

MP CHARTERED ARCHITECTS

Architects and Designers

DESIGN AND ACCESS STATEMENT

FOR

A NEW DWELLING

AT

HOLLY LODGE, 43 RIDGEWAY,
HUTTON MOUNT, ESSEX, CM13 2LJ

07 December 2023

2213



The Site



Aerial View

Use

The existing site is a plot of land on Ridgeway. The site previously had a detached property on it, and this has been demolished in the last few years.

Hutton Mount is a private housing estate with properties varying in size and appearance. Along Ridgeway there are various house types and finishes with no consistent pattern of development.



Previous property on the site

Amount

The proposal is to construct a new dwelling in place of the previously demolished dwelling.

The design is a traditional design with brick walls and a tiled roof with stone surrounds around dark grey aluminium window frames. The main roof is a hipped roof with a small crown roof to the centre, and gables to the front and rear in a traditional manner.

Planning History

There is no planning history that appears on the councils website.

Layout

The new dwelling creates a larger dwelling spread over three floors, with an additional floor within the roof space.

A basement will be created which will contain a entertainment room, gym, cinema and a plant and utility room for the dwelling. As this is below ground, this will not create any impact on the neighbouring properties. The walls are set in from the boundaries of the site and we have also submitted a basement impact assessment to accompany our application.

The ground floor has an increased footprint from the previous dwelling. The front is set slightly forward from the previous making use of the space at the front of the site. To the rear, the property is on a similar line to the original dwelling and the other side is pushed back further. The ground floor has a garage to the front, which is larger than the minimum standards. There is a large hallway, dining room, playroom, family room and a kitchen and dining room.

The first floor has three bedrooms, each with ensuite bathrooms and dressing rooms. To the master bedroom, there is a balcony overlooking the garden. We have shown a 1.8m high screen to the one side to avoid overlooking into the neighbours garden. The size of the first floor has been designed with the neighbours in mind, and we have

made sure that we do not encroach on the 45 degree line from the neighbouring properties first floor windows.

The second floor is within the roof area of the house. There are two additional bedrooms with ensuite bathrooms. There is a singular rear dormer in the centre of the roof, as well as rooflights around the property.

The floor area is in excess of the minimum standards set out within the technical housing standards as shown in the table below.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Externally the house has been set in a minimum of 1.2m from the boundaries to comply with Hutton Mount policies. To the rear there will be a patio area with the rest of the garden to be laid lawn.

To the front of the site the two existing vehicular access points will remain. There will be gates and piers constructed with a metal railing with hedging in front for security.

Scale

The house will have a maximum width of 15m and a maximum depth of 22.8m. This does include single storey elements to the front and to the rear. The depth of the two storey front section is 9.1m and the rear two storey section is 7.34m.

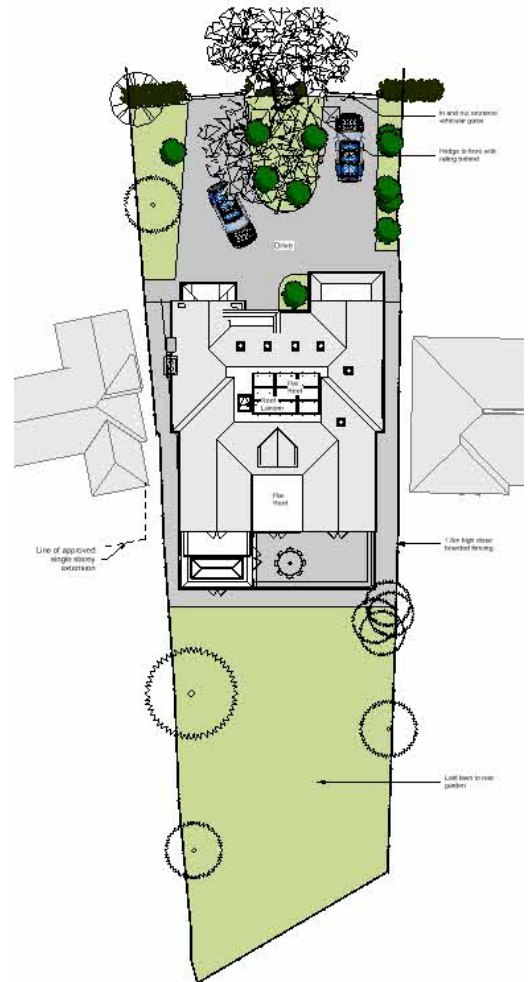
The new dwelling will have an eaves height of 5.45m and a main ridge height of 9.63m. There are protruding front gables and a single storey section to the rear.

Landscaping

There are large trees to the front of the site which will be retained as part of the works, and protected during the works – as outlined in the tree constraints plan. There will be areas of planting to the front.

To the rear the main garden will be laid lawn with a patio area immediately to the rear.

If approved a condition can be added for a formal landscaping design to be submitted.



Appearance

The new dwelling will use a range of traditional materials.

We propose to use the following materials:

- Red stock brick
- Light stonework
- Zinc cladding to rear dormer
- Dark grey aluminium windows
- Dark red plain tiles



Front Elevation

Rear Elevation

Access

The existing vehicular entrance points will be reused and new entrance gates will be installed with brick piers. There will be a hedge along the front with a 1.35m high railing behind.

The house will comply with part M of the building regulations in relation to access.

Environmental

The new house will have solar panels on the crown roof to help with energy use.

The house will have at least one, EV charging point.

The house will have over 100mm insulation within the walls. The roof and floors will also have above minimum levels of insulation required to maximise the efficiency of the house. The windows will be at least double glazed, therefore the EPC rating is likely to be a high 'B' rating.

We will also install water efficient devices to limit the water use to 110L per person day.

Martyn Pattie RIBA