

DESIGN AND ACCESS STATEMENT

LAND ADJACENT 70 BEDFORD ROAD,
Proposed New Dwelling @ Land adjacent 70 Bedford Road, Holland on sea

March.2021

FRONT.

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1.0 Executive Summary

- 1.1 FRONT. Architecture have been instructed to complete the following design and access statement on behalf of applicant, Dawnview Estates Ltd. (herein referred to as the applicant) in support of documentation submitted for full planning permission in relation to the proposed new dwelling at land to the north-east of 70 Bedford Road, Holland-on-Sea Essex. CO15 5LE (herein predominantly referred to as the application site). This statement is to be read in conjunction with all supporting documentation submitted as part of the full planning application. The purpose of this report is to draw together the key issues of this proposal and outline how the scheme responds to the constraints of the site and overcomes the issues raised within a previous refused application.
- 1.2 The proposals outlined within this application are for the development of a 'single occupancy' detached dwelling house on land to the north east of 70 Bedford Road.
- 1.3 This submission follows a previously refused application on the site. The previously refused application included the adjacent site of 70 Bedford Road. Both FRONT. Architecture and the current applicant, Dawnview Estates Ltd were not involved with original application. Following the recent site acquisition, FRONT. Architecture have been approached by Dawnview Estates to overcome the reasons for refusal and develop a design that relates positively the surrounding site and wider context. The current applicant has only purchased the application site. As a result of this, the current scheme can only address matters related to the proposed new dwelling. It appears from online research that the neighbouring dwelling of 70 Bedford Road has also been purchased and may also no longer be under the control of the previous applicant.
- 1.4 Currently the neighbouring dwelling number 70 Bedford Road (included in previous applications) benefits from new off-road parking located on the western side of the property. This appears to have been implemented recently by the current owner and subsequent to the previous refusal. It is understood that this may have been implemented under general permitted development rights using permeable paving. Agents details found online indicates that the dwelling was recently sold with good quality landscaped amenity space providing suitable private garden space.



Fig.1.1: Existing Off-Road Parking

The image left shows the existing off-road parking serving the neighbouring dwelling number 70 Bedford Road and below usable private garden space. Images taken from recent sales particulars.



2.0 Existing Site and Use

- 2.1 The site is located within Holland-on-Sea to the east of Clacton. Fig 2.1 shows the location of the application site in relation to Clacton-on-Sea. Fig 2.2 shows in greater detail the site located in context with its more immediate surrounding environment, indicating adjacent dwellings and local context.



FIG.2.1: Google Maps extract indicating location of site.



FIG.2.2: Google Maps extract indicating location of site in context with surrounding dwellings.

- 2.2 The application site is bound by two dwellings numbers 70 and 72 Bedford Road. Both 70 and 72 Bedford Road are detached properties. The separation distance between 70 and 72 Bedford Road provides a substantial distance and creates an adequate break within the street-scene to provide a suitable development plot. Fig.2.2 highlights how the plot provides ample amenity space far beyond the requirement of the average 2 bedroom 3 person dwelling, and more than numerous neighbouring properties within the surrounding area. The application site (formerly the garden for 70 Bedford Road) provides space suitable for the development of a new single occupancy dwelling within an existing residential area.
- 2.3 FIG.2.2 indicates the application site outlined in red. The area that is proposed is currently enclosed offers no contribution to the existing street-scene. The neighbouring property of 72 Bedford Road was also a development of 2 No dwelling on the site previously occupied by a single chalet bungalow property.

3.0 Proposed Development

3.1 The proposal seeks to provide a single occupancy one-bedroom [1 person] dwelling within an existing residential area. The proposed dwelling house will be positioned to the north east of the application site. The proposal will take advantage of an existing vacant plot.

3.2 The proposed development provides vehicular access and 1No. parking spaces for the proposed dwelling, utilising an existing crossover that currently serves the site. The existing cross-over is indicated in the image right.

