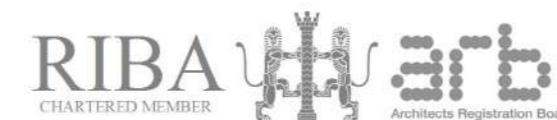


# DESIGN + ACCESS STATEMENT

(Short Form - Brief + Context)

151 LAMPITS HILL (SITE)  
CORRINGHAM, ESSEX, SS17 9AG

CLIENT: MS T BROWN + MR A LEADBETTER



REFINE + RESOLVE ARCHITECTS



IMAGE: AERIAL PHOTOGRAPH OF SITE CONTEXT

CONTENTS:

0.0 OVERVIEW	PAGE 2
1.0 INTRODUCTION	PAGE 3
2.0 SITE LOCATION	PAGE 4
3.0 PHYSICAL CONTEXT	PAGE 8
4.0 BRIEF	PAGE 10

00



REFINE + RESOLVE ARCHITECTS



RIBA  
Plan of Work  
2020

**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



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 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

Client Requirements  
Business Case

	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.							
<b>Stage Outcome</b>	The best means of achieving the Client Requirements confirmed	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	Architectural and engineering information Spatially Coordinated	All design information required to manufacture and construct the project completed	Manufacturing, construction and Commissioning completed	Building handed over, Aftercare initiated and Building Contract concluded	Building used, operated and maintained efficiently
<b>Core Tasks</b>	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	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
<b>Core Statutory Processes</b>	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	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
<b>Procurement Route</b>	Traditional	Design & Build 1 Stage	Design & Build 2 Stage	Management Contract	Construction Management	Contractor-led		
<b>Information Exchanges</b>	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 List	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.

© RIBA 2020

0.0 OVERVIEW

Please note this document is short-form context Design and Access Statement looking at the project brief and immediate context only.

This Design + Access Statement is intended to provide an introduction to the proposed project detailed within this application. The statement will explain how consideration has been applied to the site and its context.

The main discussion point is the principle of the development to enable the sustainable conversion of the existing outbuilding to support Mr Leadbetters need for an assisted living annex ancillary to the main dwelling

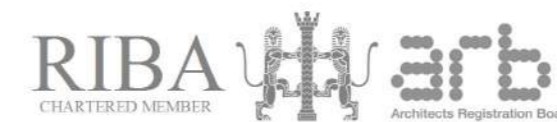
The statement has been prepared in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

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.



