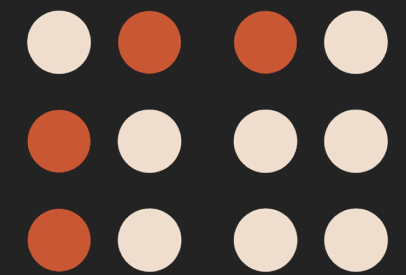




A4560 Whitehall Works

Design and Access Statement

August 2023



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Contents

Schedule of Local Requirements	<i>p. 3</i>
Introduction Site	<i>p. 4</i>
Site Analysis Constraints Opportunities	<i>p. 5</i>
Site Appraisal Existing Site, Buildings and Surroundings (East) Existing Buildings and Surroundings (West)	<i>p. 6</i>
Design Use Layout Landscape Amount Scale Appearance Acoustics Sustainability Summary	<i>p. 9</i>
Access Vehicular and Pedestrian Access Cycling Refuse Inclusive Access	<i>p. 13</i>
Conclusion	<i>p. 14</i>

Schedule of Local Requirements

As per Thurrock Council Local Requirements List, we have estimated the need for the following documents/statements to support this planning application:

Location Plan/Block Plan

Please refer to the supporting documents, drawings No. A4560-0001-OS Map and Location Plan.

Existing/Proposed Site Plan

Please refer to the supporting documents, drawings No. A4560-1000-Existing Site Plan and A4560-2000-Proposed Site Plan.

Proposed Floor Plans

Please refer to the supporting documents, drawings A4560-2100-Proposed GA Ground Floor Plans, A4560-2101-Proposed GA First Floor Plans, A4560-2102-Proposed GA Second Floor Plans & A4560-2103-Proposed GA Roof Plans

Proposed Elevations

Please refer to the supporting documents, drawings No. A4560-2200-Proposed GA Elevations (Units 1-3) & A4560-2201-Proposed GA Elevations (Units 4-6)

Proposed Street Scene

Please refer to the supporting documents, drawings No. A4560-2250-Proposed GA Street Scene

Proposed Sections

Please refer to the supporting documents, drawings No. A4560-2300-Proposed GA Sections

Parking and Access Arrangements

Please refer to section 'TBC'

Refuse/Recycling Plan

Please refer to section 'Design' - paragraph 'Access'.

CIL Form

Please refer to the supporting documents for the CIL Form.

Introduction

This document is to support the planning application for the erection of 6 No. terraced 3-bedroom family houses with associated access, external amenity spaces, shared cycle parking storage, intermediate refuse storage and a total of No. 15 car parking spaces, following demolition of existing structures and removal of hardstanding, at Whitehall Works, Whitehall Lane, Grays RM17 6SS, following the refusal of application Ref. No.: 20/00108/FUL.