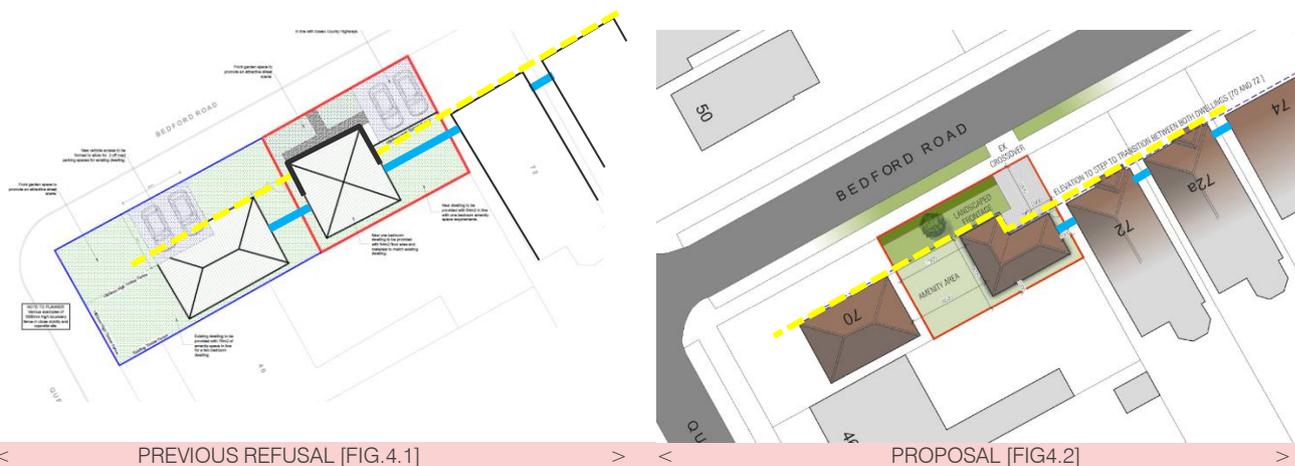


It is therefore believed that no objection is to be raised in relation to access to the site and therefore should be acceptable in principle,

3.3 A high level of amenity is proposed for the dwelling, allow 68m² of private amenity space which 136% of the suggested required level of 50m² required for a development of this nature.

4.0 Layout

4.1 The proposed new dwelling is positioned to the North East of the site, located in closer proximity to No.72 Bedford Road. The approach helps to created a suitable separation distance from No. 70. Spacing between the application dwelling and the existing match the separation between subsequent houses/bungalows within the street-scene, continuing the typical rhythm of the area.



4.2 The extracts from both the current proposal and the previously refusal application show the rhythm of the street-scene with separation distances between dwellings. The first image [Left 4.1] showing the previously refused application and its separations distances with limited rhythm and sporadic gapping between dwellings providing a proposal out of character and lacking cohesion with the existing street-scene. The second image [Right 4.2] shows a separation between the application site and No 72, matching the separation between 72, 72a, 74 and beyond, showing a strong link to the existing rhythm of the Bedford Road.

4.3 The proposed frontage also now relates to both 70 and 72 Bedford Road, acting as a transitional point between two build-line. This is highlighted in a dashed yellow line in both FIG 4.1 and 4.2 denotes relationships between existing build lines. The refused application [4.1] clearly sits in front of both lines and shows no relationship or consideration for existing built form. The new proposed dwelling in FIG 4.2 show the a clear use of existing build lines to set building parameters and to create a site with a clear relationship to the existing street-scene. The proposed layout is a clear response to the surrounding buildings. This approach also helps to introduce articulation otherwise missing from the previously refused application.

4.4 Figure 4.1 shows the refused site plan of the previous application that was made at this site. As noted within the refusal notice of the previous application the proposed site does not sit within the existing and established building line. The refused proposal is noted as 1.1 meters further forward than the host dwelling, which then means that it is placed 2.9 meters in front of the neighbouring dwelling of 72 Bedford Road. Due to this design descion the refused proposal would have prominence within the existing street-scene which is not at all typical of the surrouding area on either side of the street. It is also noted within this same section within the refusal notice that

the refused proposal makes a neutral contribution to the character of the area. The positive revisions are believed to overcome the reasons for refusal.

