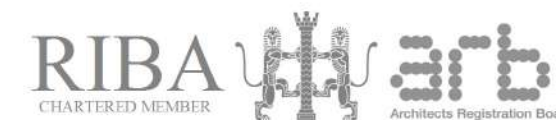


DESIGN AND ACCESS STATEMENT

THE CABIN (SITE)

WINDSOR ROAD, BOWERS GIFFORD, ESSEX, SS13 2LH

CLIENT: MR M MORRIS



REFINE + RESOLVE ARCHITECTS



IMAGE: AERIAL PHOTOGRAPH OF SITE CONTEXT

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REFINE + RESOLVE ARCHITECTS



RIBA
Plan of Work
2020

The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.

Stage Boundaries:
Stages 0-4 will generally be undertaken one after the other.

Stages 4 and 5 will overlap in the Project Programme for most projects.

Stage 5 commences when the contractor takes possession of the site and finishes at Practical Completion.

Stage 6 starts with the handover of the building to the client immediately after Practical Completion and finishes at the end of the Defects Liability Period.

Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

Planning Note:

Planning Applications are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a Planning Application is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required. See Overview guidance.

Procurement:

The RIBA Plan of Work is procurement neutral – See Overview guidance for a detailed description of how each stage might be adjusted to accommodate the requirements of the Procurement Strategy.

ER Employer's Requirements
CP Contractor's Proposals

Stage Outcome
at the end of the stage

Core Tasks
during the stage

Project Strategies might include:
- Conservation (if applicable)
- Cost
- Fire Safety
- Health and Safety
- Inclusive Design
- Planning
- Plan for Use
- Procurement
- Sustainability

See RIBA Plan of Work 2020 Overview for detailed guidance on Project Strategies

Core Statutory Processes
during the stage:

Planning
Building Regulations
Health and Safety (CDM)

Procurement Route

Traditional
Design & Build 1 Stage
Design & Build 2 Stage
Management Contract
Construction Management
Contractor-led

Information Exchanges
at the end of the stage

	0 Strategic Definition	1 Preparation and Briefing	2 Concept Design	3 Spatial Coordination	4 Technical Design	5 Manufacturing and Construction	6 Handover	7 Use
	Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building.							
Stage Outcome	The best means of achieving the Client Requirements confirmed If the outcome determines that a building is the best means of achieving the Client Requirements, the client proceeds to Stage 1	Project Brief approved by the client and confirmed that it can be accommodated on the site	Architectural Concept approved by the client and aligned to the Project Brief The brief remains "live" during Stage 2 and is derogated in response to the Architectural Concept	Architectural and engineering information Spatially Coordinated	All design information required to manufacture and construct the project completed Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and Commissioning completed There is no design work in Stage 5 other than responding to Site Queries	Building handed over, Aftercare initiated and Building Contract concluded	Building used, operated and maintained efficiently
Core Tasks	Prepare Client Requirements Develop Business Case for feasible options including review of Project Risks and Project Budget Ratify option that best delivers Client Requirements Review Feedback from previous projects Undertake Site Appraisals	Prepare Project Brief including Project Outcomes and Sustainability Outcomes, Quality Aspirations and Spatial Requirements Undertake Feasibility Studies Agree Project Budget Source Site Information including Site Surveys Prepare Project Programme Prepare Project Execution Plan	Prepare Architectural Concept incorporating Strategic Engineering requirements and aligned to Cost Plan, Project Strategies and Outline Specification Agree Project Brief Derogations Undertake Design Reviews with client and Project Stakeholders Prepare stage Design Programme	Undertake Design Studies, Engineering Analysis and Cost Exercises to test Architectural Concept resulting in Spatially Coordinated design aligned to updated Cost Plan, Project Strategies and Outline Specification Initiate Change Control Procedures Prepare stage Design Programme	Develop architectural and engineering technical design Prepare and coordinate design team Building Systems information Prepare and integrate specialist subcontractor Building Systems information Prepare stage Design Programme Specialist subcontractor designs are prepared and reviewed during Stage 4	Finalise Site Logistics Manufacture Building Systems and construct building Monitor progress against Construction Programme Inspect Construction Quality Resolve Site Queries as required Undertake Commissioning of building Prepare Building Manual	Hand over building in line with Plan for Use Strategy Undertake review of Project Performance Undertake seasonal Commissioning Rectify defects Complete initial Aftercare tasks including light touch Post Occupancy Evaluation	Implement Facilities Management and Asset Management Undertake Post Occupancy Evaluation of building performance in use Verify Project Outcomes including Sustainability Outcomes Adaptation of a building (at the end of its useful life) triggers a new Stage 0
Core Statutory Processes	Strategic appraisal of Planning considerations	Source pre-application Planning Advice Initiate collation of health and safety Pre-construction Information	Obtain pre-application Planning Advice Agree route to Building Regulations compliance Option: submit outline Planning Application	Review design against Building Regulations Prepare and submit Planning Application See Planning Note for guidance on submitting a Planning Application earlier than end of Stage 3	Submit Building Regulations Application Discharge pre-commencement Planning Conditions Prepare Construction Phase Plan Submit form F10 to HSE if applicable	Carry out Construction Phase Plan Comply with Planning Conditions related to construction	Comply with Planning Conditions as required	Comply with Planning Conditions as required
Procurement Route	Traditional	Traditional	Traditional	Traditional	Tender Appoint contractor ER CP Appoint contractor	Traditional	Traditional	Appoint Facilities Management and Asset Management teams, and strategic advisers as needed
Information Exchanges	Client Requirements Business Case	Project Brief Feasibility Studies Site Information Project Budget Project Programme Procurement Strategy Responsibility Matrix Information Requirements	Project Brief Derogations Signed off Stage Report Project Strategies Outline Specification Cost Plan	Signed off Stage Report Project Strategies Updated Outline Specification Updated Cost Plan Planning Application	Manufacturing Information Construction Information Final Specifications Residual Project Strategies Building Regulations Application	Building Manual including Health and Safety File and Fire Safety Information Practical Completion certificate including Defects List Asset Information If Verified Construction Information is required, verification tasks must be defined	Feedback on Project Performance Final Certificate Feedback from light touch Post Occupancy Evaluation	Feedback from Post Occupancy Evaluation Updated Building Manual including Health and Safety File and Fire Safety Information as necessary