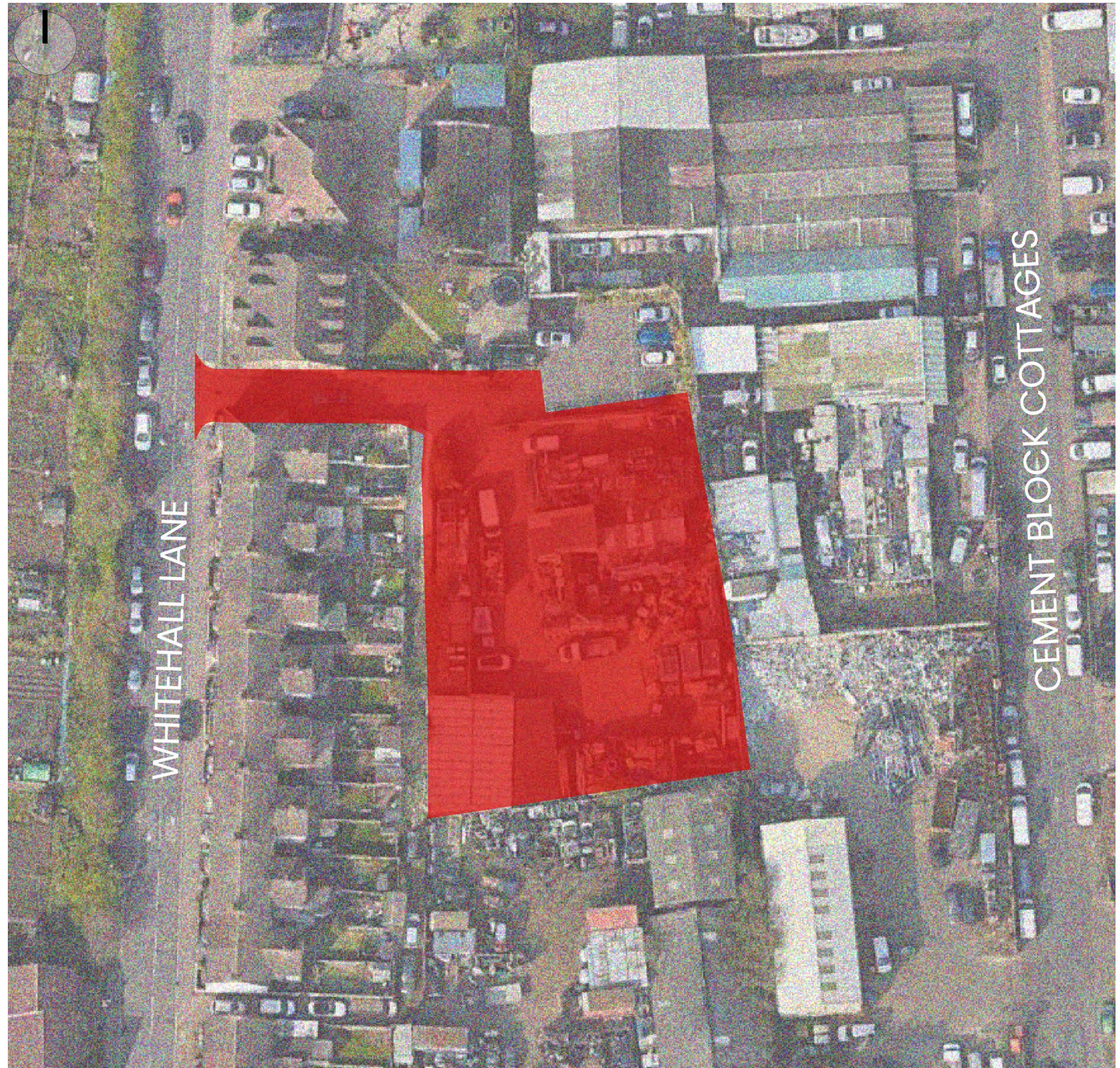
The objectives of this Design and Access Statement are to demonstrate that the design aims to appropriately respond to the local and national demand for sustainable and well-considered residential dwellings, designed with respect of their adjacent context.

Site

The site is positioned within the town of Grays, sitting in close adjacency to Whitehall Lane, set back behind the already existing terraced houses along the road. The site currently consists of a scrap yard, surrounded by industrial and residential units. The site location allows for the utilization of the currently underused area, while in the same time transforming the existing landscape and creating a much more visually appealing environment for both the new residents, but also the already existing ones.

To the immediate east of the site there are single storey industrial buildings, serving as a scrap depot and a MOT centre. To its south there is another two storey car repair garage. All industrial buildings in adjacency have been considered to be significant sources of noise, therefore further emphasis will need to be put in adequately responding to this criteria. To its immediate west, separated by a fence and an alley, and continuing across the whole west boundary, are positioned terraced houses, with back gardens facing towards the site. To the north, the site boundary is defined by an existing block of flats and its allocated car park spaces. The site access point is through an existing road between the block of flats and the terraced houses on the north-west. There is a significant variety of building typology, therefore no building pattern can be established.

While there is some variety in the architectural style of the area, traditional forms are predominant. Gabled ends and dormer windows are prevalent characteristics. A mixture of brickwork and render defines the elevations. There is predominance of clay roof tiles in the area, however slate can be also highlighted in across Whitehall Lane.



Site Analysis

Constraints

The site lies between a line of terraced houses and a number of car scrap depots and repair garages. One of the major constraints is the noise from the scrap depots. Major considerations have been put into acoustic performance, in order to mitigate the incoming noise from the businesses in adjacency.

