

DESIGN AND ACCESS STATEMENT

Proposed Replacement Dwelling

6 Wallbridge Lane
Upchurch, Rainham
ME8 7XH

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1.0 PREFACE

The purpose of this design and access statement is to explain the design rationale of the development proposal for the application site at 6 Wallbridge Lane Upchurch, Rainham ME8 7XH

The statement includes a brief site analysis and photographic summary which analyzes the characteristics of the local area and a brief review of the residential development proposals which includes the demolition of the existing building and the construction of the new replacement two-story five bedroom family home together with associated parking spaces, access drive

The planning application is submitted in detail with A1 plans with elevation of the proposed property showing the scale and external appearance of

1. Existing - 145SQM footprint

2. Proposed - Replacement Single Dwelling - 202 SQM footprint

Pre Planning Application

A Pre planning application was submitted in detail with A1 plans with elevation of the proposed property showing the scale and external appearance of the proposed, we have taken all feedback from that pre planing application and reduced the size/scale of the building as suggested. We believe we have address all concerns as notified about in the pre planing reply



2.0 THE APPLICATION SITE AND SETTING: Setting and Analysis

The application site is located in Wallbridge in Rainham Kent and benefits from a large plot that . The plot is rectangular in shape, with a 14.8m frontage and is 58m in length front to back. The site is opposite Upchurch golf Club

See below Ariel image from Google that show the overhead site in context with the surrounding area and pictures of the existing Property



Surrounding Built Form

The majority of the residential properties in the immediate vicinity of the application site are also of similar scale and size, whilst most have smaller plot size. The new application at 6 Wallbridge Lane will provide a high-quality development that it is hoped will complement and enhance the immediate locality, allowing the site to be improved. The application is sustainably located within an established residential locality and enjoys a range of readily accessible services public transport and amenities supporting its residential use

We wish to demolish the existing two storey dwelling and build a new two storey dwelling in its place. The dwelling would front Wallbridge Lane and would have a modern design, resembling the recently approved dwelling on the corner of Oak Lane (ref: 20/505179/FULL). The new dwelling would be spread across two floors, containing 5 bedrooms.

Current building below



3.0 LAND USE

The application at 6 Wallbridge Lane will provide a high quality development which will accord with the development plan and enhance the immediate locality.

The existing use of the site is residential and this would remain the case for the new proposed Dwelling.

The application is sustainably located within an established residential locality and enjoys a range of readily accessible service, public transport and amenities supporting its residential use

See earlier pictures of the existing property that we would like demolished

We have been mindful of the building line along Wallbridge Lane.

4.0 PROPOSED DEVELOPMENT - Demolition of existing

The existing dwelling will be demolished for this development proposal

Use, Content and Layout

Taking reference from the existing dwellings in the locality, documented earlier in the statement the design proposals are modern in appearance

Development Content *Proposed Site plan - more details in A1 Plans*

The application proposal seeks planning permission for a single 2 storey 5 bedroom dwelling and built in garage as a replacement for an existing property that is to be demolished (refer to the photographs and drawings of the existing property for reference.) The design of the new house is in similar character as the one recently started on the corner of Oak Lane

This proposal is to knock down this the original house and replace with something much nicer aesthetically. The siting of the proposed dwelling has been carefully considered and establishes a built form relationship with adjoining properties without any inversion of privacy or loss of amenity to neighbours.

PARKING

The drive/hardstanding to the front of the property will be permeable - this is so that the water can seep through

The siting of the proposed dwelling has been carefully considered and establishes a beautiful relationship with both joining dwellings without any invasion of privacy or loss of amenities we have purposefully created all windows on the first floor facing the front and back, apart from those with obscure glass windows to the side for bathrooms on the first floor.

5 bedroom dwelling to have off road parking for a minimum of three cars which can be accommodated on the existing driveway to the site. The existing access would not be altered as part of this proposal and is sufficient to accommodate a replacement dwelling.

Pre Planning

We seek planning for the demolition of the existing property. The new ground and first floor arrangement have been reduced somewhat as directed by the pre planning application all first floor walls are 2m from the boundary, the size reduced significantly from what had been proposed

5.0 PROPOSED DEVELOPMENT - APPEARANCE AND SCALE

The design concept provides an appearance that will be sympathetic to nearby recently approved plans. The building orientation allows natural daylight with large scale fenestration on all aspects of the building.