Core RIBA Plan of Work terms are defined in the RIBA Plan of Work 2020 Overview glossary and set in Bold Type.

Further guidance and detailed stage descriptions are included in the RIBA Plan of Work 2020 Overview.

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0.0 OVERVIEW

This Design + Access Statement is intended to provide an overview of the proposed project detailed within this application. The statement will explain how consideration has been applied to the proposal. It will also display an understanding of the feasibilities in direct context to the proposed site as well as national and local context.

We have prepared this submission to provide an outline of the client intentions and to allow discussion during the application process with the planning department.

The statement has been prepared in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

The content of the statement has been presented to closely follow the advice provided under section 6 of the Communities and Local Government (CLG) Guidance.

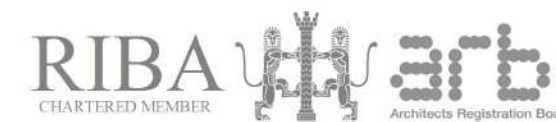
This document provides a guide to the proposed form and nature of the development envisaged for the site. It explains the thinking behind the proposals, and the principles on which they are based.

It has been laid out to highlight and justify the required principles by breaking the statement down into separate sub titles that accurately address each point and will simplify the breakdown of information further ensuring that important points are addressed and easy to locate



REFINE + RESOLVE ARCHITECTS

01



REFINE + RESOLVE ARCHITECTS

1.0 INTRODUCTION

R+R Architects Ltd have been appointed by Mr Colin Morris to evaluate options for taking forward a followup proposal for a replacement dwelling at the site known as; The Cabin, Windsor Road, Bowers Gifford, Essex, SS13 2LH

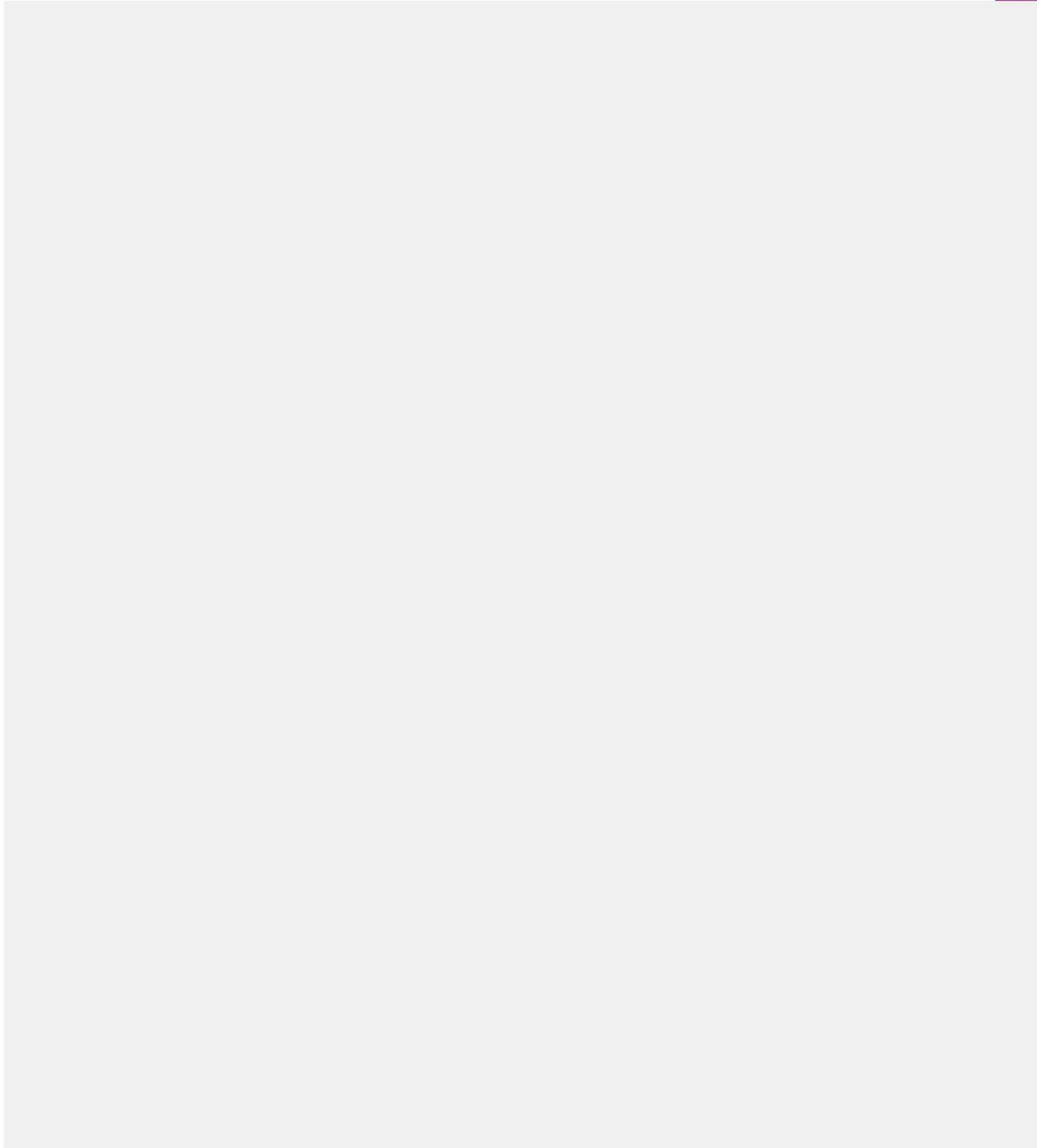
Through a combination of an extensive consultation process with the client group and a detailed design development phase, a followup proposal has now been prepared that seeks to replace the existing dwelling with a higher quality family home, an improvement to the extant granted scheme.

