

Land at Chadwell Clinic, River View
Chadwell St Mary
Design and Access Statement
November 2023

CONTENTS

1.0	
INTRODUCTION	3
2.0	
SITE CONTEXT	4
3.0	
THE PROPOSAL	7
4.0	
CONCLUSION	14

Revision	Date	Prepared By	Checked By	Approved By
-	Nov 23	Thomas Hurrell	Daniel Orford	Guoda Vaitkeviciute

1.0 | INTRODUCTION

1.1 | PURPOSE OF THE DOCUMENT

This Design and Access Statement (D&A) supports a planning application for the:

The erection of residential apartment building which provides 5no residential apartments with private amenity and car parking.

The purpose of the Design and Access Statement is to describe the approach and design narrative of the development proposal; including how the setting and context of the site has informed the design process.

The application is supported by all relevant surveys and reports, alongside the submitted drawings.

Within this document, an overview of the site's location and its wider context is provided. The section related to the 'Context' examines the site and its planning and geographical context and explains the constraints and opportunities that have informed the proposal.

The Proposal illustrated in the following pages, describes the design concept and process, establishes the main design principles, and provides a succinct explanation of the building design. This includes the siting, scale & mass, elevational composition and materiality of the proposal. The final section, the Conclusion, provides a summary of the proposal and the outcomes of the design, planning context and narrative.

The proposal is seeking to create a high quality residential development situated on the former Chadwell Clinic site.

As illustrated through this document, the proposal has been designed to be in keeping with its surroundings with a scale and style that is appropriate to area and its site.

The proposal includes:

- Erection of a high quality residential building containing 5 no. apartments
- Private amenity spaces and car parking area.
- Planting of biodiverse native trees and hedges providing soft landscaping to site boundary.

2.0| SITE CONTEXT

2.1| SITE LOCATION & DESCRIPTION

The town of Chadwell St Mary is located within the unitary authority of Thurrock, in the County of Essex, just north of the Thames Estuary. The town of Grays is located approximately 3.2km to the west, and to the south lies the modern town of Tilbury which is approximately 1.6km from Chadwell St Mary. The A1089 road sits to the west and links the surrounding urban settlements to the A13 east to west link and to the M25 and Dartford Crossing located around 15km from the site.

The development site is located to the south west of Chadwell St Mary, and forms a corner plot at the junction of River View and Ruskin Road. The site is surrounded to the north by largely semi-detached residential development, and to the south the area is characterised by a mix of larger residential blocks with commercial uses at street level, terraces and semi-detached residential dwellings. The location of the site provides access to a wide range of facilities which include local shops, a medical centre, library and schools all located within approximately 500m of the site.

2.2| EXISTING SITE

The site known as 78 to 82 River View was formally occupied by Chadwell Clinic until its closure. To the north and east of the site existing 2 storey residential dwellings face the site with areas of existing open amenity space immediately adjoining the site to the east. To the south on the opposite side of River View there is a parade of 3 to 3.5 storey terraces with commercial units occupying the ground floor, with residential accommodation above. The existing 1- 1.5 storey brick built building which occupied the site has been demolished with only the foundations, an area of hard standing and existing site access remaining from the previous site use.

The site is bounded by ~2.4m metal mesh fence with existing perimeter shrubs and hedging along the north, east and part of the western boundary inside the existing fenceline.

Access to the site is provided from Ruskin Road.



2.3| SITE PHOTOS



View west along River View, with the parade of mixed use development opposite the site.



View of the access to rear of residential units to the north of the site.



View of the site from junction of River View & Ruskin Road.