REFINE + RESOLVE ARCHITECTS

# 01



REFINE + RESOLVE ARCHITECTS

## 1.0 INTRODUCTION

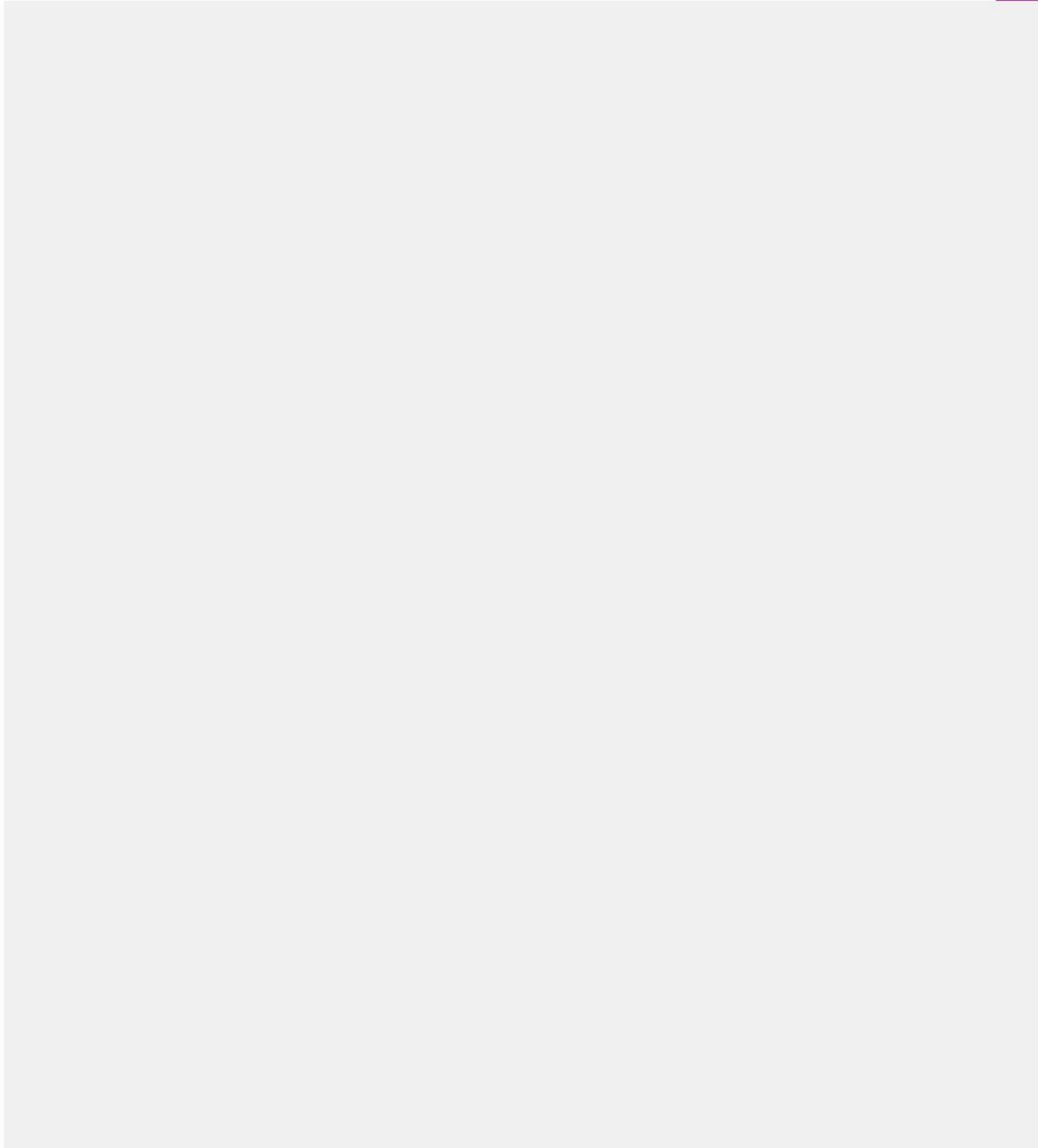
R+R Architects Ltd have been appointed by Mrs T Brown and Mr A Leadbetter to evaluate options to create an assisted living annex, following serious and life changing injuries sustained by the former in a traffic collision.

The works relate to a simple conversion of an existing outbuilding at; 151 Lampits Hill, Corringham, Essex, SS17 9AG.

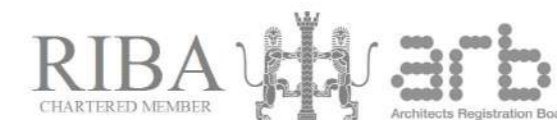
Through a combination of an extensive consultation process with the client group and their support services a deliverable proposal has now been prepared that seeks to convert the existing building adjacent and ancillary to the main dwelling to provide a fully accessible assisted living annex for Mr A Leadbetter to continue his recover program and to provide a better quality of life moving forward

There is a fairly traditional design approach with regards to the external aesthetics with only changes to door and window locations proposed, no increase in footprint. The fully accessible annex will sit comfortably within the surrounding context in an appropriate and sensitive manner whilst seeking to bring through a subtle contemporary twist to the facade. The proposal makes direct reference to the local character and material palette.

