following:

-  Front Porch
-  Open Plan Modern Living Space
-  Bedroom
-  Bathroom
-  Rear Door and Side Gate Access to the Garden

## 8. Scale

The internal and external parameters have been designed to closely reflect the existing layout of the neighbourhood. The gross internal floor space achieved for the new dwelling will be 42.7m<sup>2</sup>, exceeding the recommended minimum floorspace of 39m<sup>2</sup>. The gross external rear garden amenity achieved for the new dwelling will be 136.3m<sup>2</sup>, exceeding the minimum 100m<sup>2</sup> area sought by Thurrock policy.

## 9. Landscaping & Transport Provisions

The proposed dwelling house will include a front and rear garden amenity compliant with the nationally prescribed guidelines for both the existing and proposed dwellings.

The new dwelling will have provisions for off-street car parking to the front garden area for two vehicles. The existing dwelling will have no changes to the current parking provisions.

## 10. Appearance

The external materials will match the existing.

A new 1.8-metre-high timber fence is provided to enclose the rear garden and provide privacy.

Adequate storage is provided for refuse and recyclables with each dwelling having wheelie bins within the front garden area.

The design responds to its orientation and aspect towards Feenan Highway frontage and prevents overlooking of existing properties.

The overbearing impact to the existing dwelling is minimised with the rear extension design to the existing dwelling and the separation of the dwellings.

There would be some overshadowing of the existing dwelling, particularly at mid-day in the wintertime, however, the impact is minimised with the rear extension design to the existing dwelling and the separation of the dwellings. There is only a wet closet window at first floor level of the existing dwelling, therefore, there is considered to be no loss of outlook for this property. Although the new dwelling will be visible, there is sufficient distance to neighbouring windows at the existing dwelling that there is no loss of outlook.

## 11. Access

Access to property through main entrance door off Feenan Highway.

The principal elevation of the proposed dwelling house is fronting Feenan Highway.

## 12. Conclusion

The design for the new dwelling has been developed through research of the site and the locality, along with research of the planning policies, and local authority design guides. This is a highly sustainable proposal which creates a new quality home on previously underutilised land and provides an additional dwelling towards meeting Thurrock Council's five year housing supply, which is currently not met.

The proposal will increase the density of the residential area but not to a significant degree, with the single house adding resource and uniformity within the terrace.

The proposal is a highly sustainably and efficient use of the land which complies with the policies of the National Planning Policy Framework, Thurrock Council Policies PMD1, PMD2 and Thurrock Local Plan, and other relevant planning policy guidance.



# Appendix A

## Flood Map for Planning

## Flood map for planning

Your reference  
101 Feenan

Location (easting/northing)  
564602/177169

Created  
11 Apr 2020 18:25

**Your selected location is in flood zone 3 – an area with a high probability of flooding that benefits from flood defences.**

### This means:

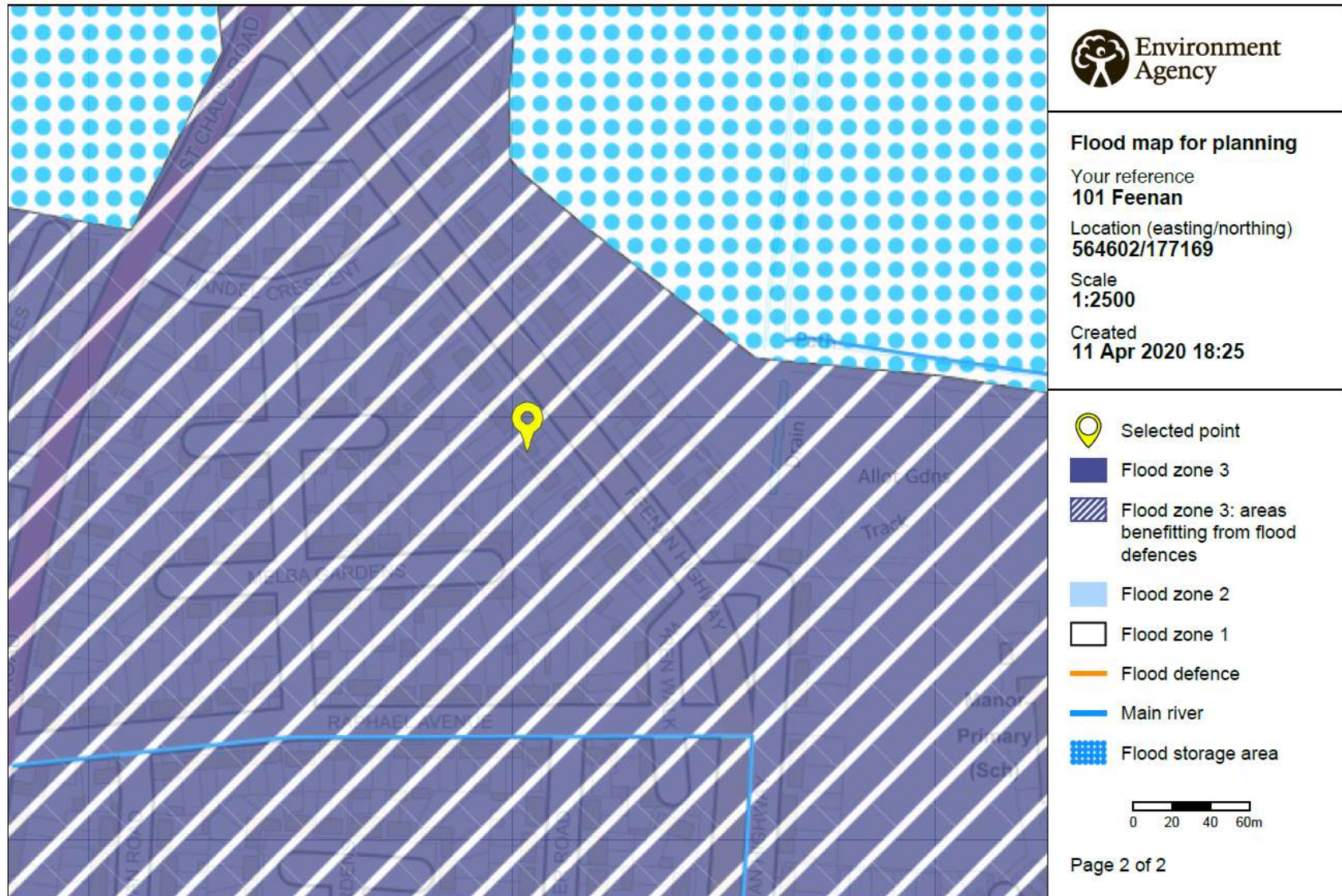
- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk))
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



# Appendix B

## Site Photographs





101 Feenan Highway - Front Elevation – 30/04/20 – 15:05



103- 99A Feenan Highway - Rear Elevation – 30/04/20 – 15:10





101 - 99 Feenan Highway - Rear Elevation – 30/04/20 – 15:11



101 Feenan Highway - Side Elevation – 30/04/20 – 15:15





101 Feenan Highway - Side Elevation – 30/04/20 – 15:15



101 Feenan Highway - Side Elevation – 30/04/20 – 15:15



101 Feenan Highway – Side Garden – 30/04/20 – 15:16





101 Feenan Highway – Side Garden – 30/04/20 – 15:17





101 Feenan Highway – Side Garden – 30/04/20 – 15:17



101 Feenan Highway – Side Garden – 30/04/20 – 15:18



101 Feenan Highway – Side Garden – 30/04/20 – 15:20



101 Feenan Highway – Front Elevation – 30/04/20 – 15:26