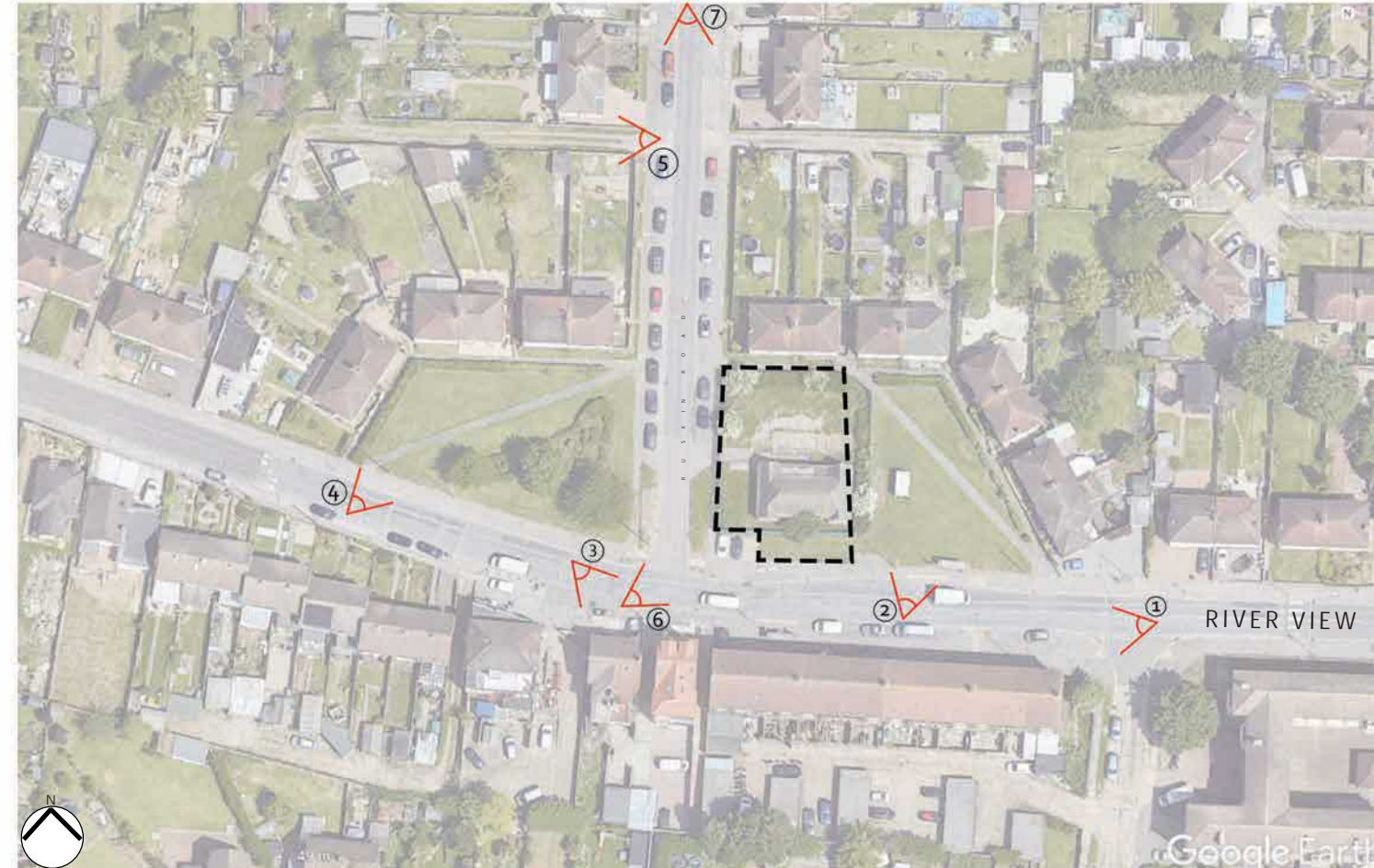
View north of the existing residential dwellings surrounding the site (the site is shown on the left of the image)



View south along Ruskin Road towards River View with 3- 3.5 storey development - rear of the site in mid ground of image.



View of commercial and residential units along River View, adjacent to the sites southern boundary.



View of existing residential dwellings located to the west of the site.