The proposal consists of a single detached chalet dwelling with off street parking, hard landscaping and private amenity spaces. There is an overall traditional design approach with regards to the forms and layouts that ties the scheme into the surrounding context in an appropriate and sensitive manner whilst seeking to bring through a subtle contemporary twist. The proposal makes direct reference to the local character and material palette.

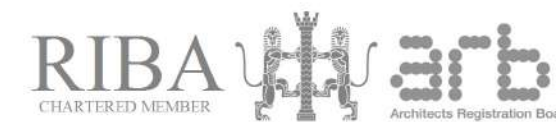
Sustainability is key to the development with on-site generation, high performance technologies and gains in both ecology and biodiversity.

R+R Architect Ltd have been instructed to develop and submit a full Planning Application. The following Design and Access Statement forms part of that submission alongside a final set of architectural drawings and statements.

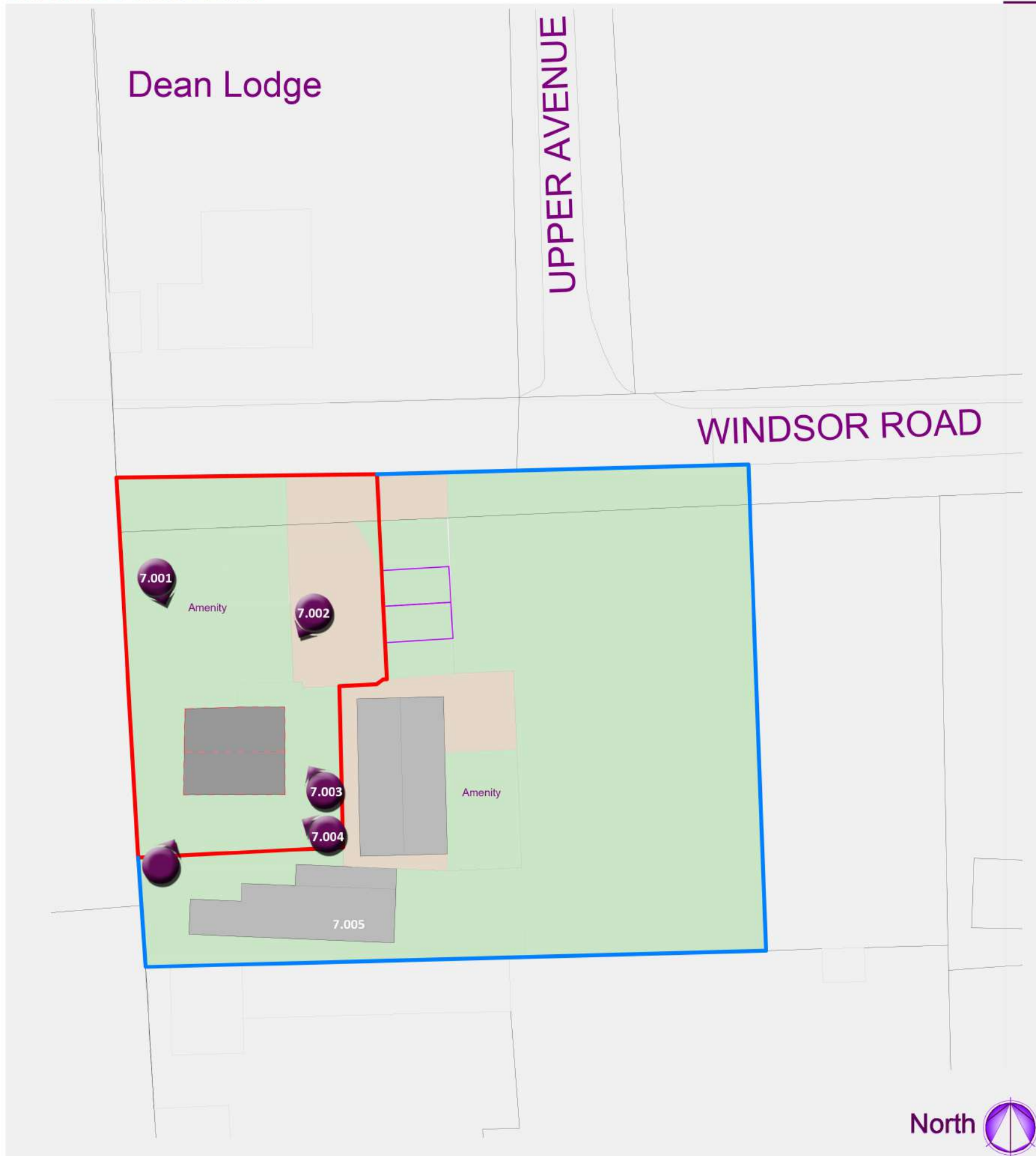
This is our second submission of this nature on this site, with the most recent extant approval underpinning this proposal for precedent on this site.



