

# Design Spec

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## Design & Access Statement

10 St Marys Road, Benfleet Essex SS7 1NR -  
2nd October 2023



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## Design & Access Statement

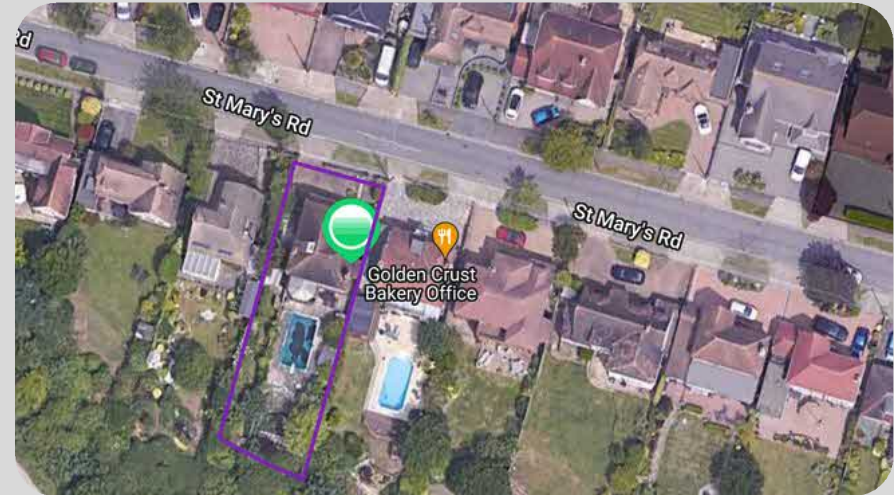
Proposed demolition of the existing conservatory and erection of two-storey extensions and internal alterations throughout to allow for additional bedroom, kitchen, dining and general living space.

10 St Marys Road, Benfleet Essex SS7 1NR

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## Local Area

### Location Map



The local area within which the site is located is in Benfleet in the county of Essex.

The application site is situated at 10 St Marys Road, Benfleet Essex SS7 1NR. The home is typical of dwellings within the immediate vicinity, we have specifically chosen our proposal in order to stay in keeping with the street scene.

As with many properties within the area, the dwelling benefits from a large rear garden with parking to the front.



## Site Photographs



10 St Marys Road, Benfleet Essex SS7 1NR - Front View



10 St Marys Road, Benfleet Essex SS7 1NR - Rear View

## Additional Photos



## Site Analysis



### Site Location Plan

The application site is situated at St Mary's Road, Benfleet.

The immediate site upon which the application is based is No. 10.

The proposal is to extend towards the rear of No. 10 via two storey extensions.

The existing building has been built using masonry load-bearing construction. It is faced in brown brickwork with concrete roof tiles to a hipped roof.

Our clients wish to update and extend the property, to enhance its use as a family home and allow for a more comfortable lifestyle.

## Proposals

The proposal is to demolish the currently unused extension, construct new rear domestic extensions and to overall modernise the exterior of the property.

As the size of the extensions have been kept to a reasonable scale this ensures that no adverse effects has been caused to the amenity of the neighbouring properties.

The proposal will also update all materials displayed on the current property to renovate and restore the overall look of this home.

This proposal will assist in providing more space to accommodate a more comfortable lifestyle and to future proof the home.



## Design Principles

The design has been based on the following principles;

A domestic extension to update a family home and allow for a new usable space.

To maintain the existing parking within the site.

To ensure that facing materials in colour and form respect the local surrounding development, using white render throughout to match the street scene, as seen below;



The design includes glazing to match the current property, this will therefore provide a lot more light and brighten the currently dull kitchen and general living space.

## Flood Risk

The environment Agency have confirmed that the site is not in an area classified as being at risk from flooding.

## Access

Access to the home would all remain as per existing.

We have considered many features of the front of the existing property when designing our proposal to therefore continue to match the neighbouring properties.

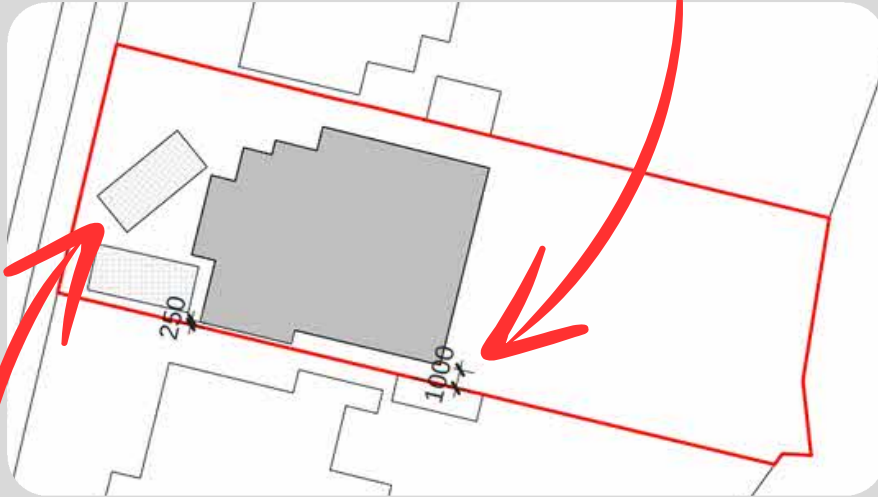
The side access will be retained through this proposal.





## Previous Applications

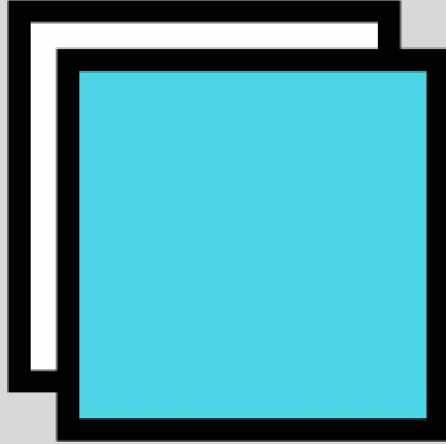
In order to combat the previous refusal (REF: 23/0622/FUL) we have reviewed the Officers Report with a fine tooth comb and adapted our proposal to show more favourable characteristics in terms of Planning Policy. In order to demonstrate this, the proposal now includes a 1 metre distance to the boundary on both the ground and first floor which now therefore provides a “suitable setting for the host property”.



## Proposed parking

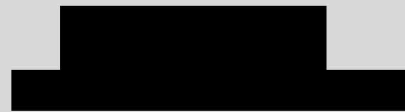
This property has parking on site which we will be successfully retaining within our proposal. The following images also demonstrate the amount of large vehicles that can be successfully parked on the driveway.





# Design Spec

Fixed Fee Architecture



[www.designspec.co.uk](http://www.designspec.co.uk)

Suite 1C, First Floor Warren House, Main Road, Hockley, Essex SS5 4QS

