

MP ARCHITECTS LLP

CHARTERED ARCHITECTS

DESIGN AND ACCESS STATEMENT

FOR

TWO DETACHED DWELLINGS

AT

112 PRIESTS LANE
SHENFIELD
BRENTWOOD
ESSEX
CM15 8HN

22 March 2021

2426



The Site



Use

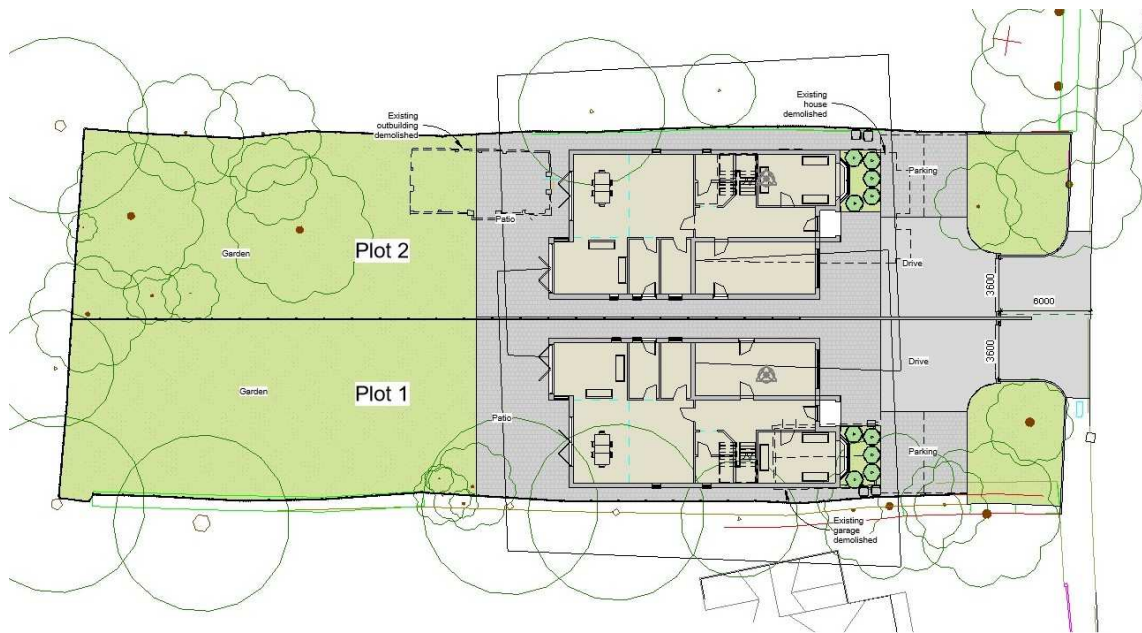
The existing site sits on a residential road in Brentwood. There is a mixture of detached and semi-detached properties. This site has a detached house on it to one side with a single garage to the other side. There is also a rear outbuilding.

Amount

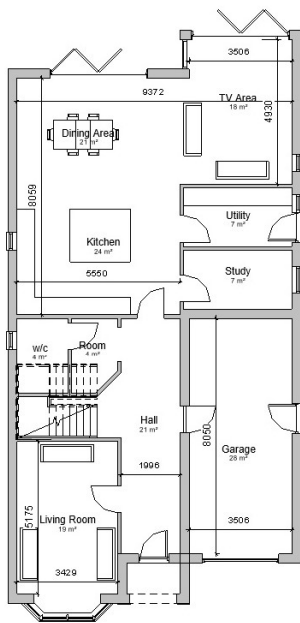
We propose to construct two detached dwelling on the site with there own vehicular entrances.

Layout

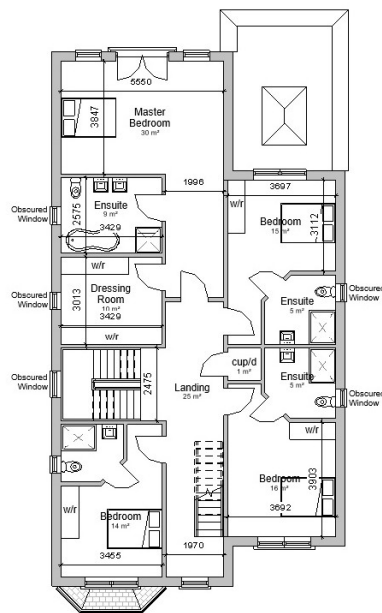
The new houses fit well within the space and make best use of the space available. The houses are set back slightly from the existing, which make them more in line with the neighbours. There are entrance gates and piers to the front for each property and there is enough space within the front of the site to park, reverse and leave in a forward direction.