02



REFINE + RESOLVE ARCHITECTS



2.0 SITE LOCATION

LEFT: Diagram Existing Site Plan - Scale 1:350

This page illustrates the existing spatial layout of the site as well as symbolising the areas of engineered surfaces (Brown) and green space. It is clear the main built up area is located at the southern end of the site and to the west of the overall site ownership. The northern part of the residential curtilage is the private garden for The Cabin which in turn would also benefit from being PDL in accordance with the NPPF.

The immediate context is a mix of 1 and 1,5 storey residential dwellings and commercial enterprises. The immediate area is of a reasonable density of build form, with the site being surrounded on three of four boundaries by development. Simply the Green Belt no longer serves the 5 functions in this part of the borough however to the west there is a clear and marked change.

The built form provides a very varied typology to the area. All the dwelling types are mixed, with; detached chalets, bungalows, mobile homes and outbuildings all within a short walk of the site. There is also a large commercial zone to the north west of the site within approximately 1km.

Beyond the immediate area the countryside opens up in certain parts but the openness beyond is limited. The sites itself has no meaningful openness to speak of.



REFINE + RESOLVE ARCHITECTS



SITE - AERIAL CONTEXT

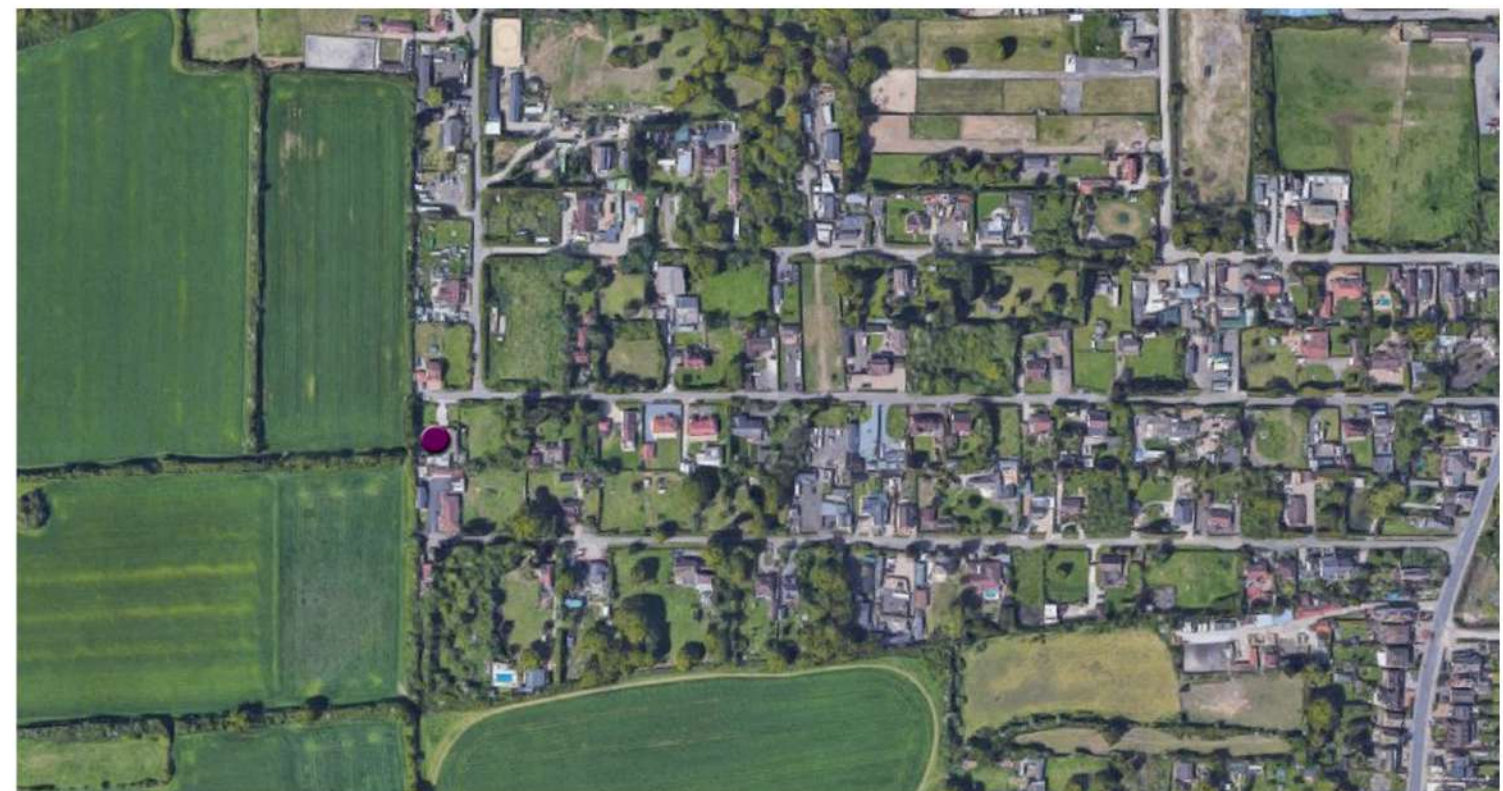
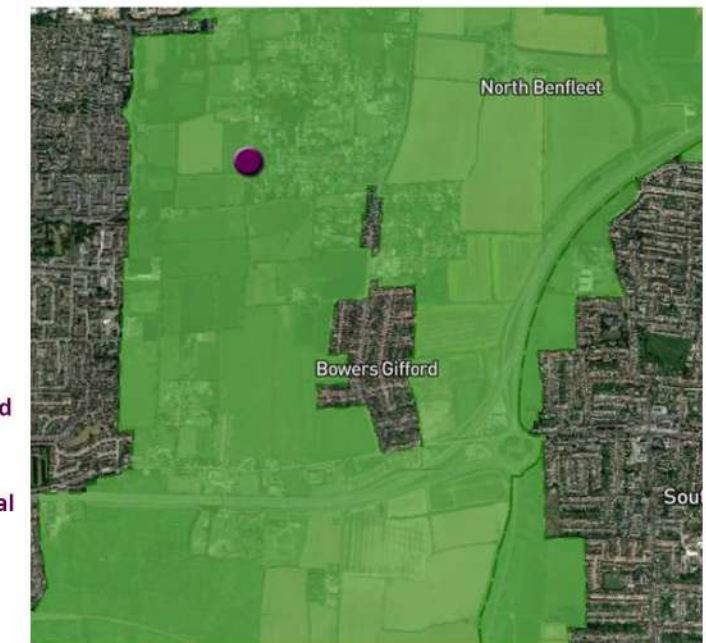
Left: (Image 1) Aerial Photo 1
Below: (Image 2) Aerial Photo 2
Right: (Image 3) Greenbelt Location Map

SUMMARY

The site is situated to the centre of the village (North to South), located within plotland housing and in a developed area within the Green Belt.

It is bordered by established built form to the north, south and east of the site which include; residential and commercial operations. To the east of the site is an area of land outlined in the Neighbourhood Plan for residential.