2.0| SITE CONTEXT

2.4| CONSTRAINTS AND OPPORTUNITIES

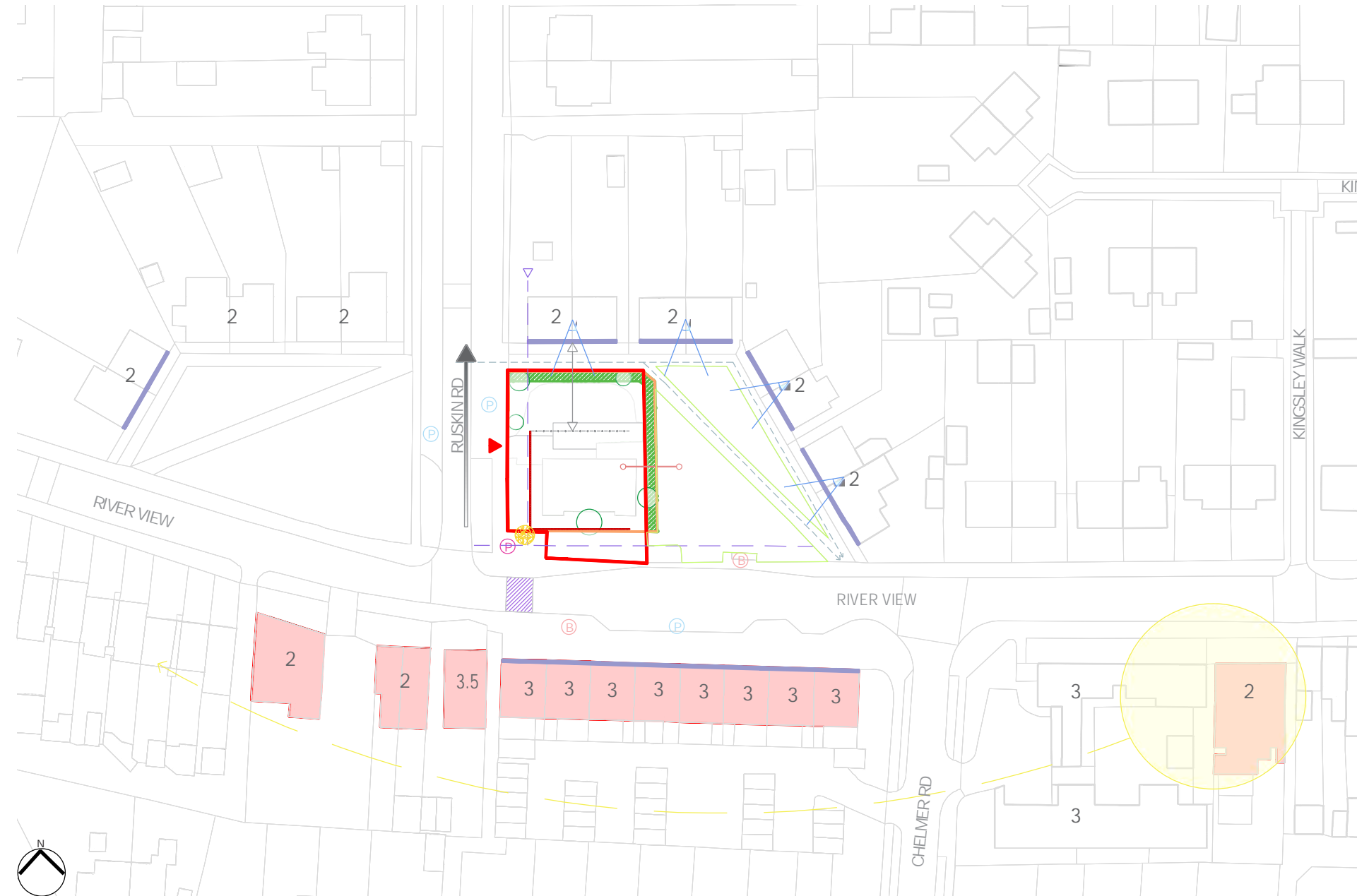
As part of the initial site assessment the diagram adjacent identifies the key opportunities and constraints for the site development and will be used to inform the design development of the project.

OPPORTUNITIES:

- Existing access from Ruskin Road.
- Create new high quality residential apartments
- Removal of the existing perimeter fence and provide additional landscaping to enhance existing site and surroundings.
- Redevelop a unused piece of brownfield land.
- Connect the site with the existing amenity spaces around the site.
- Create a new high quality focal point at the junction of River View & Ruskin Road.

CONSTRAINTS:

- Relationship with the existing residential dwellings to the north & east.
- Land take required for provision of car parking.
- Transition between 2 storey to 3/ 3.5 storey.



Key

SITE BOUNDARY	EXISTING BUILDING STOREYS
EXISTING MIXED USE DEVELOPMENT (COMMERCIAL+RESIDENTIAL)	PEDESTRIAN ACCESS ONLY
EXISTING RESIDENTIAL DEVELOPMENT	EXISTING OPEN SPACE
PARKING AREAS	TRAFFIC CALMING FEATURE
BUS STOPS	EXISTING VIEWS FROM RESIDENTIAL DWELLINGS
INFORMAL PARKING AREA	EXISTING BUILD LINE
PRIMARY BUILDING FRONTAGE	NEW BUILDING FRONTAGE
EXISTING BOUNDARY VEGETATION	MAINTAIN SEPERATION
EXISTING TREES	CONNECTION TO EXISTING OPEN SPACE
EXISTING SITE ACCESS	FOCAL CORNER OF NEW BUILDING AT JUNCTION
EXISTING BOUNDARY FENCE	
INDICATIVE SUN PATH	

3.0 | THE PROPOSAL

3.1 PRE APPLICATION

Consultation responses and design improvements |

A pre-planning application was submitted (ref 22/30199/PMIN) on the 23rd January 2023. Through discussions and advice given by the Local Planning Authority the following amendments to the design have been undertaken in response.