- 4.5 The proposal retains a minimum 1m separation form all boundaries.
- 4.6 The previous refusal suggests a neutral contribution to the existing street-scene. The image below evidences the previous application as a bland and poorly articulated bungalow. The proposed dwelling now provides a greater level of articulation and visual interest and degree of separation between the existing dwelling of No.70 Bedford Road. The approach provides adequate space around the adjacent dwelling or provide a development that no longer feels cramped within the site and now feels more complimentary to the surrounding area.



FIG.4.3: Refused Front Elevation



FIG.4.4: Extract of Proposed Street Scene

4.7

PREVIOUS REFUSAL [FIG.4.5]

PROPOSAL [FIG.4.6]

The proposed internal layout of the existing refusal provides a poorly thought out layout with large areas of wasted space. The larger corridor area creates a narrow and unusable kitchen lounge area. The lounge appears to leave limited focal walls to position a tv or focal point and sofa/seating areas. The new layout although provides a smaller footprint and offers a national space standard compliant single occupancy unit, the proposed layout seeks to use space more economically. Lounge areas show suitable seating areas and layouts to ensure that the space is usable and of a high standard.

5.0 Scale

5.1

FIG.5.1: Extract of Proposed Street Scene.

The new proposed new development respects the scale of neighbouring development in Bedford Road. The proposed ridge height will not be greater than those adjacent to it. It sits subservient to the ridge of No. 70 Bedford Road to allow a hierarchy to be retained as a corner focal plot. The front projecting hip also respects the feature bay found within the street-scene and helps to compliment neighbouring dwellings.

5.2 Quality of spaces

The proposal meets the space standards as defined within the "Technical housing standards – nationally described space standard" document. In March 2015, the Government released minimum standards to be applied across all tenures. It sets out requirements for the Gross Internal (floor) Area of all new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The development will ensure that the requirements of this standard for bedrooms, storage and internal areas are compliant where relevant and applicable.

- 5.3 The standard Gross Internal Areas set out in Table 1 of the Government document 'Nationally Described Space Standards' are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).
- 5.4 Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A double bedroom provides two bed spaces, with single bedrooms each provide one single bed space. Minimum floor areas and room widths are set for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.
- 5.5 The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).
- 5.6 The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

The standard requires that following criteria are met:

1. The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1.
2. A dwelling with two or more bedspaces has at least one double (or twin) bedroom .
3. In order to provide one bedspace, a single bedroom has a floor area of at least **7.5m²** and is at least **2.15m** wide.
4. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least **11.5m²**.
5. One double (or twin bedroom) is at least **2.75m** wide and every other double (or twin) bedroom is at least **2.55m wide**.
6. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to
7. be used for storage, assume a general floor area of 1m² within the Gross Internal Area).
8. Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
9. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement.
10. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Table 1 - Minimum gross internal floor areas and storage (m²)

