

DESIGN AND ACCESS STATEMENT

Land adjacent to 50 GALSWORTHY ROAD TILBURY RM18 8JS

INTRODUCTION:

This design and access statement has been submitted in support of a planning application for a proposal of new dwelling at 50 Galsworthy Road, Tilbury, RM18 8JS. following demolishing of garage. 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 dwelling is in accordance with local and national space, amenity standards and will provide a high standard of living for future residents. In addition, the dwelling will provide a part of the much needed housing 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.

The Planning Application is accompanied by the following documents; design and access statement, location plan, lifetime home checklist and set of drawings.

PROPOSAL:

The proposal for the application is “ ERECTION OF A NEW 1X1 BEDROOM HOUSE AT LAND ADJACNET TO 50 GALSWORTHY ROAD TILBURY, RM18 8JS”.

SITE AND SURROUNDING AREA:

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

The application site is a end terraced property.

Galsworthy Road consists predominantly of similar terraced design dwellings. The proposed dwelling would not alter any of the existing external features of the property, thereby ensuring that this 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.

The property benefits from a generous and sizable rear and side garden, which is clearly defined by domestic fencing.

DESIGN PRINCIPLES:

The basic design principle is inspired from the features and scale of neighbouring properties. The layout of new build has been designed in line guidance of the Life Time Home Standards.

The proposed dwelling involves extension at back of property and the external front appearance of the building is as similar as to others at Galsworthy road.

Every effort has been made to incorporate provisions of Life Time Home Standards but due to size of development, it would be challenging to cater all of them.

The development would use high quality insulating and construction materials. It will blend with the area through use of appropriate materials and would add interest through its design features.

LAYOUT:

The proposed internal layout of the dwelling is designed in a practical manner to ensure maximum utilization of space. The layout meets most of the requirements of Life Time Home Standards including space such as:

- Plate form for lift
- Toilet on ground floor
- Kitchen, living and dining.
- Sufficient ground floor space for as temporary conversion into bed space.
- Separate amenity space at side and back.
- Separate bath facility.

APPEARANCE:

The building itself dates from the late 19th century and maintains its originality and external features keeping it compliant with the conservation area guidelines.

Whilst the proposed development would lead to intensification in the use of the site, it is opinion that the creation of the 1 bedroom house would not have a significant impact on the character and appearance of the area.

It is considered that the proposed scale of the building is complimentary to the surroundings and fits well within the character of the area. The proposal in terms of scale and design would not harm the amenities of nearby residents.

SPACE STANDARDS:

The proposal fully complies with nationally described space standards as bed spaces

are 3 meter wide with a clear internal height of more than 2.5 meters. Bedroom space furniture schedule also complies in proposal.

More important is that the proposal is also fulfilling the GIA criteria as we have 65.0m²

CYCLE STORAGE:

We are proposing cycle storage space. In terms of bicycle storage the proposal takes into consideration the needs of cyclist through the provision of 3 galvanised steel wall mounted bicycle brackets secured on the rear face of front garden wall.

The subject site has access to public transport including buses and over-ground train.

WASTE & REFUSE:

The waste and recycle bins will be stored at side front of the property. It will be brought to the front on the days of collection. This means there will be no impact to the street scene from these proposals. A minimum capacity of 240 litres of waste refuse plus 140 litres of recycling storage for proposed residential unit is proposed.

AMENITY SPACE:

The new dwelling house will have access to separate private amenity garden space. The amenity space for the family house is approximately 60sqm. The location of the new dividing 1.8 metre high timber fence can be positioned to suit any specific requirement that may be requested by Thurrock Council Planning Team.

LIFETIME HOMES STANDARDS / DISABLED ACCESS WITHIN DWELLINGS

The 16 lifetime homes standard criteria are appropriately incorporated.

Level access is provided to the building entrance door. As a communal entrance door it is Wider than the individual flat 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.

MATERIALS:

Materials are to match with the existing property with including bricks, roof tiles, windows and door designs.

DENSITY:

The internal layout plans have been designed to allow individual rooms to achieve the required maximum area. Overlooking to adjacent properties has been mitigated by placing all windows facing the rear and obscured windows of the application site.

INVOLVEMENT:

Since the application is for one new dwelling in an established residential area, it is considered that this would not be an issue of concern for local residents. The issue of overlooking has been addressed adequately.

TREES:

There are no significant or preserved trees on the site. There will be a need to trim the existing hedges.

ASSESSMENT AND EVALUATION:

The proposed 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.

CONCLUSION:

The proposed erection of new house will enhance the character and appearance of the area. It will blend with the area through the use of appropriate materials and would add interest through its design features. The setting and all significant trees are preserved and policy requirements are met.