Opportunities

Orientation

The site allows for strategic building orientation, resulting in noise mitigation and better comfort and energy performance. The low-built south and west boundaries allow for the new developments and their allocated amenity areas to benefit from the sunlight, allowing for strategies, such as solar harvesting to be implemented. Furthermore, floor plans developed in a specific way provide heat and solar gain in spaces that require such, ensuring spaces occupied during the day benefit of the sunlight, while spaces, producing their own heat (i.e. kitchen) are positioned to the north-east. To the east a significant separation should be sought from the site boundary, to ensure noise mitigation, privacy and comfort have been achieved for both new, but also existing residents.

Access

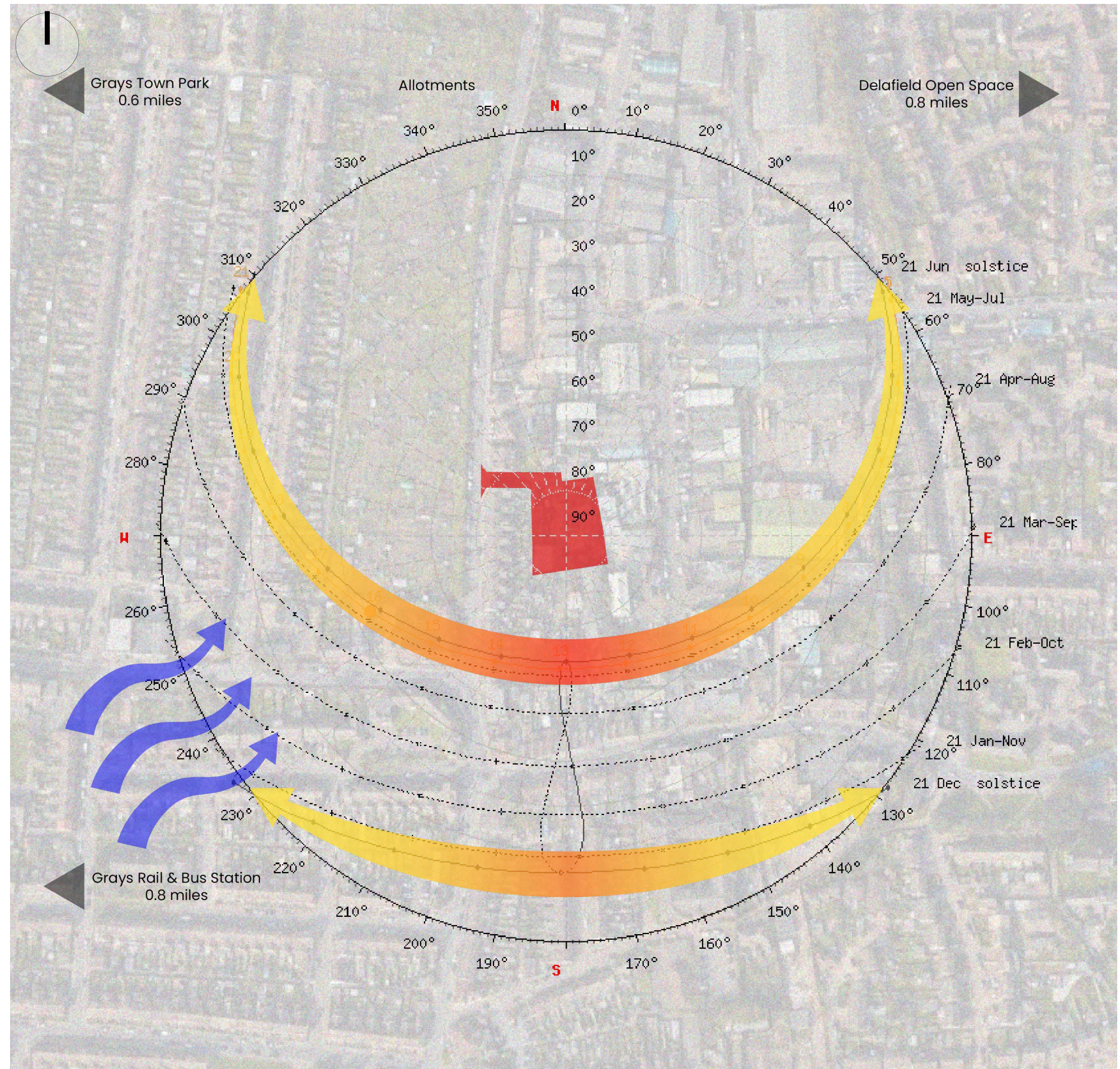
The site has a single vehicular access point and currently has no allocated parking spaces. It is in close proximity to Grays Rail and Bus Station, within a walking distance of Grays Town centre, as well as number of public amenity spaces, including shopping centres and supermarkets. The area's relatively flat terrain allows for cycling as an alternative mean of transportation.