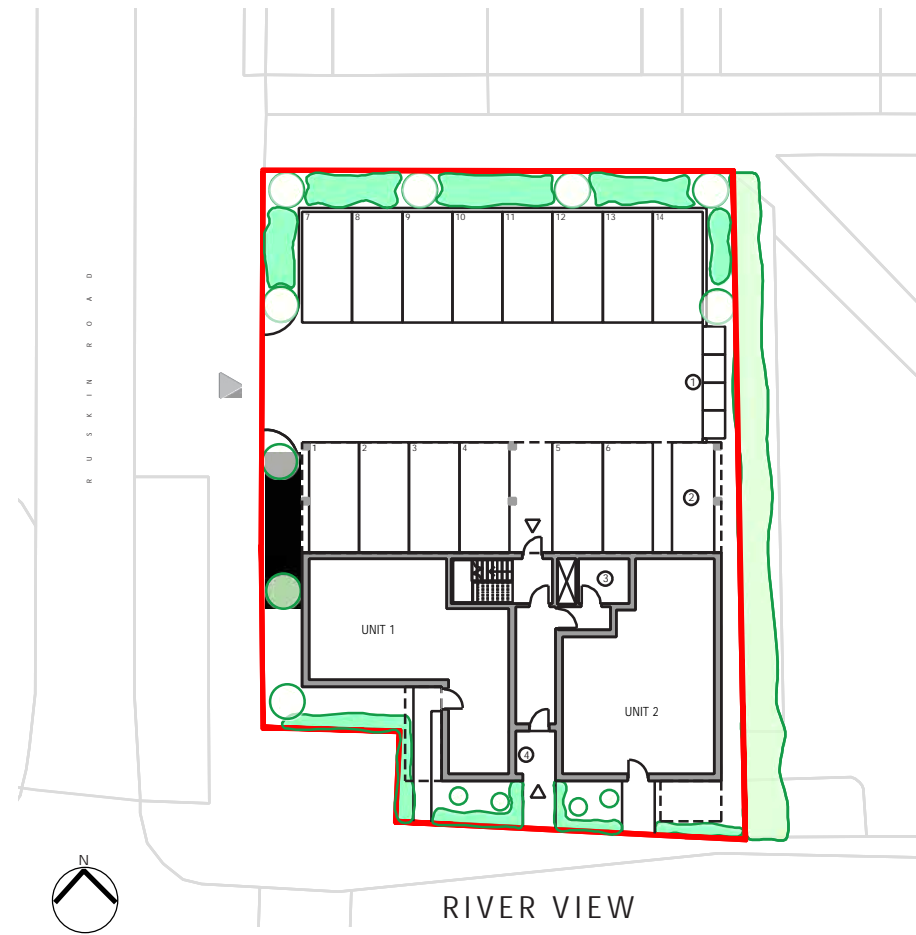
It was advised that the scheme should be reduced from a three storey to a two storey building. The scale of the proposal has been reduced from 3 storeys to 2 storeys.

There was a mention that a study of good local vernacular, picking up on positive character traits such as roof forms within the area is undertaken to create a development that responds more positively within its setting. As part of the design development of the proposal from the pre application stage a study of local vernacular was undertaken and the design submitted as part of this application includes a palette materials which references the context, and includes detailing which reinforces the proposal as a high quality development.

There were concerns with regards to the usability and practicality of units 4 and 5 given that they appear to be very limited in their floor space. All the units within the proposed scheme meet the internal space standards set out in the Nationally Described Space Standards and also the Councils adopted space standards. The plans submitted as part of the application detail the internal arrangement of the dwellings and show that every dwelling has a functional and usable layout.

Further consideration should be given to the provision of private amenity space for these units. Private amenity spaces have now been included for the ground floor flats 1-3, with private amenity spaces for the flats on the first floor being provided through inset balconies.

As discussed within the pre application meeting it is yet to be decided if the occupiers of the proposal are to bring their bins out onto Ruskin Road or if the refuse vehicles are to enter the site. This is covered in the refuse strategy on the following pages.



3.0 | THE PROPOSAL

3.2 | PREVIOUS APPLICATION

A previous Full Planning Application was submitted to Thurrock Council on the 11th July 2023 for the: Erection of residential apartment building which provides 9no. residential apartments with dual aspect, private amenity and car parking, (ref 23/00858/FUL).

The Decision Notice for the Refusal of Planning Permission was issued by the Council on the 23rd August 2023. The reasons for refusal were predominantly due to the design being considered excessive in height and the massing of the mansard roof, poor elevational design, and constrained layout was deemed harmful to the street scene. Due to the size of the previous scheme, the remaining space on site, including the car parking, bin storage, external amenity space and soft landscaping was considered insufficient and poorly laid out. There were also concerns with poor outlook, an unacceptable sense of enclosure and overshadowing of neighbouring properties.

