



Design and Access Statement

37 Bridge Road,
Grays,
RM17 6BU

21.02.2024

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1.0 Introduction

This design and access statement has been prepared to support a planning application for the owner of 37 Bridge Road, Grays, RM17 6BU. The application is for change of use from C3 to C4 (A House in Multiple Occupation for up to 6 occupants), and for a single storey side extension to increase the kitchen and communal living space for the property.



Fig 1. Internal image showing the current kitchen.

2.0 Goldline Architectural Limited Profile

Goldline Architectural Limited is a client-centered architectural practice based on the outskirts of Bishop Auckland who specialising in bringing vacant buildings back into use, with experience in providing high level accommodation across England for our valued clients.

Our vision is to design beautiful buildings that use ingenious ways of bringing natural light to architecture while changing how architectural services are delivered.

We see design as a collaborative process and place great emphasis on our relationships with clients, consultants, and contractors. Combining our energy, extensive knowledge and talents we deliver exciting projects and make a positive difference to each scheme and its local context.



Fig 2. Recently completed HMO development from Goldline Architectural Limited.

3.0 Reference Documents

This statement should be read in conjunction with the attached reference documents as follows:

- 37 BRIDGE ROAD EXISTING AND PROPOSED SITE PLANS
- 37 BRIDGE ROAD EXISTING ELEVATIONS
- 37 BRIDGE ROAD PROPOSED ELEVATIONS
- 37 BRIDGE ROAD EXISTING AND PROPOSED FLOOR PLANS

4.0 Sites and Surroundings

The site consists of a two-storey detached building, with 3 private parking spaces and a spacious rear and side yard.

The site is located within walking distance of the town centre with excellent links to public transport, services, and facilities within walking distance. In addition to immediately available local facilities and services, there exists public transport links by means of a bus and rail service which links the town to other local towns such as Tilbury.

