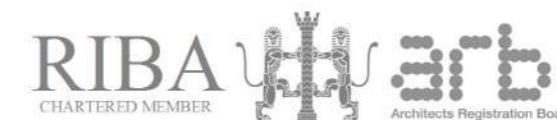


DESIGN AND ACCESS STATEMENT

LAND ADJACENT TO MOUNT VIEW (SITE)
THE STREET, HIGH RODING, ESSEX, CM6 1NP

CLIENT: IN PROPERTY - MR R BISHOP



REFINE + RESOLVE ARCHITECTS

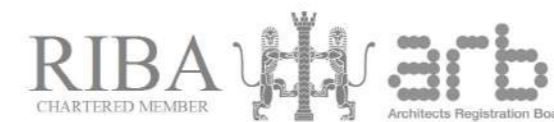


IMAGE: AERIAL PHOTOGRAPH OF SITE CONTEXT

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 11
5.0 DESIGN PROCESS	PAGE 13
6.0 USE	PAGE 16
7.0 LAYOUT	PAGE 17
8.0 BUILT FORM AND APPEARANCE	PAGE 20
9.0 LANDSCAPE	PAGE 23
10.0 SUSTAINABILITY	PAGE 24
11.0 ACCESS	PAGE 26
12.0 SECURITY	PAGE 28
13.0 CONCLUSION	PAGE 29

00



REFINE + RESOLVE ARCHITECTS

	0 Strategic Definition	1 Preparation and Briefing	2 Concept Design	3 Spatial Coordination	4 Technical Design	5 Manufacturing and Construction	6 Handover	7 Use
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.	Stage Outcome at the end of the stage	Core Tasks during the stage	Core Statutory Processes during the stage:	Procurement Route	Information Exchanges at the end of the stage			
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.	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.	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	Strategic appraisal of Planning considerations	Traditional Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Client Requirements Business Case	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 0: The best means of achieving the Client Requirements confirmed.	Stage 1: Project Brief approved by the client and confirmed that it can be accommodated on the site.	Stage 2: Architectural Concept approved by the client and aligned to the Project Brief.	Stage 3: Architectural and engineering information Spatially Coordinated.	Stage 4: All design information required to manufacture and construct the project completed.	Stage 5: Manufacturing, construction and Commissioning completed.	Stage 6: Building handed over, Aftercare initiated and Building Contract concluded.	Stage 7: Building used, operated and maintained efficiently.	
Core Tasks: Prepare Client Requirements, Develop Business Case, Ratify option, Review Feedback, Undertake Site Appraisals.	Core Tasks: Prepare Project Brief, Agree Project Budget, Source Site Information, Prepare Project Programme, Prepare Project Execution Plan.	Core Tasks: Prepare Architectural Concept, Agree Project Brief Derogations, Undertake Design Reviews, Prepare stage Design Programme.	Core Tasks: Obtain pre-application Planning Advice, Agree route to Building Regulations compliance, Option: submit outline Planning Application.	Core Tasks: Submit Building Regulations Application, Discharge pre-commencement Planning Conditions, Prepare Construction Phase Plan, Submit form F10 to HSE if applicable.	Core Tasks: Carry out Construction Phase Plan, Comply with Planning Conditions related to construction.	Core Tasks: Comply with Planning Conditions as required.	Core Tasks: Comply with Planning Conditions as required.	
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.	Information Exchanges: Employer's Requirements, Contractor's Proposals.	Information Exchanges: Project Brief, Feasibility Studies, Site Information, Project Budget, Project Programme, Procurement Strategy, Responsibility Matrix, Information Requirements.	Information Exchanges: Signed off Stage Report, Project Strategies, Updated Outline Specification, Updated Cost Plan, Planning Application.	Information Exchanges: Manufacturing Information, Construction Information, Final Specifications, Residual Project Strategies, Building Regulations Application.	Information Exchanges: Building Manual including Health and Safety File and Fire Safety Information, Practical Completion certificate including Defects List, Asset Information.	Information Exchanges: Feedback on Project Performance, Final Certificate, Feedback from light touch Post Occupancy Evaluation.	Information Exchanges: 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

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.