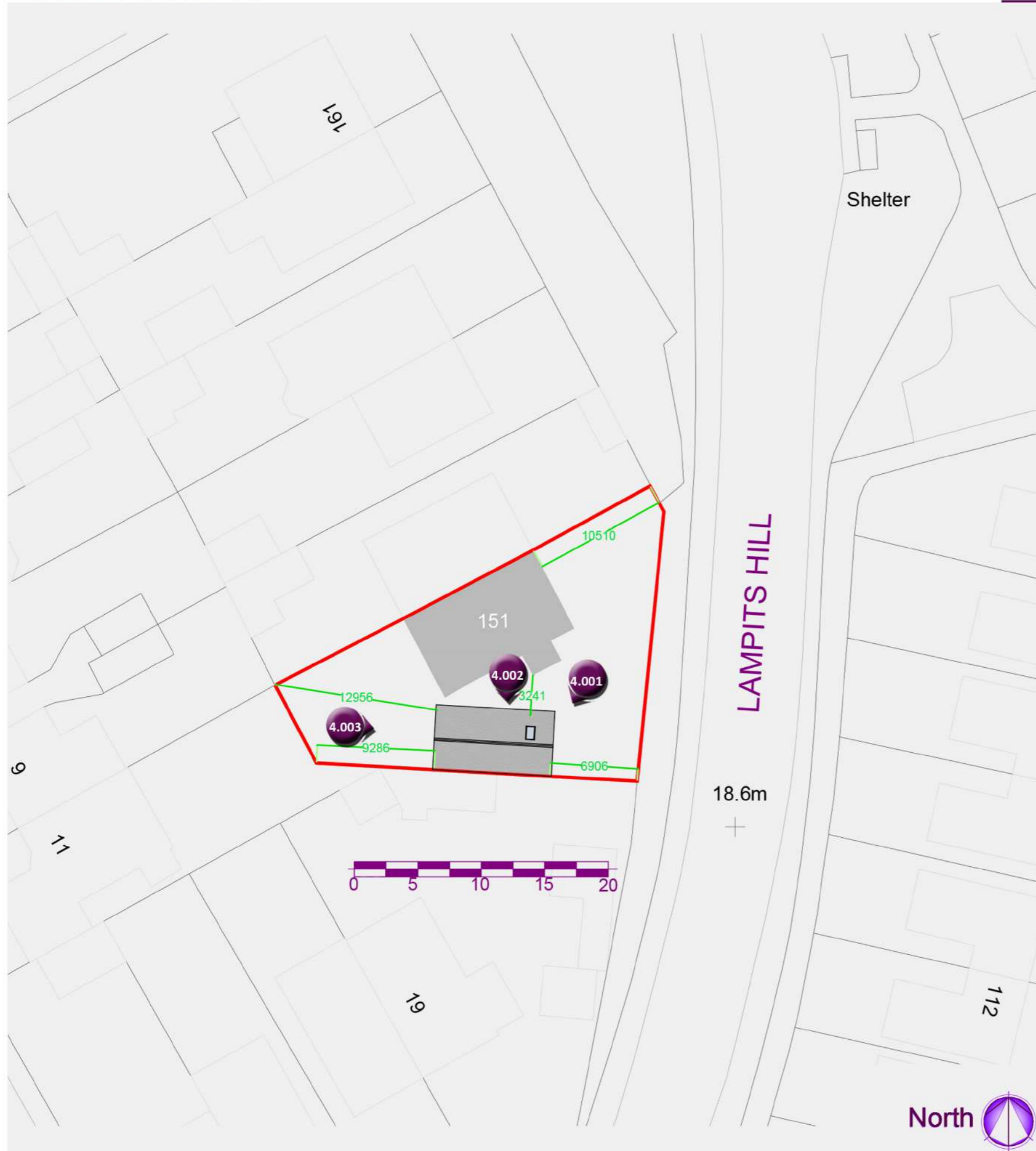
R+R Architect Ltd have been instructed to develop and submit a Planning Application. The following Design and Access Statement forms part of that submission alongside a series of architectural drawings and support statements.



02



REFINE + RESOLVE ARCHITECTS



2.0 SITE LOCATION

LEFT: Diagram Existing Site Plan - Scale 1:200

This page illustrates the existing spatial layout of the site as well as symbolising the areas of engineered surfaces.