The existing built footprint is spread across the site with the residential dwelling of The Cabin located to the south. There are also areas of engineered surfaces at the front forming the driveway approaching from the north.



IMAGES ARE TAKEN FROM GOOGLMAPS AND THE GREENBELT MAP ONLINE

THE CABIN - REPLACEMENT DWELLING

REVISION .A.01 - 27.09.23

IMAGE 06.001 - SOUTH FACING



Content:

Aerial Photographs 06.001 - 06.004 of the site and its surrounding context.

IMAGE 06.002 - WEST FACING



IMAGE 06.003 - NORTH FACING



IMAGE 06.004 - EAST FACING



THE CABIN - REPLACEMENT DWELLING

REVISION .A.01 - 27.09.23



IMAGE 7.001



IMAGE 7.002



IMAGE 7.003



IMAGE 7.004



IMAGE 7.005

Content:

Study sheet of photographs reference 7.001 - 7.005

Documentation of the existing site, the current built form and material palette.

The main building is a residential dwelling surrounded by a small number of other buildings either in residential use or for purposes ancillary to the residential dwelling.

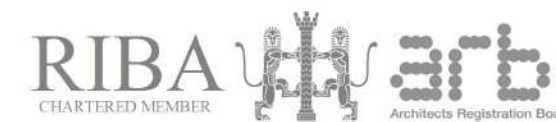
The site measures 575sqm, is not within a conservation area and there are no listed buildings or heritage assets in close proximity.

The area to be redeveloped forms the residential curtilage of The Cabin located on Windsor Road which is arranged as a large cluster of properties in Bowers Gifford.

The proposed plot width is similar to the neighbouring plots and the site is positioned as part of the established built up frontage.

The local materials around the site are mainly render, brick and weatherboarding. The roofing details are generally capped in tiles, slates or a preformed sheet system.

03



REFINE + RESOLVE ARCHITECTS

3.0 PHYSICAL CONTEXT

The built form within the applicants ownership is an arrangement of single storey buildings constructed from blockwork, timber and other light weight materials.