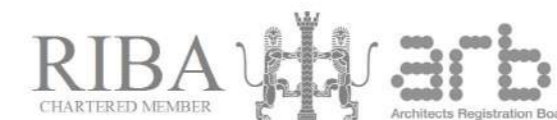
The content of the statement has been presented to closely follow the advice provided under section 6 of the Communities and Local Government (CLG) Guidance.

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.

This submission follows the recent refusal for two dwellings and responds to the comments made to propose a scheme for a single residential dwelling instead.

01



REFINE + RESOLVE ARCHITECTS

1.0 INTRODUCTION

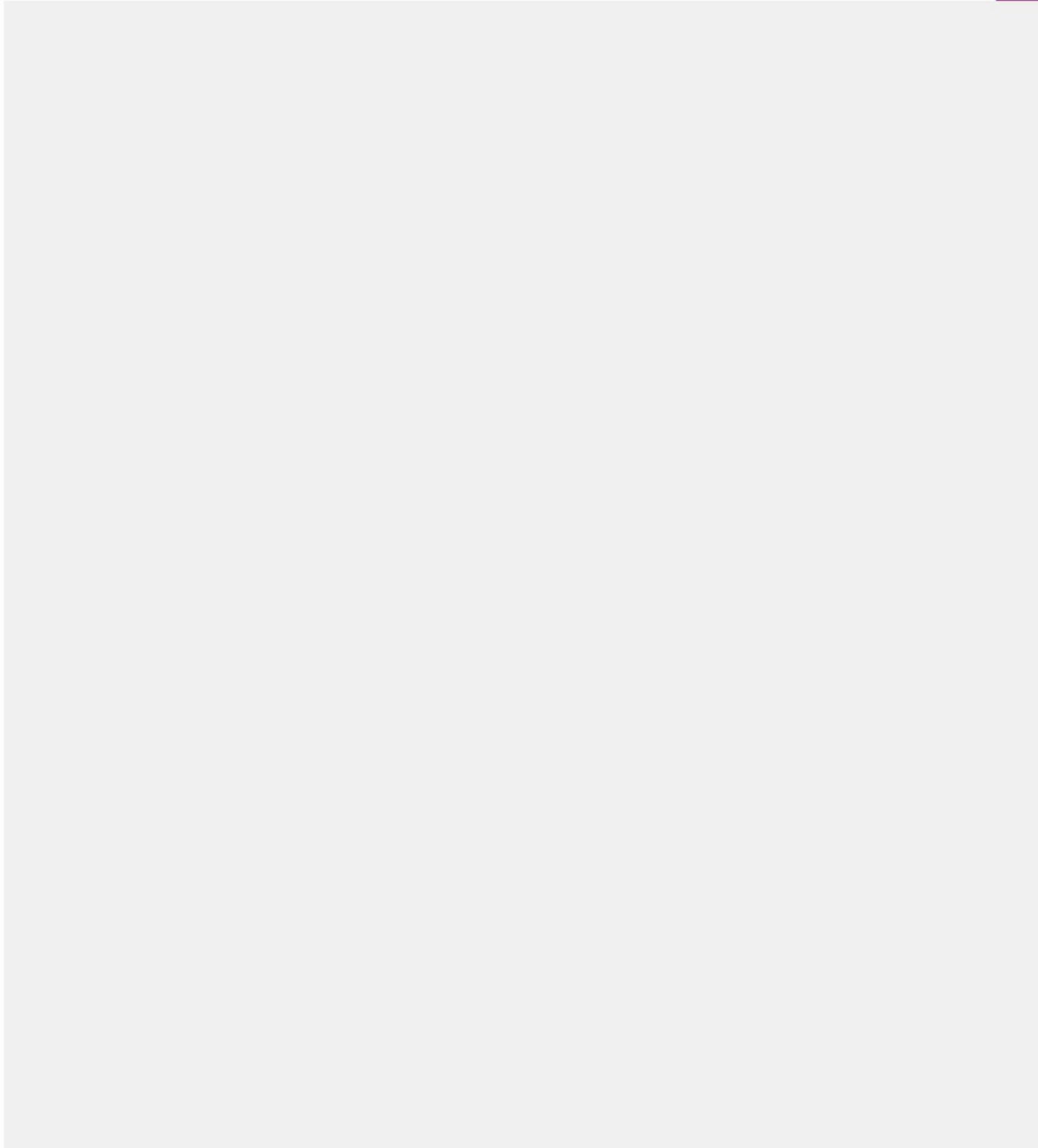
R+R Architects Ltd have been appointed by Mr R Bishop of In Property to evaluate options for developing the site known as; Land Adjacent to Mount View, The Street, High Roding.