REFINE + RESOLVE ARCHITECTS





**SITE - AERIAL CONTEXT**

Left: (Image 1) Aerial Photo 1

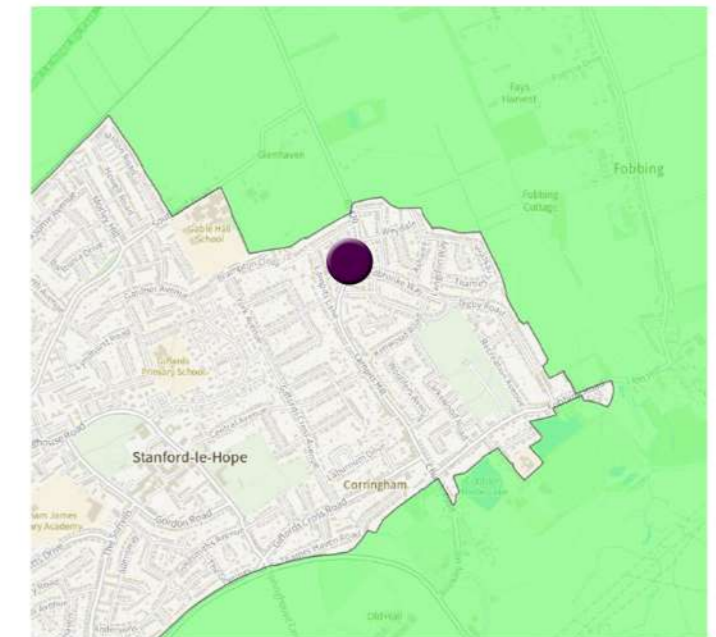
Below: (Image 2) Aerial Photo 2

Right: (Image 3) Greenbelt Location Map

**SUMMARY**

The site is situation to the north of the built up area of Corringham and is located just outside the Green Belt.

There are established residential dwellings to the north, south, east and west of the site and is within a defined settlement boundary.



IMAGES ARE TAKEN FROM GOOGLMAPS AND THE GREENBELT MAP ONLINE

IMAGE 06.001 - WEST FACING



**Content:**

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

IMAGE 06.002 - SOUTH FACING



IMAGE 06.003 - NORTH FACING



IMAGE 06.004 - EAST FACING





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 outbuilding is structurally in good order and in use ancillary to the main as a guest area and social space. It is of solid and permanent construction with brick external walls, a tiles roof and ground bearing foundations.

The building current has a roller shutter to the front, which is no longer in use but this original access point provided a level threshold from the parking area.

The current building in ancillary to the main dwelling and the change of use to a specialised assisted living annex would not be a significant change from the current use, whilst benefiting from a vastly improved layout and access opportunities

