

DESIGN AND ACCESS STATEMENT

Rear Single Storey extension to existing dwelling

On behalf of client -

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Maldon Road,
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CM3 2HL

F E R R I S
ARCHITECTURAL DESIGNERS

Design & Access Statement

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1.0 Introduction

- 1.1 This design and access statement has been prepared to support the drawings of a full plans planning application, to the construction of a proposed new single story 2-bedroom bungalow, sitting on the land at the rear of Ashgrove. The design itself as described below is to match current existing materials to the current surroundings. The land itself is situated away from the main road of Maldon Road, and cannot be seen from the main road. However, the effort to match tiles and building materials is to match similar to the houses that surround the land in the area.
- 1.2 This design and access statement should be read and related to the following drawings in the submission:

001.SITE LOCATION PLAN
002.SITE BLOCK PLAN
003.EXISTING PLANS AND ELEVATIONS
004.PROPOSED PLANS AND ELEVATIONS
005.PROPOSED GROUND FLOOR PLAN
006.PROPOSED ROOF PLAN
007.SITE PLAN 1-200
008.COLOURED STREET SCENES
009.COLOURED SITE PLAN
010.REFUSE PLAN
011.GARDEN DEPTH PLAN
USE OF PRE APP REPORT

2.0 Site Description

- 2.1 The proposed bungalow will be situated on the land rear of Ashgrove. Pre-App advice was taken on an initial design - 19/60200/PREAPP. For a two-bedroom single storey bungalow. Please see the attached document with this planning application 'Use of Pre-App Report'. In which I have covered the points made from the council in 2019 Pre app, and how the client and I have aided to these changes, to make the design more suitable. One main key factor in the site, is that the site has dramatically improved in size since the Pre-App. My client has purchased land at the rear of Vondene to improve the amount of green landscaping available in the design proposal, in which the size of the land has doubled. The new area of the land as the red boundary states sits at 774m². As the new plot of land at the rear of Vondene that was purchased, was 334m². The surrounding area comprises of a street scene of semi-detached houses / detached houses and chalet bungalows. The area expresses mainly gable and front to back pitched roofs, with some that face the main road hipped. The area finishes a mix of slate and brown tile.



3.0 Design Process

3.1 As mentioned above, Pre-Application meeting was held in 2019. With planning officer Lisa Page which the overall consensus explained the size, scale and layout was considered cramped. The design has developed, and aided by the vast increase in land, I believe compliments the current proposal size of the bungalow. Therefore, giving more room for greenery/ soft landscaping and garden size in respect to the scale of the dwelling on the land.

4.0 Relevant Planning Policies & History

4.1 The land itself has had no previous planning permission submitted from this site. Only the pre application 19/60200/PREAPP to which, please refer to 'Use of Pre-App Report' for the amendments made to suit all relevant planning policies.

Impact Upon Existing Residential Amenity

Relevant Policies: RLP90 LPP55

The new proposed dwelling is now situated further away from the current existing bungalow that sits on the land currently, than the drawings that were submitted in the Pre application. The new bungalow sits 4.3 metres away from the flank wall of the existing bungalow. Separated by a hedge in between to boost the amount of greenery / landscaping commented on in the Pre-App report.

Highway Considerations

Relevant Policies: RLP49, RLP50, RLP56 CS7 LPP44, LPP45

The proposal demonstrates where two parking spaces are provided in tandem parking for the proposed Dawson Grove bungalow. Also, on the plan, it states where the current existing bungalow has efficient space for two parking spaces plus a garage. The plan indicated the turning head for cars to move and turn around with sufficient space down the private drive. This ensures that all vehicles can exit the site in forward gear.

5.0 Description of Proposed Design

5.1 The proposed design is a detached single-story two-bedroom bungalow. With a generous size garden, that meets 12m for the Essex design guide. The rear garden has a total area of 422m².

5.2 The materials of use in the proposed single storey bungalow are to match the existing dwellings in the surrounding area. The bricks that form the plinth around the bungalow are to match the existing red facing bricks that are currently on Ashgrove bungalow. The new proposed bungalow will also use Ivory white render, to which there are some properties that face the main Maldon Road that use this render. The bungalow will use Slate colour tile to match existing roof tiles in the surrounding areas. With white uPvc windows to match existing Ashgrove bungalow colour window finishes.

5.3 The proposed use is for a residential bungalow.

5.4 The proposed bungalow sits within a large piece of land, and measures 11.4 x 18.2 approx. All being single storey, to make sure no overlooking occurs. The bungalow is set back from the 9 metres from the neighbouring property in Orchard Close.

5.5 The impact of the design is now much more in keeping with the land provided, after the land has been increased. Therefore, making the 'cramped' argument redundant. As the new proposed bungalow benefits from a generous rear garden of 422m².

6.0 Access and Parking

6.1 The proposed dwelling will provide two new spaces for the bungalow. Which both meet Essex design guide size of 2.9m x 5.5m. Also noted on the plan is the parking provision for Ashgrove to a sufficient standard.

6.2 Access to the bungalow will be from a main front door to the east elevation. There is also access to a utility room from the north facing elevation.

7.0 Photographs

7.1 Site photos



7.2 Local Areas using similar materials photos.





8.0

Conclusion

8.1 The overall design of the proposed bungalow is materiality like for like finish to match with multiple properties in the character area, with red racing brick, white render and slate tiles.

8.2 The proposed design should be recommended for approval, subject to or in according to appropriate conditions.