Through a combination of an extended consultation process with the client group, local agents and representatives, a concept design development phase, a previous formal application and a responsive followup final proposed scheme for a single modest dwelling homes has been prepared that seeks to create new opportunities on the site.

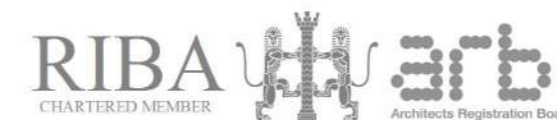
We consider the site to be Previously Developed Land as well as being within an established village environment and therefore a suitable site to delivery a small sustainable development that will take its design cues from the immediate context and the principle of development set by the recent estate to the east, the recent application opposite as well as the historic approvals on site now since expired.

R+R Architect Ltd have been instructed to develop and submit a follow up Planning Application on behalf of the applicant.

The following Design and Access Statement forms part of that submission alongside a series of architectural drawings, statements and any other required reports.



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 area of engineered surfaces (Brown), the built form (Grey) and green space. It is clear that the corner plot offers opportunities to continue the street scenes of The Street and Owers Place.

The immediate context is a mix of residential dwellings of varied designs and typology. All the housing types are mixed, with; detached, semi detached and terraced houses, as well as bungalows and chalets style dwellings.

The immediate area is fairly dense with housing numbers per hectare higher than a typical semi-rural village.





SITE - AERIAL CONTEXT

Left: (Image 1) Aerial Photo 1 - Dense grain is the immediate context

Below: (Image 2) Aerial Photo 2

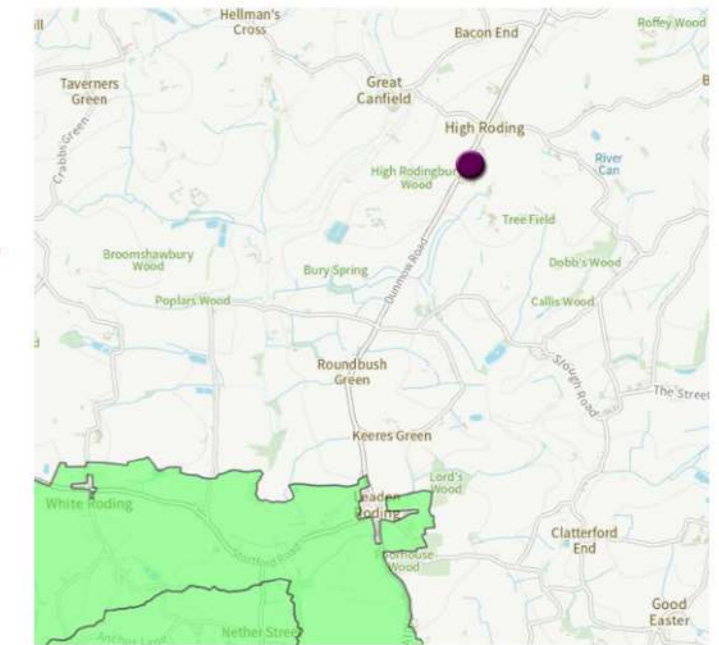
Right: (Image 3) Green Belt Plan

SUMMARY

The site is within the built up area of High Roding village adjacent to a Grade II listed C17th lobby-entrance house which is split into two dwellings. Opposite there is also a Grade II listed C18th old school house. The site appears to be in the High Roding conservation area but is outside of the Green Belt

It is bordered by established built form to the north, south, east and west of the site all of which is residential use. The immediate area is dense but could be considered to be semi-urban.

The site is previously developed land and benefits from previously approved applications, now expired. The development proposal will seek to use the whole site area for the application, both built form and ancillary spaces.



IMAGES ARE TAKEN FROM GOOGLMAPS AND THE GREENBELT MAP ONLINE



IMAGE 6.001



IMAGE 6.002



IMAGE 6.003



IMAGE 6.004



IMAGE 6.005

Content:

Study sheet of photographs reference 6.001 - 6.005

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

The site appears to be a well maintained residential garden which therefore is previous developed land as outlined within the NPPF.