The new proposed scheme, as presented on the following pages, has been reduced in scale and massing, from the 2.5/3 storey block with a footprint of approximately 345m² (incl. balconies) to a 2 storey form with a footprint of approximately 225m². This has been achieved primarily by reducing the number of units from 9 down to 5. A traditional pitched roof design typical to the area has been adopted which has simplified the elevational design. This has also been aided by reduction of the number of balconies and by inseting them.

The reduced number of apartments and footprint of the proposal has meant that the layout of the car parking, bin storage, external amenity space and soft landscaping has improved and provision increased. The layout of the proposed scheme has been rearranged to minimise outlook onto neighbouring properties and the distance between buildings have been increased by approximately 2 meters to a distance of 20.5 meters. A Daylight & Sunlight Assessment has been carried out and the report concludes the proposal is fully compliant with the BRE criteria.



PREVIOUSLY PROPOSED SITE PLAN



PREVIOUSLY PROPOSED STREET ELEVATION

3.0 | THE PROPOSAL

3.3 | PROPOSAL

Siting, Scale & Massing |

The development proposes a new 2 storey high quality residential building which provides 5no apartments. A mix of apartment sizes are provided: 2no 1 bed 2 person; 1no 2 bed 3 person; 1no 2 bed 4 person; and 1no 3 bed 5 person.

The proposed building has been positioned to the southern end of the site to ensure a suitable distance between the proposal and the neighbouring residential dwellings to the north, and provide new street frontage to River View and Ruskin Road.

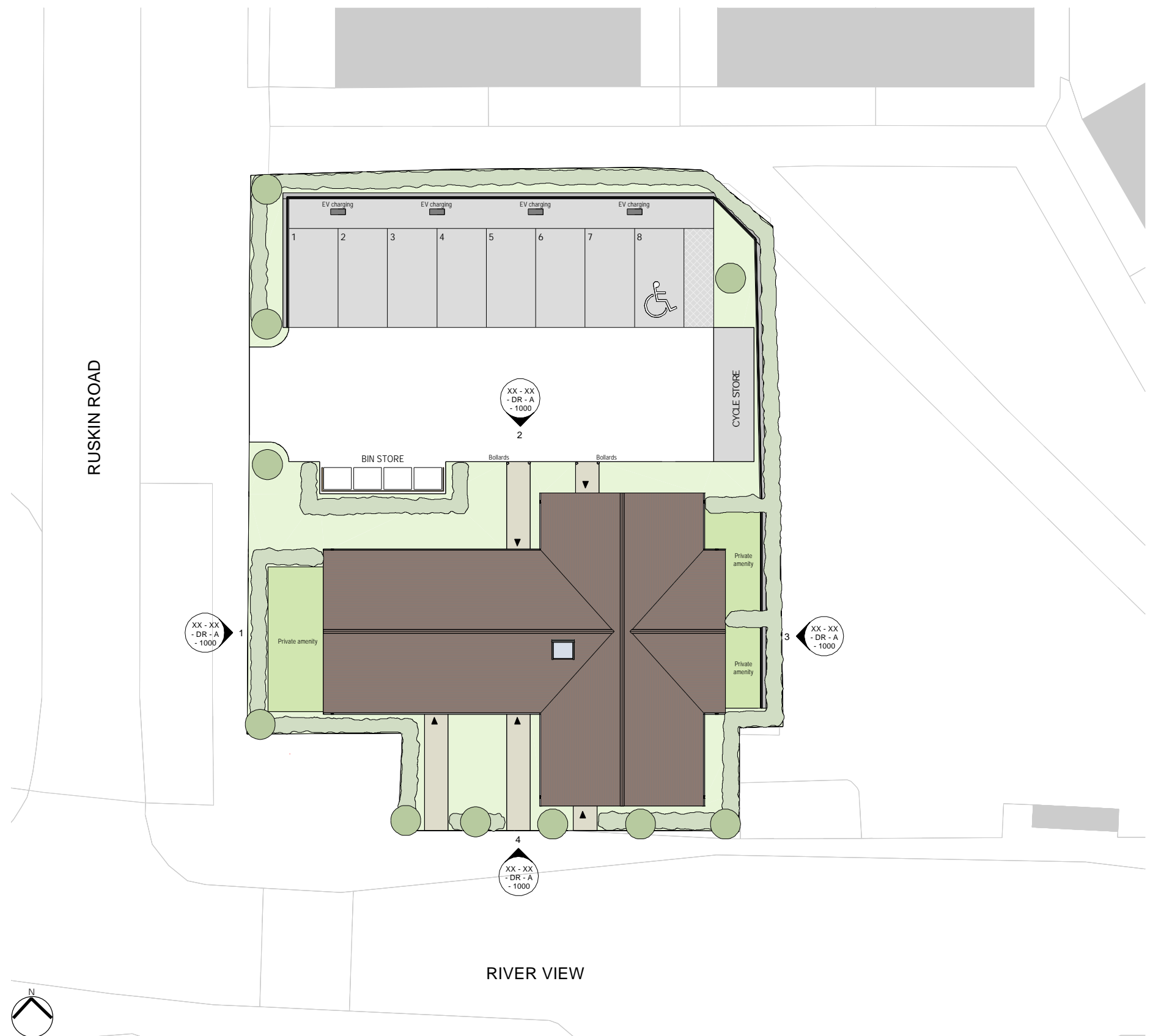
The scale of the proposed development has been designed to respond to the surrounding context and provide an appropriate transition between the built form north to south; from the 2 storey dwellings to the north to the 3/ 3.5 storey terrace to the south. The proposed development is 2 storeys with pitched roof that reflects the typology and proportions of the built form in the area. The concept design of the street scene, as viewed from Ruskin Road, can be seen in the indicative sketch street elevation on page 10.