The character and color will be carefully considered to make sure that the building is in keeping with the surrounding area. Key architectural features of this modern design include well-balanced proportions to both sides. To the rear elevation bifold doors break up the regularity of the elevations and create a fluid connection to the garden on the rear elevation.

Development Appearance

This is a modern style dwelling. Walls to be rendered, Windows to be graphite grey aluminium and the roof to be Black Slate, Facia, soffits will be coloured to match.

This is a "bespoke" house design with an external low or no maintenance regime and which will complement the existing dwellings on Edwin road and those opposite in Edwin Place.

Front / Rear View

This 1st view is taken from the front garden area showing the west elevation of the proposed dwelling. The palette of materials and symmetrical architectural features used are both representative of the general locality and enhance the immediate setting. The more modern approach is

Building sustainability

The dwelling hereby approved shall be constructed and tested to achieve the following measures as minimum:

At least a 50% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended) and also to updates as per Building Regulation (June 2023)

The development shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and no dwelling shall not be occupied unless the notice for that dwelling of the potential consumption of water per person per day required by the Building Regulations 2015 (as amended) has been given to the Building Control Inspector (internal or external).

The dwelling will be provided with at least one electric vehicle charging point.

6.0 SUSTAINABILITY, LANDSCAPING & ECOLOGY

General intention

The proposals for this site will be comprehensively underpinned by sustainable design principles. The design focuses a great deal of attention to ensuring that the development proposal would meet high standards of sustainable design and construction, minimising any potential impact the proposal may have on the environment.

The development will be designed to meet the requirements of current building regulations for new dwellings (As well as at least 50% better than Building regs 2013), and will address a host of other issues including sustainable waste management, sustainable management of surface water run-off and environmentally friendly materials where appropriate and required. This design ethos will also mean that the dwelling will have electric car Charging points

Energy carbon emissions and renewables

This dwelling will be built to very high standards of energy efficiency with high levels of insulation and airtightness. The result of this 'fabric first' approach will be to reduce energy demands considerably whilst helping to ensure energy running costs are kept low. This will minimize carbon emissions and consequently minimize the carbon footprint from the use of this building

Water management

The south of England is an area of water stress and as a consequence the dwelling will be fitted with water efficient fixtures and fittings to reduce average annual potable water use what about a third against the national average, achieving they require tall gates of 105 l/p/d. Rainwater will also be collected for watering purposes, further reducing demands on potable water resources. A comprehensive approach to the sustainable management of surface water run off will be proposed, this will involve soakaway crates in the chalk ground - details TBC at building regs stage. All parking and paving to the front will be made to be permeable so that all water can run through to the ground below

Reducing waste

Waste is a key concern during both construction and subsequent use and there is a drive to ensure that waste sent to landfill is minimized at whatever point it is generated. A Waste management strategy will be put in place during the construction process to maximize the levels of material re-use and recycling on the site. Once occupied, a dedicated storage place for waste and recycling both internally and externally will be supplied. This will be in line with the waste collection regime of the local authority to help ensure levels of recycling are as high as possible

Sustainability

The application site forms part of an existing residential area within a residential road that has been developed in various shapes and scaling in recent years. In recent years there has been various developments The application site is considered to be sustainably located with very good access to the commercial, residential, educational and general community facilities The proposed dwelling will make a positive contribution within the street scene and also to the social and economic fabric of the area

Ecology

This well-maintained application site is not known or believed to offer any habitat achieving opportunity to protected species.

Access

The principal pedestrian and vehicle access for the proposed dwelling will remain as it is .

There will be grass and foliage created to the front as well as permeable hard standing for car parking The application proposal satisfies the requirement for the Swale parking standards.

7.0 CONCLUSION

The submitted application proposals represent a sensitive scheme which will make efficient use of a scarce resource that is effectively within a residential demise and without the need to create an additional point of access to the fronting.

The proposed dwelling incorporates design features that will complement the existing dwellings locally as well as contribute to the streetscape

The proposed dwelling can comfortably be accommodated within the application site boundaries and will be served by a range of facilities and services located in a settlement that are within reasonable proximity.

Those settlements are supported by good public transport links resulting in the application site being well-connected to the surrounding areas

The Application proposals represent a high-quality scheme that will contribute to the character of the area.