There is established built form adjacent to the site with all buildings being in residential use. There is also a fairly recently constructed residential estate to the east of the site which in addition to the established street scene, provides development on all four boundaries.

The overall site area is approximately 480sqm which includes the parking to the north and east but not the roadside grass verge.

The site is regular in shape with the main vehicle access for the new development from Owers Place entering the site from the south boundary.



Content:

Study sheet of photographs reference 7.001 - 7.005

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

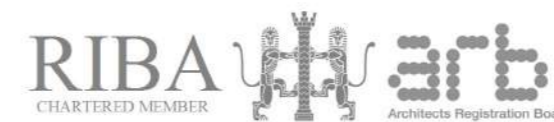
The site appears to be a well maintained residential garden which therefore is previous developed land as outlined within the NPPF.

There is established built form adjacent to the site with all buildings being in residential use. There is also a fairly recently constructed residential estate to the east of the site which in addition to the established street scene, provides development on all four boundaries.

The overall site area is approximately 480sqm which includes the parking to the north and the east but not the roadside grass verge.

The site is regular in shape with the main development vehicle access from Owers Place entering the site from the south boundary.

03



REFINE + RESOLVE ARCHITECTS

3.0 PHYSICAL CONTEXT

There is currently only a poorly designed garage within the applicants site outline which is to be removed, with the proposed area for the new dwelling currently presented as a well maintained residential garden.

The area within the red outline is under option with the applicant and is part of the ownership of the adjacent residential property - Mount View.

The land contains the private side garden amenity and garage and therefore it is also Previously Developed Land in accordance with the NPPF

The site is the corner plot at the junction of The Street and Omers Place and is a break in the built up frontage and street scene, however here are not extend views to the countryside due to the large estate to the east which takes away any openness the site previously experienced.

The site has a pedestrian and vehicle access point entering from the south-west border via Omers Place. This is the primary area of hardstanding that occupies the site. There is also the vehicle access serving Mount View approaching from the western border which will still provide two parking spaces just without the poorly designed garage obstructing the view of the listed asset.

The boundary treatment is mainly close-board fencing with structural planting behind.

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

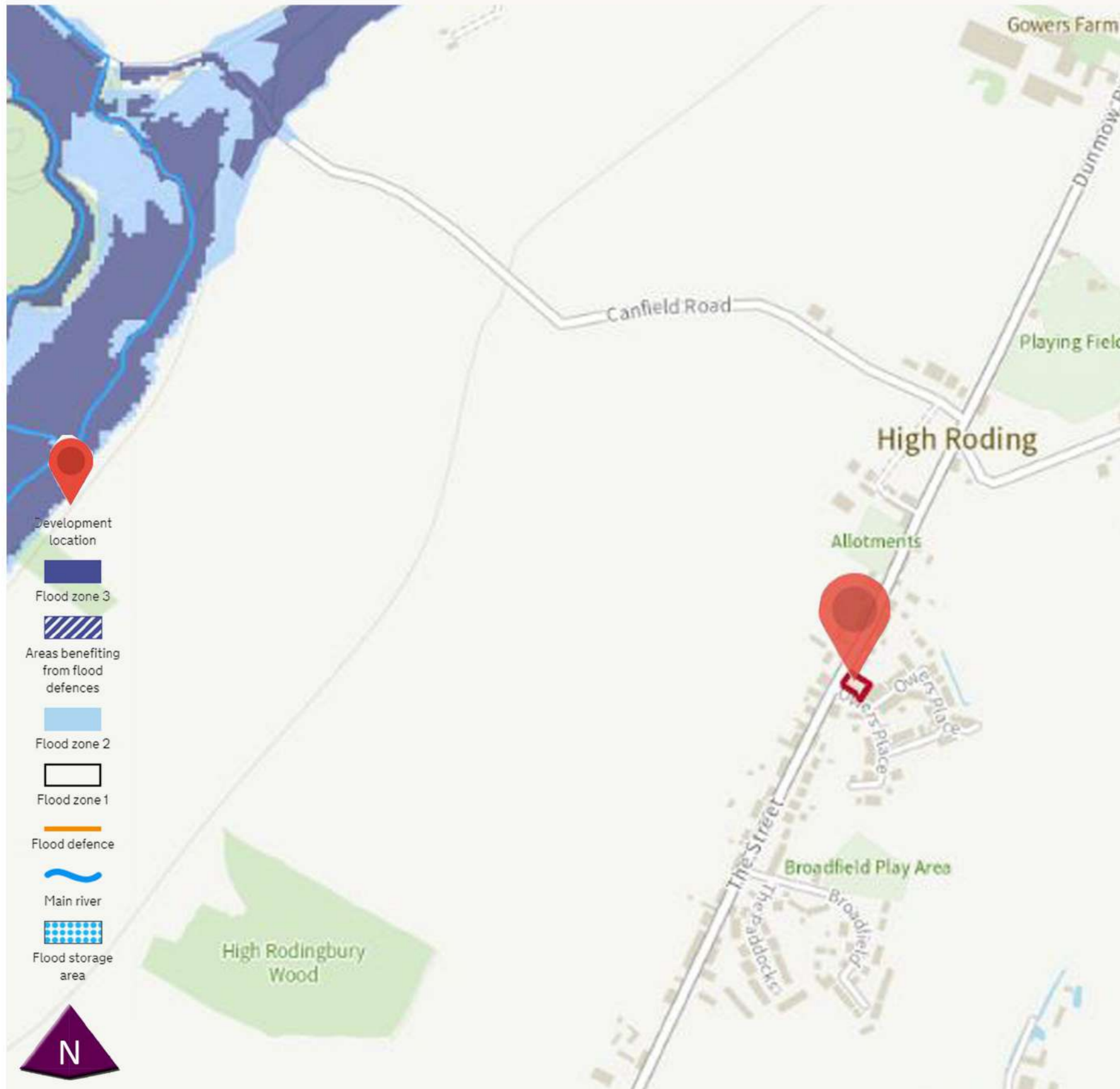
Context study of housing types and build density on adjacent sites or in very close proximity. The analysis has focused mainly on the immediate vicinity as the representative character of this part of The Street as this is how the buildings will be seen in context and how the LPA will see the site within the conservation area. 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 they will influence the final proposal at the site. That said, the new dwelling will seek to use the established precedent of the street scene whilst siting the building back within the site to reduce its impact on the listed assets

