

MP ARCHITECTS LLP

CHARTERED ARCHITECTS

DESIGN AND ACCESS STATEMENT

FOR

TWO DETACHED DWELLINGS

AT

112 PRIESTS LANE

SHENFIELD

BRENTWOOD

ESSEX

CM15 8HN

21 July 2021

2426



The Site



Use

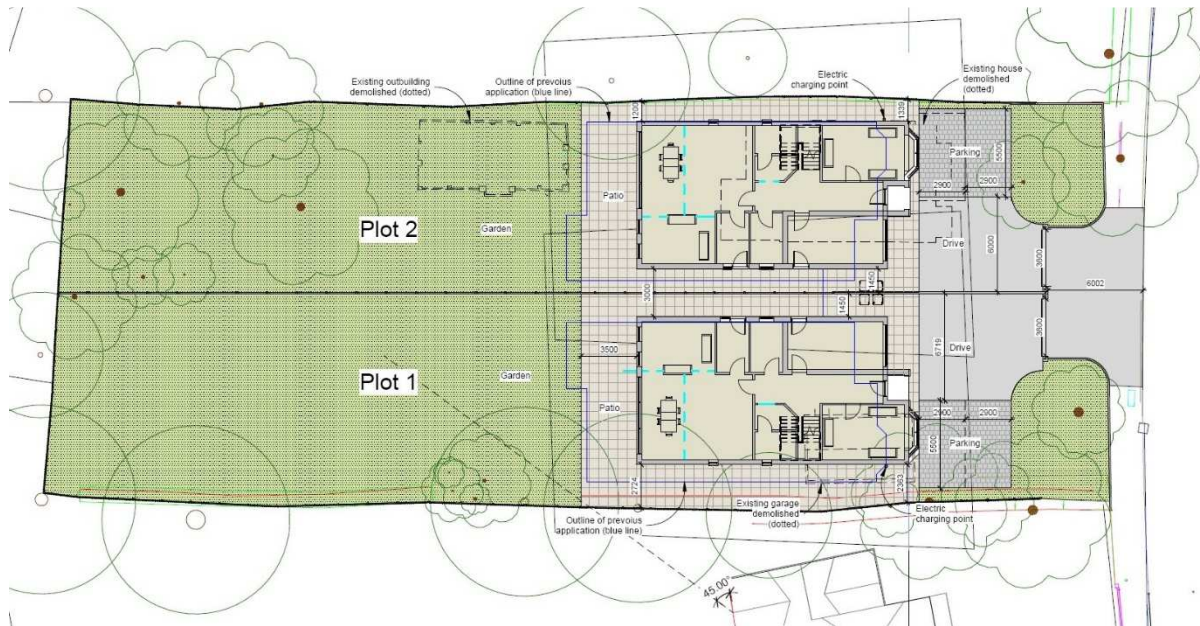
The existing site sits on a residential road in Brentwood. There is a mixture of detached and semi-detached properties. This site has a detached house on it to one side with a single garage to the other side. There is also a rear outbuilding. There are several large trees down the East, Southern and Western boundaries shielding views from the road, and neighbouring properties.

Amount

We propose to construct two detached dwelling on the site with their own vehicular entrances. A previous application reference: 21/00509/FUL was submitted and refused by the council. The reason for refusal was:

The proposed dwellings by way of design, fails to be informed by the surrounding context and therefore relates poorly to the existing development. The proposed dwellings due to their scale would result in a cramped form of development, appearing at odds within the street scene and is harmful to the surrounding character of the area. Furthermore, the size, design and position of the new dwellings would have an adverse impact on the amenity of the occupiers of the neighbouring properties to No. 108 Priests Lane to the south, by reason of overbearing effect. The proposal would be in conflict with policy CP1 (i) (ii) and (iii) and C5 of the Brentwood Replacement Local Plan, Chapter 12 of the NPPF and the National Design Guide (C1) which states new development should understand and relate well to the site and its local and wider context including form, layout, scale, appearance, details and materials.

This application seeks to rectify the concerns raised.

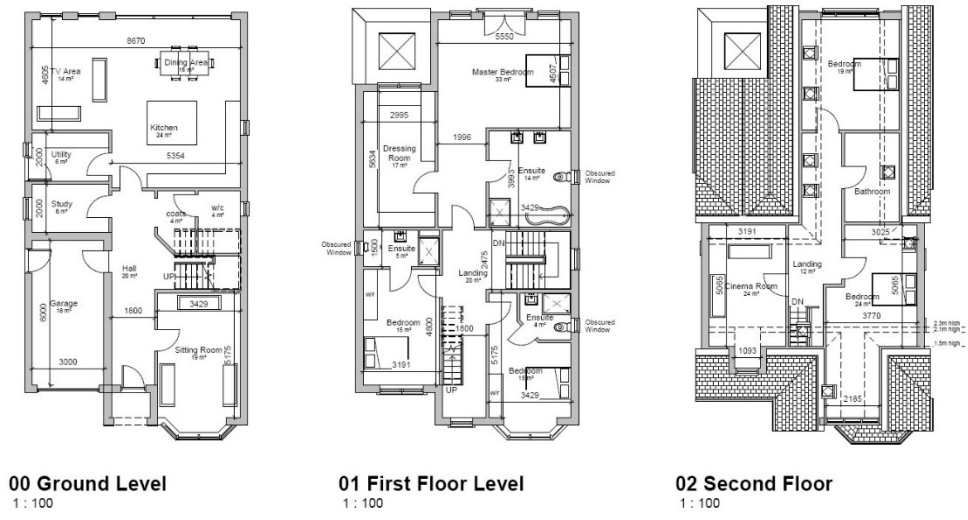


The positioning of the new house has been amended from the previous application. The houses have been brought forward by 2m so that they are more in line with the neighbouring properties, and in a similar position to the existing dwelling.

Plot 1 has also been moved North so that it is further away from the joint boundary with 108 Priests Lane, therefore reducing any impact on that property. Between the two new houses there will be a gap of 3m.

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.

On the first floor there will be three 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 width of each house is 9.3m, a reduction of 0.7m, and an overall depth of 17.7m, a reduction of 1.8m.

The properties will have an eaves height of 5.25m and a ridge height of 10.2m, similar to the existing house on the site.

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 a mixture of paving and driveway finishes to break up the hard landscaping to the front. 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

The properties will be of a good quality finish and built with high quality materials. The houses will be finished with red 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 which are set 6m back from the main highway. There will be enough space within the site to turn and exit in a forward direction. There will be enough parking for three cars on the site for each house.

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