

DESIGN AND ACCESS STATEMENT

LAND ADJACENT TO 25 BYRON GARDENS TILLBURY RM18 8BB



INTRODUCTION:

This design and access statement has been submitted in support of a planning application of erection of a new two storey 2-Bedroom House at the Land adjacent to 25 Bryon Gardens Tilbury RM18 8BB. This statement comprises the supporting documentation to the planning application. All information necessary to determine the application would be found within this document.

The proposed development is in accordance with local and national space, amenity and refuse and recycle, cycle storage and separate amenity spaces are the overriding factors of the proposal. The development will provide a high standard of living for future residents. In addition, the new house will provide a part of the much needed housing stock in the local area.

This statement seeks to demonstrate that the proposed development is in accordance with the National Planning Policy Framework (NPPF) and local planning policies and should be considered for approval.

PROPOSAL:

The proposal is to construct a new two-bedroom house adjacent and attached to the existing 25 Bryon Gardens Tilbury RM18 8BB.

The external appearance and materials will match as near as possible to the existing dwelling.

The development will provide high quality, reasonably accommodation for single or double occupancy and will assist in providing homes for the whole spectrum of people within the area.

The changes have been made in the proposal according to the pre-application advice from the council.

The proposal considerably supports the following Guildford council and National planning

Policy Framework such as:

National Planning Policy Statement (NPPF).

NPPF stresses in its “core planning principles” the need to observe the principles of sustainability, of which the effective use of urban land is a key component (para. 118). That is important not only for its own sake but also to contribute to relieving pressure to develop Green Belt and other open land. NPPF also advocates the delivery of a wide choice of high quality homes (Chapter 5) and good design (Chapter 12).

Thurrock Core Strategy and Policies for Management of Development Adopted Jan 2015

CSSP1: Sustainable Housing and Locations

CSTP1: Strategic Housing Provision

CSTP2: The Provision of Affordable Housing

CSTP22: Thurrock Design

CSTP23: Thurrock Character and Distinctiveness

CSTP25: Addressing Climate Change

CSTP26: Renewable or Low-Carbon Energy Generation

CSTP29: Waste Strategy

PMD1: Minimising Pollution and Impacts on Amenity

PMD2: Design and Layout

PMD8: Parking Standards

PMD12: Sustainable Buildings

EXISTING SITE CONTEXT:

The subject site is located in Thurrock Borough. The surrounding of application site is a well-established blended retail, commercial and residential area.

The application site is an end terraced property on Bryon Gardens.

Bryon Gardens consists predominantly of similar terraced design dwellings construction. The proposed development would be as of the existing features of the property, thereby ensuring that existing character is maintained.

The property is not a listed building or adjacent to a listed building and is not located in a Conservation Area.

PRINCIPLE OF DEVELOPMENT:

The site seeks permission for new 2-bedroom house. The development involves erection of the house adjacent to 25 Bryon Gardens and provision of bin and cycle storage to the front.

The ground floor will accommodate living, kitchen, toilet and storage while first floor will accommodate 2 Bedroom and bath.

The internal layout proposed utilizes the premises in a safe economic manner and fulfils the requirement for accommodation in the area.

The living space is more than adequately proportioned and provide all the necessary facilities expected within the space.

The proposed building is adjoining a garage which will be demolished. The existing house is an end terraced property and the new house will also form a terraced house. The proposed roof is to match the surroundings. The proposal seeks to landscape and plant the front parking, cycle storage and recycle and refuse storage.

The existing property is a 3-bed single family dwelling.

QUALITY OF ACCOMMODATION FOR FUTURE OCCUPANTS:

The internal layout has been designed meeting the space standards and complies with the 'Technical Housing Standards – nationally described space standards 2015'.

The layout of the building consists of a combined kitchen and dining, with an accessible WC on the ground floor.

The dwelling will have a gross internal floor area of 75 m² and the bedrooms will measure 11.8m² and 12.0 m², therefore accord with the Standards in respect of gross internal floor area and bedroom areas.

Natural light and ventilation will be provided in all habitable rooms.

The scale and height of the proposed house is within keeping of the neighbouring properties.

The position of the property is within easy reach of the local amenities and public transport.

Taking the above into consideration, we are of the view that the proposed house would meet high quality living spaces for future residents.

CYCLE STORAGE:

There is a designated and secured 3 cycle storage space. The subject site has access to public transport including buses and over-ground train.

PARKING:

Policy PMD8 ensure a level of good quality and safe parking that is sufficient for the accessibility needs of development in Thurrock, taking into account the levels of accessibility by sustainable transport modes, the need to promote modal shift and the need to provide adequate access for service and public transport vehicles.

Indeed, with only 1 in 5 households in Thurrock having no car or van, and an average of 1.2 cars or vans per household , it is apparent that to avoid such displacement new development will need to provide sufficient residential car parking. We are proposing 1 car parking for the new dwelling.

LIFETIME HOMES STANDARDS / DISABLED ACCESS WITHIN DWELLINGS:

The 16 lifetime homes standard criteria are appropriately incorporated in the new house.

Level access is provided to the building entrance door. As a communal entrance door it is wider than the individual doors as required and suitable for disabled access. Living space

is provided at entrance level in all flats as required

Window locations and layout are designed so that window cill and opening handle heights will be as recommended. As the glazing is full height throughout the scheme, people can see out of all the main habitable rooms whilst seated. Windows will be easily openable.

Service controls and sockets will be installed in the recommended zones i.e between 450mm and 1200mm from floor level.

APPEARANCE:

Whilst the development would lead to intensification in the use of the site, it is opinion that the creation of the new house would not have a significant impact on the character and appearance of the area.

ACCESS:

The factor of independence and privacy has been maintained in a much-matured way by developing separate entrance. The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options. The proposed site is within easy reach by public transport including buses.

WASTE & REFUSE:

The waste and recycle bins will be stored at front of the property. It will be easy for the collection. This means there will be no impact to the street scene.

SUSTANABILITY:

The development will use the most energy efficient construction materials and methods using high performance thermal insulation products and low carbon emitting appliances. All modification and new construction will be to the latest building regulation taking specific account of the fire, ventilation and acoustic requirements.

As set in Policy CSTP26 of the Thurrock Borough Local Plan, there is a requirement to promote and facilitate proposals for centralized renewable or low-carbon energy schemes at appropriate locations and standards. The new building will conform to those requirements.

ASSESSMENTAND EVALUATION:

The development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials. It will

blend well through use of appropriate materials and would add interest through its design features.

CONCLUSION:

The application site sits on a mainly residential street, in the center of a heavily residential area.

The development has been considered against national, regional and local planning policies and is considered broadly compliant aimed at ensuring the employment potential and increase in residential stock. The proposal is also in accordance with Thurrock policy. Secure cycle parking is provided to support the growth of a sustainable community using public transport, walking and cycling instead of cars.

Appropriate Lifetime Homes Standards are incorporated throughout all dwellings.

All room sizes are in accordance with the policy standards.

Refuse storage for waste and recyclable refuse is provided.

This site makes the best sustainable use of the site in support of Council Policies by providing new family dwellings and smaller dwellings close to public transport supporting the growth of a sustainable community.

The development respects and enhances the character and appearance of the adjacent properties in terms of scale, massing and materials. It will blend well through use of appropriate materials and would add interest through its design features.

Site for new house site Land
Adjacent to 25 Byron
gardens



LAND ADJACENT TO 25 BYRON GARDENS

Rear Side of site for new house on land adjacent to 25 Byron Gardens



Site for new house land adjacent to 25
Byron Gardens