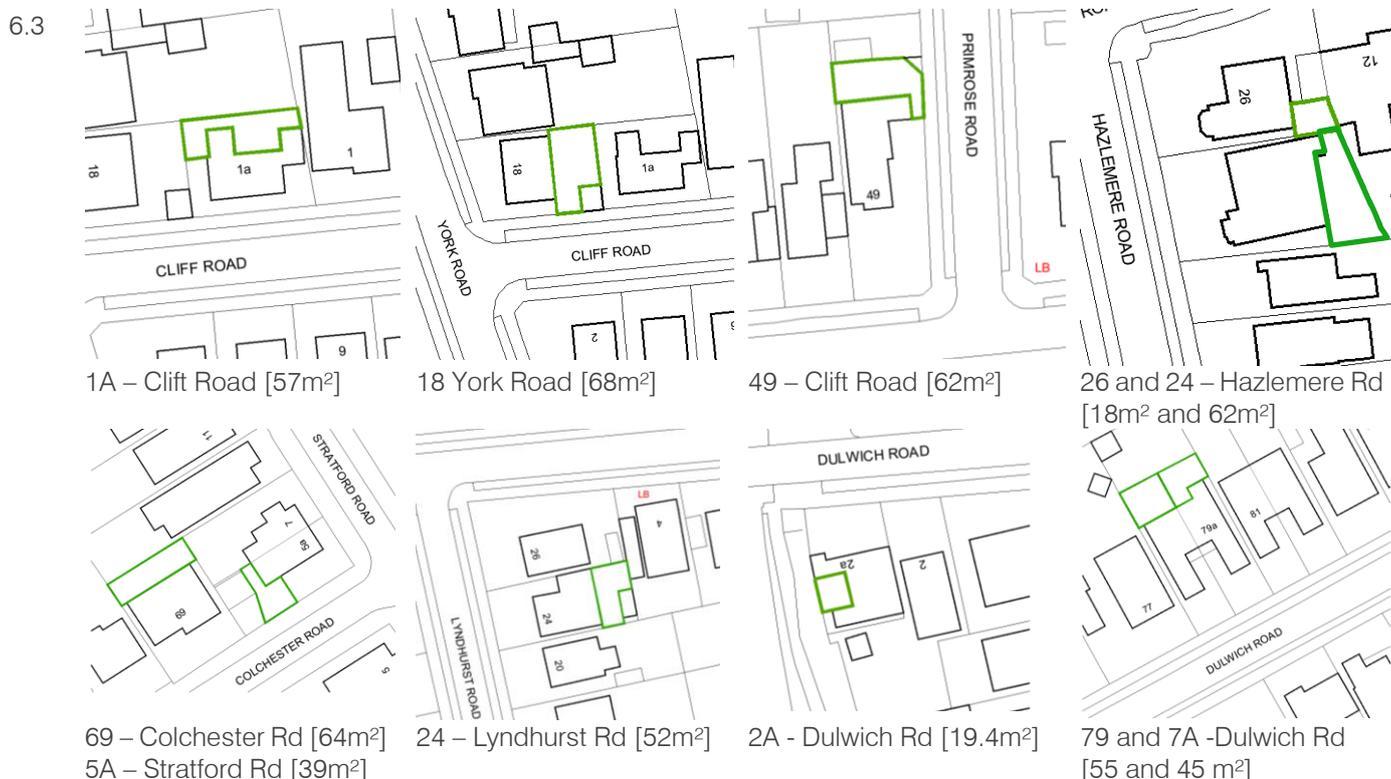
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

- 5.7 The proposed development will exceed the requirements set out in the above table for a 1 bedroom, single occupancy dwelling. Detailed floor plans with areas and dimensions will confirm compliance with the requirements of the Nationally Described Space Standards at full planning stage.

6.0 Landscaping

6.1 The new proposal will seeks to deliver private amenity space for the new dwelling in accordance with local policy and provides a total of 68m² [an uplift of 18 m²]. This amenity space only takes into account usable areas and dimensions are noted on drawings to confirm this. No pathway has been used to calculate this area and therefore reflect the true usable space provided.

6.2 Although the applicant does not have control over the neighbouring site, previous officers reports also highlight the retained amenity space of No. 70 as a concern. This neighbouring site is out of the control of the current of the current applicant and does not form part of the application site itself, however it was left prudent to address this point and justify the neighbouring impact of the previous owner dividing the title and disposing of the land separately. The house has been sold and purchased by an occupant assumingly content with the amenity provided. An assessment of the local area highlights that a garden area of this size is not uncommon in Holland on Sea and therefore suggest an acceptable provision. The areas noted in brackets are approximate areas



6.4 The above assessment highlights 11 properties found from short search. The assessment indicates the amenity space retained for No. 70 Bedford Road is not uncommon and in many cases is above those found from a simple desktop search of readily available OS data. Further dwelling during this search were highlighted as comparable dwellings but are not included above. It is assumed that a much greater number can found within Holland on Sea that would give further evidence that the retained garden of 70 Bedford Road is not out of Character.