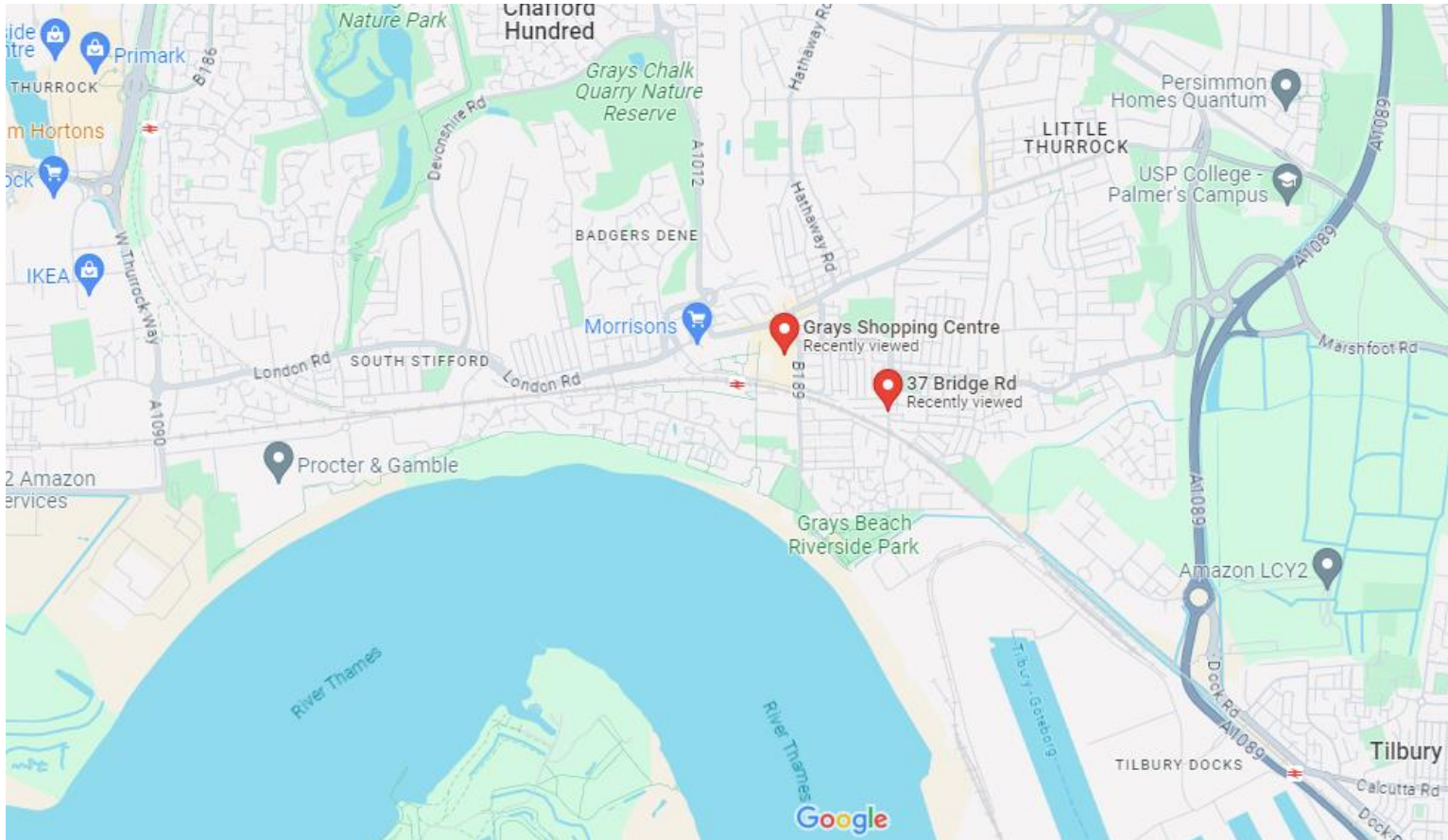


Fig 3. Aerial map showing all the local facilities and amenities (Google Map).

5.0 Existing Building

5.1 Introduction

The existing building is a 5 bedroom, two-storey detached property. The property is of no historic or architectural merit.

5.2 Building Condition

The property recently underwent a full refurbishment back in 2020 to bring the property back into use, as seen in Figures 4 & 5. Previously, it had fallen into a state of disrepair and was a blight on the street from an aesthetical perspective, until our client purchased the property.

5.3 Existing Building Areas

Ground Floor = 75.2m²

First Floor = 75.2m²

Rear Yard = 24.9m²

Side Yard = 39.1m²

Parking Spaces = 59.9m²

Total = 274.3m²



Fig 4. External image pre-2020 (Google Maps).



Fig 5. External image showing its current condition

6.0 Planning

6.1 Site Planning History of 37 Bridge Road, Grays, RM17 6BU

Self-contained dwelling unit at the rear of the existing HMO building.

Ref. No: 21/00606/FUL | Received: Tue 13 Apr 2021 | Validated: Fri 16 Apr 2021 | Status: Refused

Proposed double garage

Ref. No: 21/00196/FUL | Received: Fri 05 Feb 2021 | Validated: Tue 09 Feb 2021 | Status: Permitted

Erection of garage to rear of property

Ref. No: 20/01691/CLOPUD | Received: Sun 06 Dec 2020 | Validated: Tue 08 Dec 2020 | Status: Refused

Replacement of existing dwelling with 3 no 1 bedroom flats.

Ref. No: 05/00467/FUL | Received: Tue 03 May 2005 | Validated: Tue 03 May 2005 | Status: Refused

Change of use of shop to residential and external alterations

Ref. No: 94/00022/FUL | Received: Mon 10 Jan 1994 | Validated: Mon 10 Jan 1994 | Status: Permitted



Fig 6. Image showing the front door of the site.

6.0 Planning

6.2 Relevant Planning Permission within the area

The applications below have all been approved by the local authority and show a history for approving similar applications within the area.

Erection of single storey side and rear extension with re-location of external metal staircase to first floor and terrace with 1.8 m privacy screen . New front to replace existing angled shop front.

Candy Shell 40 Bridge Road Grays Essex RM17 6BU

Ref. No: 18/01331/FUL | Received: Wed 12 Sep 2018 | Validated: Fri 21 Sep 2018 |

Status: Permitted

Single storey rear and side extension.