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

Even though the street scene is a mix of 1.5 and 2 storey buildings, consideration will be taken when looking at possible levels and limiting impact on neighbours will be a key design consideration.

FLOOD PROBABILITY MAP



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

SITE - CONSTRAINTS

ENVIRONMENTAL AGENCY - FLOODING

Left: Map information dated 14.12.23

FLOOD ZONE 1

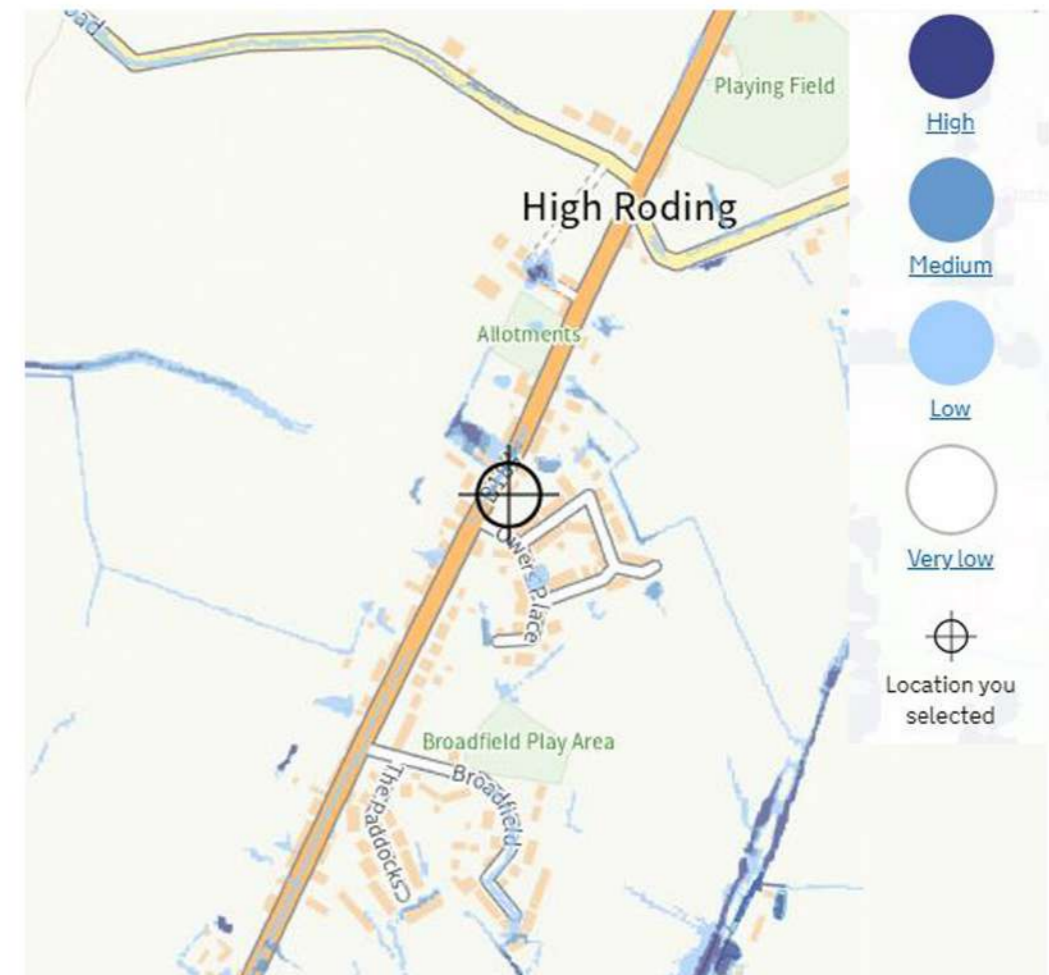
Land and property are in flood zone 1 and have a low probability of flooding