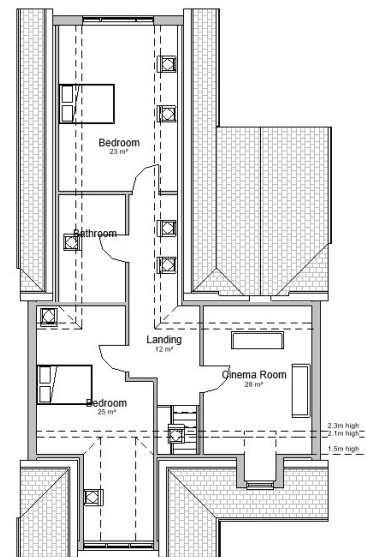
On the ground floor of the houses, will be a living room to the front with a long single garage to the other side. To the rear is a large open plan kitchen, living and dining area. Off of this space is a utility room and a small study to allow for home working.



00 Ground Level
1 : 100



01 First Floor Level
1 : 100



02 Second Floor
1 : 100

On the first floor there will be four double bedrooms each with ensuite bathrooms. The master bedroom is to the rear and will have juliette balcony overlooking the rear garden.

On the second floor there will be a further two bedrooms with a shared bathroom. There will also be a cinema room. The cinema room will have a small front dormer which will be of a size to match similar properties nearby.

Scale

Both of the properties are the same however is mirrored. The overall depth of the properties is 19.5m with an overall width of 10m. This includes a single storey project to the rear.

The properties will have an eaves height of 5.25m and a ridge height of 10.2m.

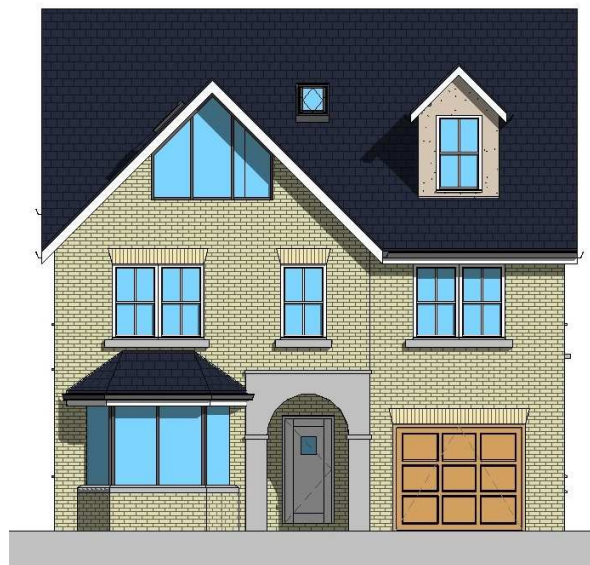
Each property will have a garden area of over 400m².

Landscaping

The main rear gardens will be laid to lawn with good sized patio areas for entertaining. There will be 1.8m high fencing between the properties and to each of the boundaries. To the front of the site there will be a low-level brick wall separating the parking areas, with each property benefitting from their own entrance gates.

The parking areas will have paved areas whilst the main driveway will be tarmacked. There will also be areas of soft landscaping to the front as well.

Appearance



Front Elevation

1 : 100



Rear Elevation

1 : 100

The properties will be of a good quality finish and built with high quality materials. The houses will be finished with yellow facing brickwork with white sash windows. There will be stonework headers and cills to frame the windows. The bay window and two storey bays will be rendered. The roof will have slate tiles over.

Access

A new vehicular entrance will be created in the centre of the site which will access both of these properties. They will each have a gate for security to the front. There will be enough space within the site to turn and exit in a forward direction.

There is adequate access to the site for emergency vehicles.

The property will have access for the disabled with ramped or level approaches into the main entrance door and internally will be designed in accordance with the Building Regulations to provide ease of access for disabled persons.

Tom Wiffen ACIAT