Access & Parking |

Existing access into the site is maintained from Ruskin Road, providing a dedicated car parking area to the north side of the building. The proposed layout accords with the Local Authorities development policies providing a total of 8 car parking spaces, which equates to 1 dedicated space per dwelling + 0.5 visitor spaces per dwelling including 1 accessible parking space. Electric vehicle charging points will be provided to serve all car parking spaces. Cycle parking has also been accommodated to the eastern boundary of the parking court providing 10no secure cycle parking spaces.

Refuse |

A dedicated bin storage area is located within the car parking area which provides space for 4no 1100L communal bins- 2no general waste & 2no recycling. A refuse collection point is proposed in the vicinity of Ruskin Road which requires residents to walk their bins less than the maximum distance of 25m outlined within the local adopted policy.



PROPOSED SITE PLAN

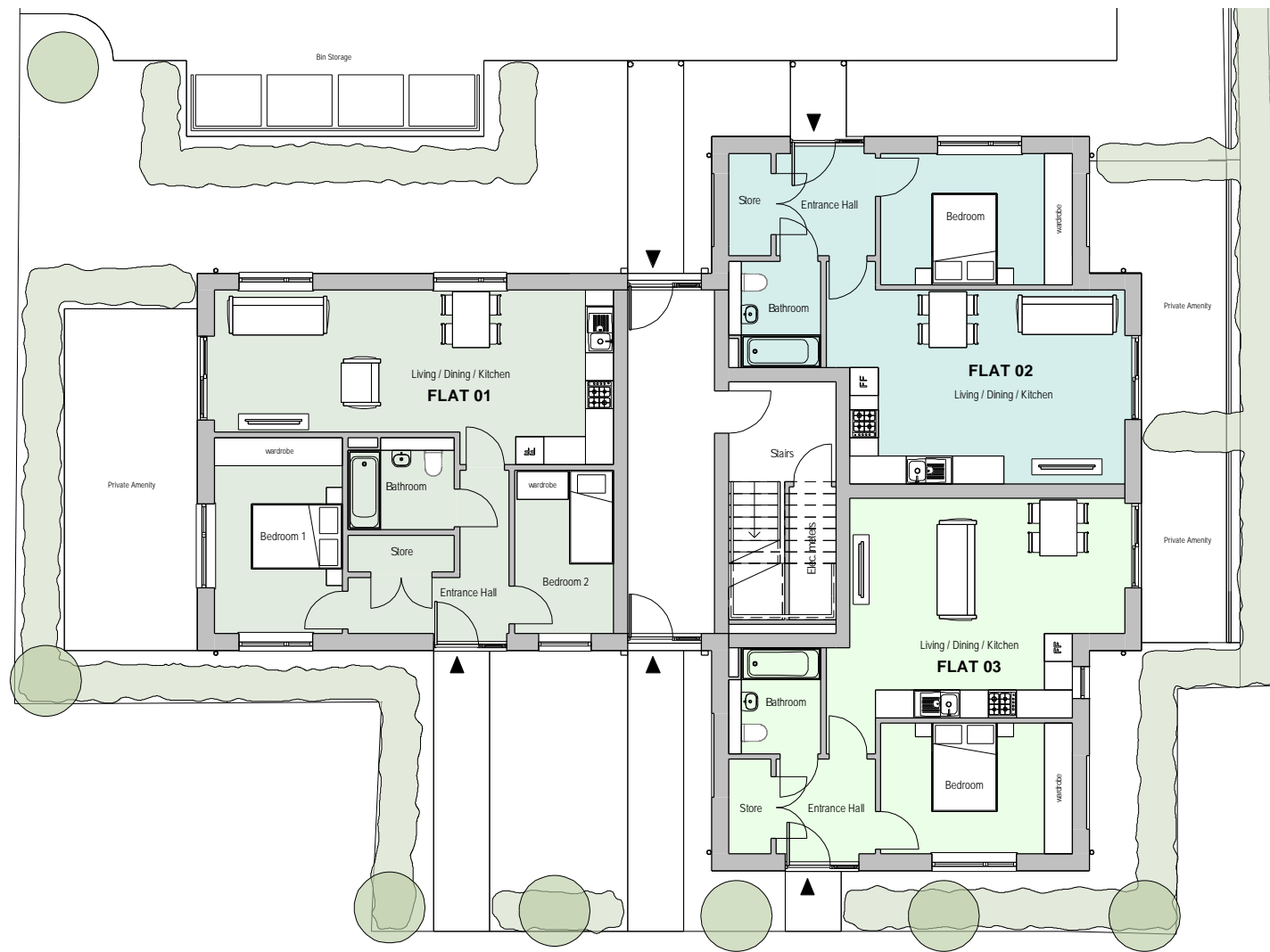
3.4 | INTERNAL LAYOUT

There are three apartments on the ground floor, 2no 1 bed 2 person and 1no 2 bed 3 person. The entrances to apartments 1 and 3 have been positioned on the River View elevations to create an active frontage to the street. Entrance to apartment 2 is positioned on the north elevation. Entrance to apartments 4 and 5 on the first floor is via a communal entrance and stairs accessed either by the north elevation or the southern elevation from River View.

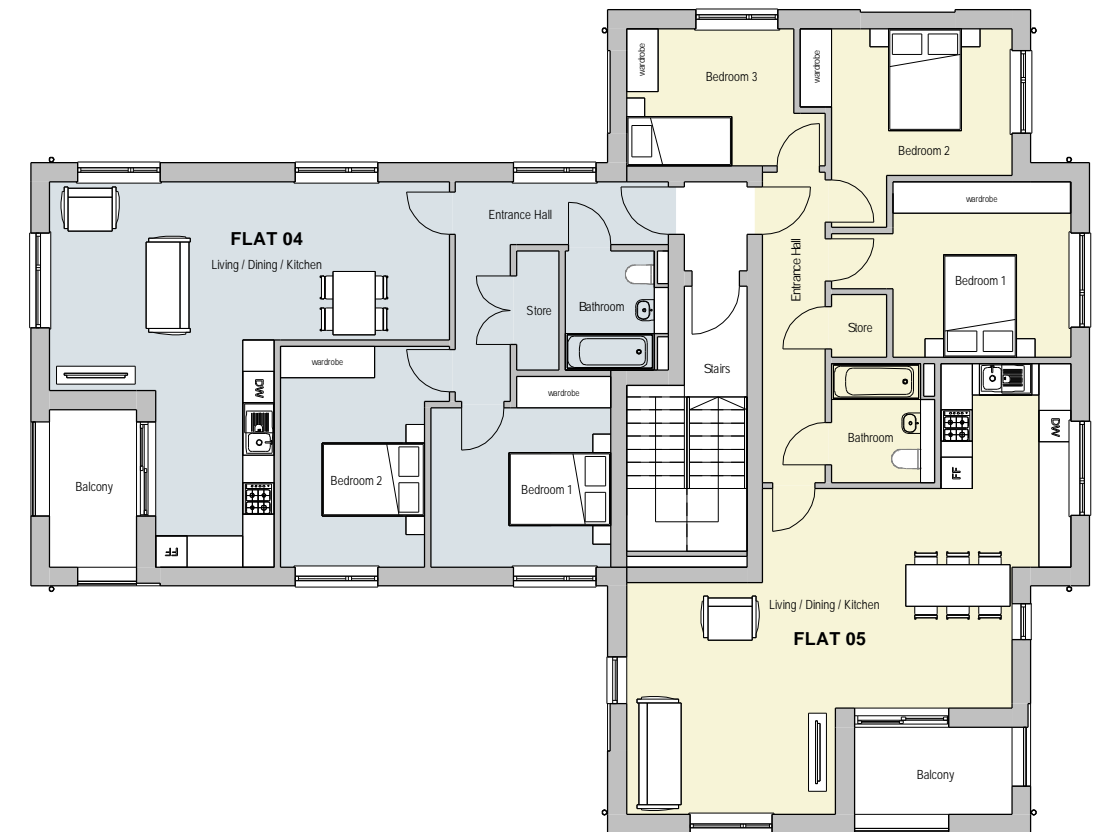
All apartments have access to private amenity space, with the ground floor apartments having access to external areas direct from the living/dining spaces, and the first floor apartments having inset balcony spaces, also connected to living/dining areas.