6.5 From the assessment made it is also clear that the above information highlights that 4 of the 8 images above, address's contain characters within the numbering which suggests these properties where developed as infill sites and previously formed amenity land serving single plot. This is also felt to be a strong justification for the development and confirmation that the adjacent dwelling of No.70 is comparable to others locally. The previous refusal could therefore be seen to not have been for the development's principle, but the detail proposed within it. Although it does not form part of the current application, It is believed with the justification of the amenity space serving the adjacent dwelling [No.70 Bedford Road] that the alterations to the proposed new dwelling that effects of what is referred to as the host dwelling should not be deemed as a reason for refusal in this instance.

6.6 Further online research [zoopla] confirms the houses/bungalows noted in section 6.3 are believed to be a mix of two and three-bedroom dwellings giving further weight to the justification of the plot and amenity space associated to No.70 Bedford Road.

6.7 Appropriate use of landscaping will help to separate and define areas, maintaining an open feel to the site. The proposed new dwelling has been reconfigured and shifted back within the site to allow a greater level of open frontages; a characteristic felt to be an important contribution the local character of the area. It should be noted that searches of google maps street-views indicate that for some time, the application site has been enclosed. The site now proposes to create an open frontage.



6.8 Further details of landscaping proposals will be issued as part of a suitably worded condition associated to a positively determined application. Landscaping design will be carried out by a fully qualified landscape architecture and will include details of hard and soft landscaping. The design will provide in depth details of individual species, quantities, and relevant maintenance scheduling to ensure that the proposals will achieve full maturity.

6.9 The application requires a 50m² amenity space and provides an overprovision for a single occupancy dwelling. This additional area over and above the required 50m² provides suitable area for a shed to be store both bin and cycles.

7.0 Appearance

7.1 The proposed dwelling takes influence from the existing dwelling of Bedford Road. The previous refusal suggest that the previous proposals were bland, lacking visual interest and of poor design [Indicated in FIG 4.3].



FIG.7.1: Extract of Proposed Front Elevation from front elevation.

The new design introduces improved articulation and creates visual interest by creating a feature bay/projecting hip.



7.2 Above displays a mixed material pallet of yellow/buff brick, red brick and render, all with red/brown tiles forming a traditional mix of hip and gable roofs. The proposed dwelling will take influence from this material pallet. The dwelling is positioned in closer proximity to No 72 Bedford Road and takes influence from the yellow/buff brickwork of this dwelling and not the red brick finish applied to No. 70 Bedford Road. The proposed new dwelling also introduces a part rendered finish to the property.

8.0 Planning History

- 8.1 A search of the local authority planning database highlight any relevant planning permissions. The most relevant planning history is the previous refusal that has been mentioned throughout earlier sections of this document.

Application Site: Maytree 70 Bedford Road Holland On Sea Clacton On Sea Essex CO15 5LE
Application Description: Proposed detached 1 bedroom bungalow
Application Reference: 20/00370/FUL
Decision Date: 05 May 2020
Decision: Refusal

This application included the neighbouring dwelling number 70 Bedford Road within its proposal, with the previous applicant being the owner of all the interested land. The design that was submitted was deemed to be unsuitable for the previous mentioned reasons. We have examined this proposal and the refusal notice to overcome the issues raised in relation to the new dwelling and created improved separation between No.70 and the new dwelling to achieve an improved setting. Although not under the applicant's ownership or forming part of this application, Justification had been provided for the retained amenity space for that dwelling. We believe that the reasons for refusal have been overcome to create a proposal acceptable and sympathetic to the surrounding context.

- 8.2 Another relevant planning application within the local context would be that of 72 Bedford Road as this application has set a precedent within the local area of allowing additional plots within an existing plot. It also adds to the number of examples provided in section 6.3. Further the these vast number of dwellings within Holland on Sea have been created in this way.

Application Site: 72 Bedford Road, Holland-on-Sea, Clacton-on-Sea, Essex, CO15 5LE
Application Description: Proposed pair of detached bungalows
Application Reference: 01/02193/FUL
Decision Date: 21.03.2002
Decision: Approved

9.0 Sustainability

- 9.1 Following an approval as part of a suitably worded planning condition an energy assessment will be carried out to confirm compliance with current building regulations.
- 9.2 A full energy/SAP assessment will be carried out to determine any renewable technologies require for the development. The applicant would be minded to take a fabric first approach to energy efficiency. This approach would be preferable in order to prevent the requirement for bolt on renewable technologies. It is believed that the approach of reducing initial energy demand is a more sustainable that making up a percentage of the energy used in the form of technologies that have limited life spans and will require servicing and maintenance. This approach will be achieved through a highly insulated building fabric reducing the initial energy demand.