Amenity

The site is in good proximity to high quality public open spaces, particularly parks and green areas. Grays Town Park and Delafield Open Space are both within less than a mile radius. Furthermore, the site allows for private amenity spaces to be allocated to each dwelling, ensuring local standards and requirements for the specific area are met. In addition, right across Whitehall Lane there are allotments available for rent, ensuring a variety of amenity space is situated nearby.

Landscaping

The existing landscape is poorly maintained and predominantly consists of hardstanding. The site allows for soft landscaping and vegetation to be introduced, creating a pleasant living environment benefiting the local character of the area.



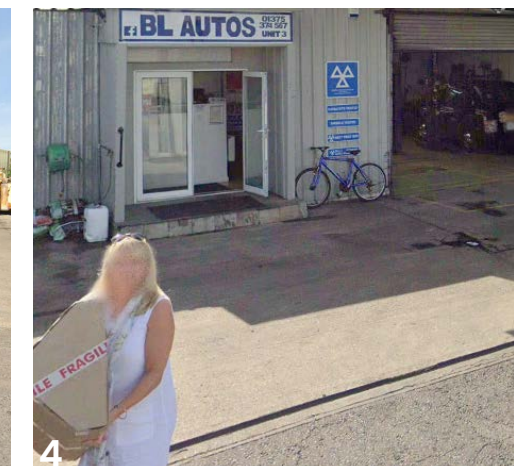
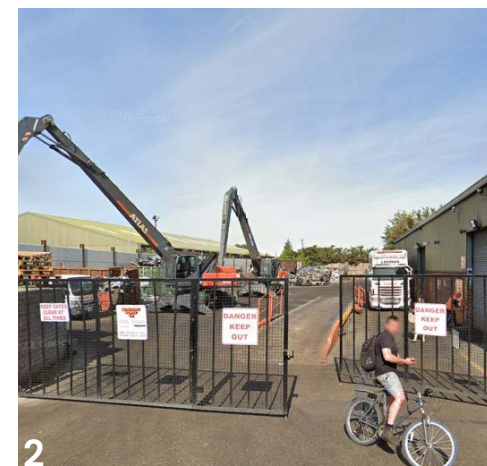
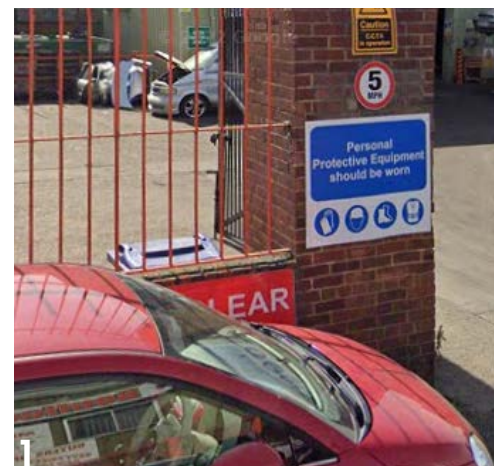
Site Appraisal

Existing Site, Buildings & Surroundings (East)

The site currently consists of a number of low-rise industrial buildings in poorly maintained condition, similar in essence to the industrial nature of the buildings east of the site boundary.

The whole area, positioned to the east is occupied by industrial buildings, resulting in a lot of noise all-day-round. A scrap depot is adjacent to the site to the immediate east of the site boundary. A MOT garage is also sharing a boundary with the site to the east. Across Cement Block Cottages is a continuation of the scrap depot, as well as truck and crane hiring services.

All plots to the east are characterised by low-rise buildings, thus providing no risk of overbearing and overshadowing the newly proposed developments. Furthermore, the level, east from the boundary, is significantly lower, further lowering the risk of overshadowing.



A4560 Whitehall Works

Site Appraisal

Existing Buildings & Surroundings (West)

The area, positioned to the west of the site, is characterised by two storey terraced houses with allocated rear amenity provisions. The site is neighbouring the existing dwellings' rear amenity spaces, thus omitting the chance of overbearing or overlooking over existing dwellings. North-west of the site there is situated a block of flats.

Across Whitehall Lane are situated allotments, creating a very diverse streetscape.

