

DESIGN AND ACCESS STATEMENT

INTRODUCTION

The planning application seeks extension of time for the previously approved planning scheme ref: 20/00946/HHA. The owner could not start the work due to illness.

This Design & Access Statement provides details of the proposed double storey side extension at 59 South Road, South Ockendon RM15 6NS. The statement outlines the design rationale and the positive contribution the new extension will make to the area and should be reviewed in conjunction with the relevant existing and proposed drawings.

The design approach has been aimed to maximise the flexibility in the use of space, comfort and a sense of homeliness. The design seeks to adopt a creative and contemporary approach in the internal space planning and follow similar styles across the area to maintain the architectural character. The double storey side extension will provide the applicant with the additional space required for their growing family. The extension will be a sympathetic addition to the house.

SITE LOCATION & CONTEXT

The site is at the junction of the South Road and Bransdon Groves Avenue. It has access from the South Road. The C3 dwelling is a double storey house which benefits from an existing single storey rear extension. Most of the houses in this locality are Semi-detached houses.



PLANNING HISTORY

20/00946/HHA December 2020 - Demolition of single storey side garage and replace with two storey side extension with a bay window. Alterations to the window arrangement on the rear elevation. Removal of one chimney stack. - Approved

DESIGN

The design proposes to demolition single storey side Garage of the existing house and construct a double storey side extension with a bay window matching with the original house and replace 2 first floor windows to the rear side with 3 windows and demolish 1 chimney to the right side of the House.

The proposal has been informed by NPPF, the relevant Thurrock Local Plan policies and Thurrock Design Guide, Residential Alterations & Extensions SPD July 2017 - 5.1.1, 5.3.1, 5.3.2 and 5.3.3.

The side extension has been set back from the front and rear and the roof ridge of the side extension has been lowered from the main roof to give prominence to the main house. There will be a Juliette Balcony on the first floor facing the garden. The side flank has 5 windows which avoids creating blank face to the side of side extension.

SCALE

The side extension 4.5m wide which is less than half of the width of the original house (9.635m) and has been set back from the front wall by 0.3m at Ground and First floor and 0.3m at the rear on the First floor. The roof ridge of the proposed roof has been placed lower than the original roof to keep clarity of massing. Approximately 90% open space will remain around the original house after the extension. The first floor windows to the side will be of obscure glazing above 1.75m and there is no house on this side, only open space before the road. the nearest house on this side is over 40m away.

MATERIAL

The extension will be finished with external render to match existing. The doors & window will be White uPVC and roof tiles to match existing.

ACCESS

The existing front access will be used to enter the house, The existing side entrance to the garden will remain as it is and the existing front secondary entrance to the garden will be moved to the right by 1.5 m.

PARKING & TRANSPORT

The house will be supported by 3 parking space. The site has good connection to the public transport network. The Ockendon Railway Station is less than 1km away from the site. Bus route 11 and 370 runs along the South Road and bus stops on both directions are very close the site.

PRECEDENTS



65 South Road RM15 6NS

Noteworthy, similar double storey side extension development had been approved at no. 65 South Road RM15 6NS Ref: 91/00237/FUL.

SUMMARY

The design proposal creates harmonious relationship between the existing and proposed forms with its modest scale and proportion, adopting traditional design and using existing matching materials. The 5 bedroom house will certainly be an addition to the house stock of large family houses. We believe the proposal is sympathetic to the context and would not negatively impact upon the character and appearance of the local area or the neighbouring amenity. Thus humbly request to grant permission.

NOTES:
 - Construction work should not commence until planning permission is approved by the Planning Authority.
 - Drawings should not be used for Land registry purposes.
 - Party wall Notice is to be served by either the owner/main contractor.
 -No liability is taken to any Third Party relying on information contained in this drawing.
 -All dimensions must be verified on Site before commencing any work or shop drawing.

Project	59SouthRoad_HPA Thurrock RM15 6NS
Client	Mrs Dilara Haque
Project No.	2020-014
Project Status	Planning

Layout Title	Design & Access Statement
Layout No.	P004
Scales @ A3	
Date	08/12/2023

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