10.0 Access

- 10.1 The site will be accessed as previously mentioned will be located from the existing crossover which will allow for no changes or effects on the existing highway.

11.0 Conclusion

- 11.1 The site is a vacant plot and although it was once associated to the adjacent property, No.70 Bedford Road, both the application site and No 70 have since been sold. The current application, therefore, cannot address anything raised in relation to No.70. Only points relating to the proposed new dwelling can be addressed as part of the current application.
- 11.2 Notwithstanding the applicant's inability to address the issues relating to No.70 Bedford Road as part of the previous refusal, it is believed that this application provides adequate justification for the plot size retained and the decision made as part of this current application should be focused on proposals submitted should form the only consideration for this application.
- 11.3 Another point to consider is the dwelling has successfully sold and with the garden size provided. It should be considered that a variation of potential purchases may include elderly members or those less able that may benefit from a smaller more manageable garden.
- 11.4 The question should also be not only about the quantity of amenity, but the quality of space provided. No. 70 is a square space with maximum usability. The assessment provided in section 6.3 highlights several comparable areas, with many being smaller than that provide by No.70 Bedford Road. It should be noted that a number of these are contrived areas and do not maximise usability. The site of 70 Bedford Road should therefore be seen to be acceptable and should not form a reason for refusal.
- 11.5 Another point of consideration for No.70 Bedford may be parking, and although from the recently uploaded online agency details it appears that the current site benefits from hard landscaped parking area. Research also shows from google street-view that the site has previously not benefited from off street parking for over a decade. Google images from both 2009 and 2012 show no off-street parking provision. Parking should therefore not be a consideration when assessing the impact on No.70 Bedford Road.
- 11.6 The proposed development takes into consideration the reason for refusal relating the proposed new dwelling. The new dwelling has been reduced in footprint to provide a single occupancy dwelling suitable for a young person looking to stay in the local area with rising house prices that otherwise may be forced to relocate outside of Holland on Sea. It also provides suitable single occupancy accommodation for an elderly occupant to downsize and to continue to live independently. The proposal therefore creates a great opportunity to deliver suitable accommodation for a variation of end users.
- 11.7 The proposed aesthetic is an improvement on the refused scheme. The new development provides a positive contribution to the existing street-scene and increases visual interest to Bedford Road, Removing close boarded fencing positioning to the back edge of the existing footpath. The proposal now provides open frontage allowing the development to introduce soft landscaping to the street-scene.
- 11.8 The proposal improved separation distances and provide a consistent rhythm of separation continuing exiting gapping between existing dwellings to allow a development cohesive with the existing development pattern of Bedford Road [74 - 72A – 72 - Development].
- 11.9 The proposed new dwelling takes influence from the build line of both 70 and 72 Bedford Road. The application site acts as a transition point between the two properties. Previous refusal highlights the proposed dwelling as sitting forward of both dwelling as being a negative impact. The previous application had not reference to either dwelling. The design of the new application uses both dwellings as a point of reference and constraint. The design offers a complimentary approach to the site's layout.
- 11.10 The current proposal offers a single occupancy dwelling. The previous proposal provided a 50m² two-person bungalow. The new dwelling exceeds the national minimum for a single occupancy dwelling. Its layout is improved and provides a more economical use of space, it removed unused/excessive circulation space and focuses space distribution to provide usable space. The new layout provide more usable space than the larger dwelling. This is proved through the inclusion of metric/HQI standard furniture shown on plan to ensure the usability of the dwelling.
- 11.11 The reduced footprint allows for an increased garden area which helps to exceed the requirement. This approach also helps to create a positive separation between neighbouring dwellings and loses any cramped feeling.
- 11.12 In conclusion the dwelling provides an opportunity to deliver a policy compliant single occupancy dwelling.