The area within the red outline contains the main dwelling, The Cabin, as well as the associated parking and private amenity and therefore it is also Previously Developed Land in accordance with the NPPF and also accepted by the LPA with the current extant approval ref: 23/00279/FULL

The main dwelling on site is of a good standard of construction and is of a permanent nature. The northern area of the site is manicured grass lawn with some native planting to the boundaries as well as a hedgerow adjacent to the property.

The site has a pedestrian and vehicle access point entering from the northern border. This is the primary area of hardstanding that moves towards the centre of the site. The boundary treatment is both planting and fencing in specific locations.

The overall approach in the area is traditional in style with, brickwork, render, weatherboarding, plain tiles, with some part timber detailing forming the main material palette.



Content:

Study sheet of photographs reference 9.001 - 9.005

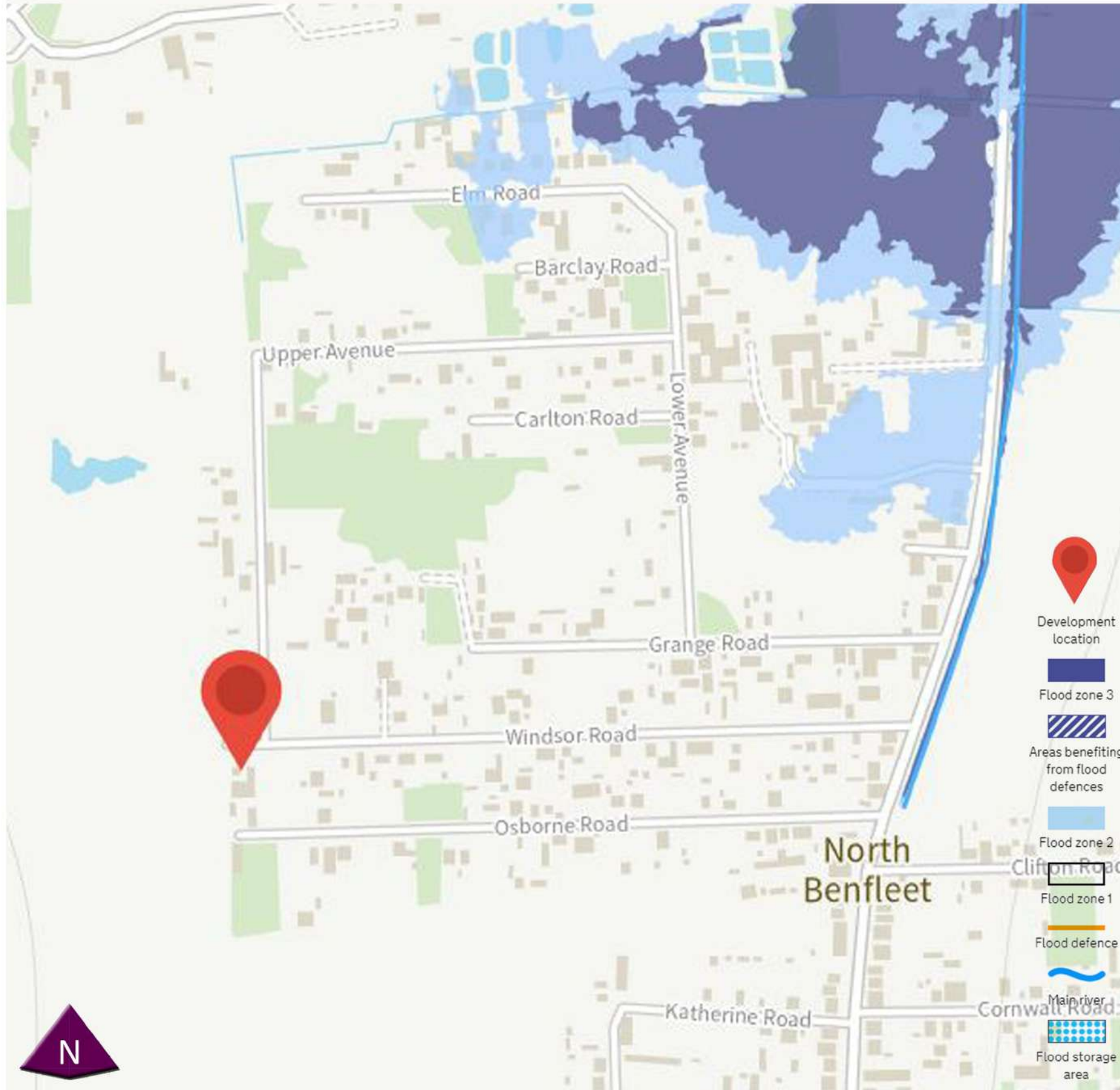
Context study of housing types and build density on adjacent sites or in very close proximity. The analysis has focused mainly on the immediate vicinity as the representative character of this part of Windsor Road as this is how the buildings would be seen in context. It is clear to see there is a varied design typology as well as an array of styles.

The proposed site criteria will be informed by its locality. Therefore the proposed development will need to take considerations from existing and established developments. The new scheme does not necessarily need to copy the styles of the existing but there will influence the final proposal at the site.