All the units within the proposed scheme either meet or exceed the internal space standards set out in the Nationally described standards.

Area Schedule	
Flat	Area
Flat 1	63 m ²
Flat 2	50 m ²
Flat 3	51 m ²
Flat 4	76 m ²
Flat 5	91 m ²
Total	331m²



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

3.0 | THE PROPOSAL

3.5 | ILLUSTRATIVE STREET ELEVATION



INDICATIVE SKETCH STREET ELEVATION ALONG RUSKIN ROAD

3.0 | THE PROPOSAL

3.6 | PROPOSED MATERIALS

Appearance |

The site is located in an area where there is a mix of architectural vernacular and materials; which includes brick, render and cladding. Directly opposite the site on the southern side of River View the predominant materials used are red brick and red/brown pantiles. The semi-detached dwelling that surround the site to the north, east and west are rendered external walls in various tones of grey and red/brown pantile roofs.

The proposed material palette for the development consists of red brick for the external walls and red/brown pantiles for the roof. To create visual interest and variation to the elevations brick detailing is used around windows and to the head of gable ends. Inset brick panels have also been used to create rhythm and depth to the elevations. Stone surrounds are proposed around the main communal entrances to provide a clear point of arrival.

Externally, landscaping is proposed to reinforce the existing landscaped boundaries through additional tree planting, hedges and new amenity spaces; all of which have the ability to introduce new biodiverse habitat to the site. The removal of the existing perimeter boundary fence will allow for the addition of new landscaped areas to Ruskin Road and River View; creating a positive connection and interaction with the adjoining streets.

1. Red / brown pantile roof
2. Red brick
3. Grey aluminium framed windows
4. Grey composite entrance doors
5. Grey metal rainwater goods
6. Stone door surrounds



WEST ELEVATION



NORTH ELEVATION

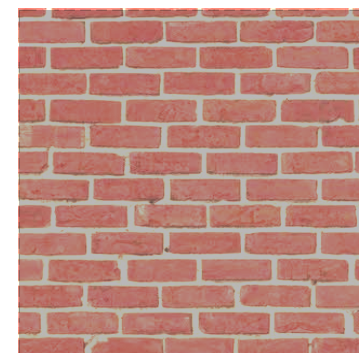


EAST ELEVATION



SOUTH ELEVATION

MATERIAL PALETTE / REFERENCE IMAGES



Red brick



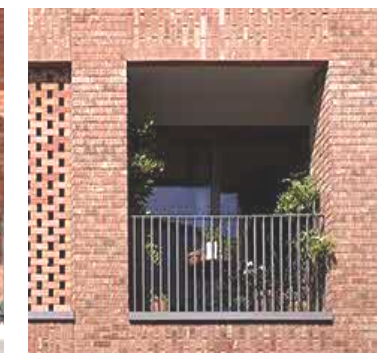
Red / brown pantiles



Light stone detailing



Stone surrounds detailing



Inset balconies

3.7| PRECEDENT IMAGES



4.0 | CONCLUSION

In summary, the proposed redevelopment of this brownfield site into high quality residential dwellings is considered acceptable and the document demonstrates how the proposals have been informed by the initial site analysis, pre-application engagement with the Council and the sites context. The proposal presents a sustainable development that responds sympathetically and contextually to its locality through the proposed scale and appearance, and provides the opportunity to enhance the site and surrounding environment through the design.

The proposed development would provide:

- Re-use and regeneration of an existing brownfield site for residential dwellings.
- High quality family apartments of varying sizes, all with access to external private amenity and car parking.
- Enhancement of the site through landscaping, street frontage and positive connections to its surroundings.
- New focal 'gateway' at the junction of River View and Ruskin Road.

We therefore conclude that the proposal would provide a positive contribution to Chadwell St Mary.

Lanpro»

BRETTINGHAM HOUSE
98 POTTERGATE
NORWICH
NR2 1EQ

T | 01603 631319
W | www.lanproservices.co.uk

NORWICH | YORK | MANCHESTER | LONDON | CAMBRIDGE