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
2. Is not affected by sources of flooding

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, responsive, sustainable family dwellings 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.

The project objectives have been developed and expanded throughout the initial design process over the past 12 months in order to advance a scheme that meets the project's goals and ambitions. Work has also gone into further development of the feasibility on a finance level and the end delivery is a conservative balance of many factors which include; economic, environmental and social.

The site itself is previously developed land and has always been used for residential purposes and as part of this follow up application the poorly designed single garage that obstructs views of the listed asset is to be removed.

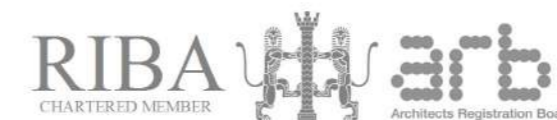
In assessing the development opportunity presented at Land adjacent to Mount View, The Street, the surrounding context and area has been considered and evaluated to propose a final option, which responds to the recent refusal and takes reference from the architectural and design typologies within the area. The proposal will have unique features but it will also reflect elements of the locality whilst creating a high-quality development within a fantastic 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 a proposal 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 this proposal will respond and encompass those strategies to delivery a well resolved development whilst not detracting from the established streetscene.

The proposal seeks to make better use of the land which will help to create a special set of circumstances to support the new dwelling proposal.

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 District 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 new contextually responsive dwelling to provide a small improvement to the quality of the housing stock in the area.

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.

With the creation of a new detached 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 (bus stop 130m from site) into the wider region. Further a field there is also connectivity into London via train stations as well as the airport and the developed scheme should utilise this accessibility in creating a proposal that maximises and makes best use this location.

The Street is mainly residential with a few smaller uses in its makeup and the application seeks to reflect residential use within the proposal. The wider surrounding context is mixed in terms of size and scale which gives support to a range of design approaches.

This follow up 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.

5.0 DESIGN PROCESS

The existing context of residential dwellings arranged within a village setting and within a conservation area helps to inform the development through consideration of its positioning and its landscape arrangement.

The entrance and street scene will require careful consideration. The site currently has a good soft landscaping but this can be improved around the boundary areas with structural planting. Therefore any proposal should seek to introduce green corridors 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 large demand for housing within the District and therefore the development should focus on creating a well resolved family home to meet this local need in a village setting.

The proposal should be of a high quality so as to continue the sustainable growth of this part of the District. 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 show illustrate the proposed form, styling and materials.

The proposal seeks to take influences from the traditional 1.5 storey rural cottage idea and massing. Simple framing of the openings, decorative detailing, clear entrance language and a clean and well proportioned facade.

Render, Brickwork and decorative 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 as well as reflecting the recently constructed dwelling to the west.

The proposal will seek make use of render and decorative brickwork as well as high performance glazing to deliver a high quality responsive dwelling.