A material palette of brickwork, dark roofing tiles or slates and the use of weatherboard-ing or render will be utilised within the final design.

Even though the street scene is a mix of 1 and 1.5 storey buildings, consideration will be taken when looking at possible levels, as the site is in the Green Belt and so impact on the area is going to be critical in finalising scale.

FLOOD PROBABILITY MAP



<https://flood-map-for-planning.service.gov.uk/summary/>

SITE - CONSTRAINTS

ENVIRONMENTAL AGENCY - FLOODING

Left: Map information dated 09.09.22

FLOOD ZONE 1

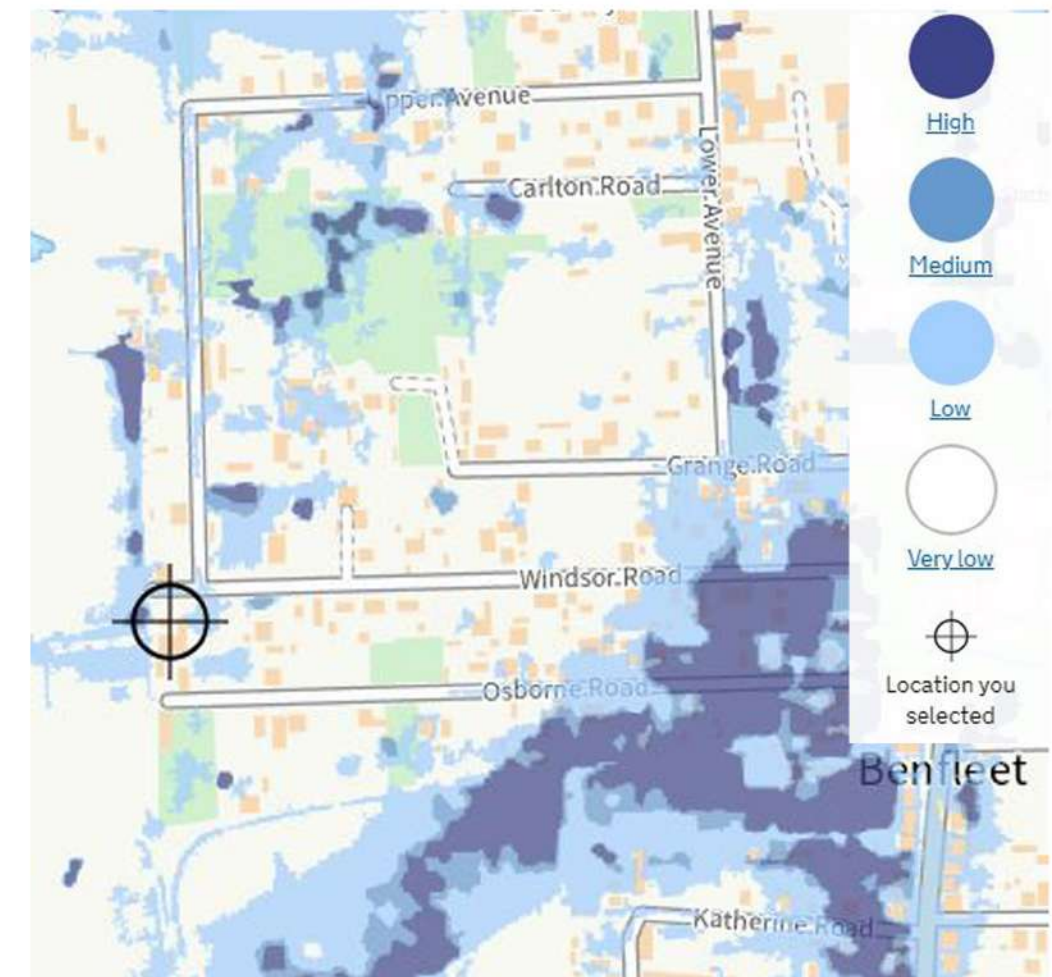
Land and property are in flood zone 1 and have a low probability of flooding

It is unlikely that this site will need to do a flood risk assessment as the development is in flood zone 1 and :

1. Smaller than 1 hectare
2. Is not affected by sources of flooding other than rivers and the sea, for example surface water drains.

This is merely a desktop exercise to ascertain the likelihood of potential flooding to the site. A more detailed report can be provided if the LPA feel this is necessary.

Below: Risk of surface water flooding.



04



REFINE + RESOLVE ARCHITECTS

4.0 BRIEF

The applicant's target is to deliver a high quality sustainable proposal that reflects and responds to the immediate and wider context and setting. It is to make best use of the site and its positioning in relation to the neighbouring villages and town. The current package includes a proposal to develop a chalet style dwelling which is fully accessible at ground floor.

These objectives have been developed and expanded throughout the design process, as reflected within the extant approval ref: 23/00279/FULL, in order to advance a scheme that meets the project's goals and ambitions. Work continued to look at feasibility on a finance level and the end delivery is a conservative balance of many factors which include; economic, environmental and social, but mainly responding to the identified need for affordable housing.