# 03



REFINE + RESOLVE ARCHITECTS



**Content:**

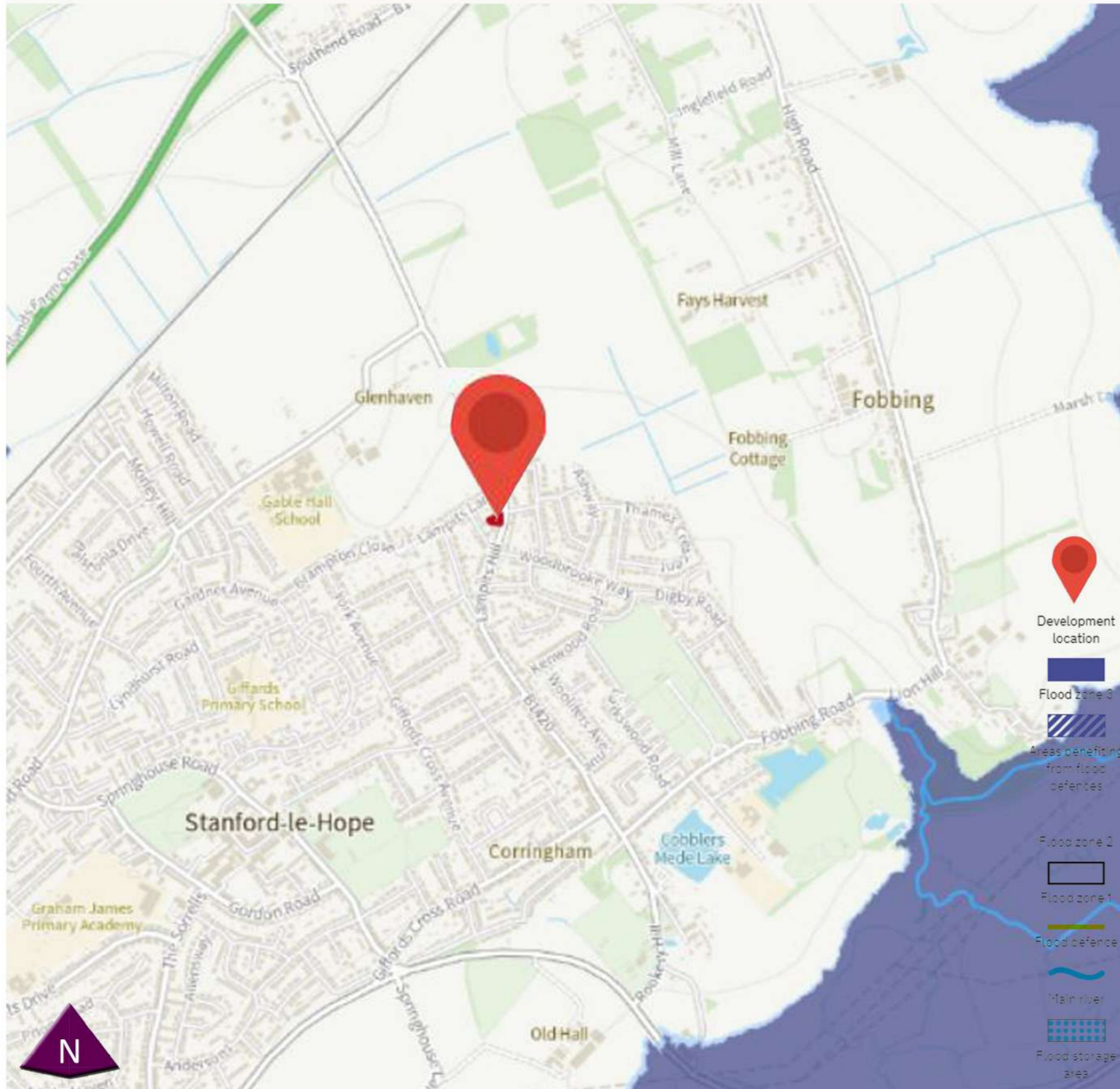
Study sheet of photographs reference 8.001 - 8.005

Context study of housing types and build density in the area. The analysis has focused on the immediate vicinity as the representative character of this part of Lampits Hill. 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 conversion will take considerations from existing and established developments which have been considered as part of the influences for the final proposal at the site.

A material palette of render, brickwork, rainscreens, red or autumn coloured roofing tiles and the use of hanging tiles will be the external finishes within the final design.

FLOOD PROBABILITY MAP



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

**SITE - CONSTRAINTS**

**ENVIRONMENTAL AGENCY - FLOODING**

Left: Map information dated 06.11.23

**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

However;

2. The site appears to be 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 th 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

*“..following Mr A Leadbetter’s severe accident and recent discharge from inpatient care, there is a clear and urgent evidenced based need for a fully accessible assisting living annex at 151 Lampit Hill, that will be ancillary to the main dwelling. The project seeks to convert an existing outbuilding to support Mr A Leadbetter’s continued recovery and to provide purpose built spaces for his outpatient care”.*

The applicant’s target is to deliver a fully accessible assisted living annex ancillary to the main dwelling that is considerate to the immediate and wider context and setting. It is to make best use of the site and its positioning in relation to the applicants home and the established infrastructure.

The objectives have been developed and expanded throughout the initial design process over the past months in order to advance a scheme that meets the project’s goals and ambitions. Work has also gone into feasibility on a finance level and the end delivery is a conservative balance of many factors which include; economic, environmental and social but most importantly the need.

The surrounding context and area has been considered and evaluated to propose a considered and rational design route, which respects the architectural and design typologies within the area.

The schemes must have a coherent architectural language that sits comfortably within its context and stitches into the local community.

At its heart, the proposal seeks to support those identified needs of the applicant and therefore to make use of the building available which will help to create a special set of circumstances for consideration by the LPA.



info@RnRArchitects.co.uk  
www.RnRArchitects.co.uk  
0845 260 55 54



**REFINE + RESOLVE ARCHITECTS**