The previous emerging Local Plan (before it was withdrawn) had highlighted development opportunities to the north, south and east of the site and it is considered that being close to such future projects should provide opportunities on this site as well if they are addressed in any new plan.

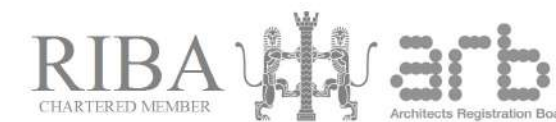
In assessing the development opportunity presented at The Cabin, Windsor Road, the extant approval provides clear precedent for the site, as well as the surrounding context and area has been considered and evaluated to propose a traditionally referenced and subtly decorative proposals within a semi rural setting. The proposal will be unique but also to reflect elements of the locality whilst creating a high-quality development within the setting.

The schemes must have a coherent architectural language that sits comfortably within its context and helps to create a strong sense of place and stitches into the local community. The site requires proposals with an easily recognisable quality and character and strong inter relationship with regard to massing, form and material.

The national strategy suggests, among other things, that new development should reduce energy consumption and create high quality contextual design to enrich and enhance local character, identity and the street scene. Therefore these proposals will respond and encompass those strategies to delivery a well resolved development.

The target is for the proposal to continue to make better use of the land and to deliver further improvements, to refine the aesthetics and offering of the proposed site which already benefits from an extant approval.

05



REFINE + RESOLVE ARCHITECTS

5.0 DESIGN PROCESS

In order to bring forward a proposal that meets the brief, a clear design process has been followed that includes a number of key stages and project principles.

5.1 CONSULTATION

There is a significant growth in housing demand within the borough and this is putting increased demand on the need for accommodation for a range of social groups throughout the region. The applicant has been committed to engaging with the wider client and market groups at the early stages of the design process in order for their comments and views to be taken on board throughout the development phase. Thus this application is a result of those discussions and consultations as well as wider influences such as; political, economical, environmental and social trends. As a result this application seeks to delivery a revised replacement dwelling to improve the quality of the existing housing stock.

5.2 NATIONAL AND LOCAL POLICIES

The concept and subsequent proposal will conform to all relevant policies and regulatory conditions where required. The main issues that are affecting this proposal are; principle of development, impact on neighbouring properties, mass, parking, access, landscaping, orientation, amenity and aesthetics - note the site already benefits from the principle of development as per the extant approval.

With the creation of a replacement dwelling, parking spaces will be provided in accordance with local authority requirements as well as meeting minimum amenity standards. Emergency access from the proposal to the street will be clearly marked and appropriately guarded in accordance with building regulations, in particular Parts M & K.

5.3 LOCATION

The application site is positioned so that there is access to local facilities as well as vehicle and bus access into the wider region. Further a field there is also connectivity into London via Basildon, Pitsea and Wickford stations and the developed scheme should utilise this accessibility in creating a proposal that maximises and makes best use this location.

Windsor Road is split between residential and other uses in its makeup and the application seeks to reflect residential uses within the proposal. The wider surrounding context is mixed in terms of size and scale.

The proposal has sort to make appropriate references to its setting and respond in an architectural approach that ties and links the context and area needs together.



IMAGE 14.001



IMAGE 14.002

5.0 DESIGN PROCESS

The existing context of semi-rural buildings and outbuildings as arranged currently help to inform the development through consideration of its positioning and its landscape arrangement. The entrance and street scene will require careful consideration. It currently has a good very of soft landscaping but this can be improved around the boundary areas. Therefore any proposal should seek to reinforce the green boundaries with the introduction of heavy planting that helps screen and maintain privacy.

5.5 SOCIAL AND ECONOMIC CONTEXT

The proposed design should seek to respond to the needs of the local area. There is currently a huge demand for housing within the borough and therefore the development should focus on creating a well resolved dwelling to meet this local need.

The proposal should be of a high quality so as to continue the revitalisation and growth of this part of the borough. Where possible the development should seek to use local companies and suppliers to provide a short-term boost to employment within the area.

5.6 DESIGN PRINCIPLES

The proposal will be developed with the following objectives in mind:

The proposal must:

- Respect its setting.
- Achieve a development of high quality.
- Create a coherent and consistent architectural language.
- Achieve a development which is appropriate in scale and design.
- Respond to the character of its context.
- Ensure efficient use of land.
- Make best use of the site.
- Comply with local and national guidance.
- Embody sustainable living.
- Understand the landscape settings.
- Form a clear language and sense of place.
- Aid in creating a sense of community.
- Provide a good level of accommodation reflecting the LA needs.
- Deliver a safe environment.
- Create a sustainable residential unit.
- Consider its contextual relationships.
- Review all proposals against current housing standards.
- Bring improvements to the site; acoustically, visually, biodiversity, ecology etc



5.0 DESIGN PROCESS - INFLUENCES AND IDEAS

Left & Above: Photographs and images to illustrate the suggested proposed form, styling and materials.

The proposal seeks to take influences from the traditional single and 1.5 storey rural bungalows and chalets and their massing.

Simple framing of the openings, decorative detailing, clear entrance language and clean and well proportioned facades. Cladding systems and timber detailing are a common feature and work well to soften the buildings appearance.

This type of design will sit comfortably on the site and will fit in with the range of design typologies within the area.