23 Rectory Road Grays Essex RM17 6BE

Ref. No: 15/00039/HHA | Received: Mon 19 Jan 2015 | Validated: Tue 20 Jan 2015 |

Status: Permitted

Two storey side extension (in place of existing garage) and single storey rear extension

39 Rectory Road Grays Essex RM17 6BA

Ref. No: 12/00367/HHA | Received: Tue 01 May 2012 | Validated: Tue 01 May 2012 |

Status: Permitted

Part two storey side extension, part single storey rear extension and loft conversion, rooflight window to front and rear elevation

2 Lander Road Grays Essex RM17 6AX

Ref. No: 22/01172/HHA | Received: Tue 02 Aug 2022 | Validated: Tue 20 Sep 2022 |

Status: Permitted

First floor side extension

79 Rectory Road Grays Essex RM17 6AW

Ref. No: 21/01953/HHA | Received: Mon 15 Nov 2021 | Validated: Mon 13 Dec 2021 |

Status: Permitted

Single storey rear extension (and use of extended dwelling as small scale HMO for 6 bedrooms - use class C4)

24 Tasman Close Corringham Essex SS17 7LD

Ref. No: 23/00439/HHA | Received: Sat 15 Apr 2023 | Validated: Wed 03 May 2023 |

Status: Permitted

Change of use from use class C3(a) (Residential Dwelling) to C4 use (as a smaller HMO for 5 persons)

41 Felipe Road Chafford Hundred Grays Essex RM16 6NE

Ref. No: 22/01469/CLOPUD | Received: Fri 28 Oct 2022 | Validated: Wed 23 Nov 2022 |

Status: Permitted

Loft conversion with rear dormer and two front roof lights. Change of use from use class C3(a) (Residential Dwelling) to C4) (HMO of up to 6 persons).

36 Bermuda Road Tilbury Essex RM18 7DA

Ref. No: 22/00224/CLOPUD | Received: Sun 20 Feb 2022 | Validated: Mon 28 Feb 2022 |

Status: Permitted

Change of use from Dwellinghouse (C3) to House in Multiple Occupation (C4) for up to 6 occupants

32 Finchley Road Grays RM17 6RQ

Ref. No: 21/02126/CLOPUD | Received: Tue 14 Dec 2021 | Validated: Thu 06 Jan 2022 |

Status: Permitted

(Retrospective) Change of use from C3 (Dwellinghouse) to C4 (House of multiple occupation). Proposed two storey side extension and hardstanding.

13 King George Vi Avenue East Tilbury Essex RM18 8SL

Ref. No: 20/01718/FUL | Received: Fri 11 Dec 2020 | Validated: Fri 11 Dec 2020 | Status:

Permitted

6.0 Planning

6.3 Planning Policy

The following planning policies and documents have been considered in the preparation of this planning application:

National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The NPPF has at its core a strong presumption in favour of sustainable development.

We believe most relevant to this application, which we have considered carefully in the design process to be:

NPPF Part 2 Achieving Sustainable Development

NPPF Part 4 Decision-Making

NPPF Part 5 Delivering a Sufficient Supply of Homes

NPPF Part 6 Building a Strong, Competitive Economy

NPPF Part 7 Ensuring the Vitality of Town Centres

NPPF Part 8 Promoting Healthy and Safe Communities

NPPF Part 9 Promoting Sustainable Transport

NPPF Part 11 Making Effective Use of Land

NPPF Part 12 Achieving Well-Designed Places

NPPF Part 15 Conserving and Enhancing the Natural Environment

NPPF Part 16 Conserving and Enhancing the Historic Environment

Unitary Development Plan

G1 Environment

G2 Development and Urban Design

UD2 Sustainable Design and Construction

UD3 General Principles

UD4 Quality Design

UD7 Waste Storage

Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements

SPG8a Waste and Recycling

SPG8b Materials

SPG9 Sustainability Statement

SPG 3b Privacy/Overlooking, Aspect, Outlook and Daylight/Sunlight

SPG8c Environmental Performance

SPD Housing

7.0 Proposed design

7.1 Introduction

The works to this property will cater for the modern lifestyle by providing generous living spaces, maximising the amount of natural light that is allowed into the building.

7.2 Proposed Building Areas

Ground Floor = 93.2m² (increase of 14.2m²)

First Floor = 75.2m²

Rear Yard = 24.9m²

Side Yard = 21.1m²

Parking Spaces = 59.9m²

Total = 274.3m²

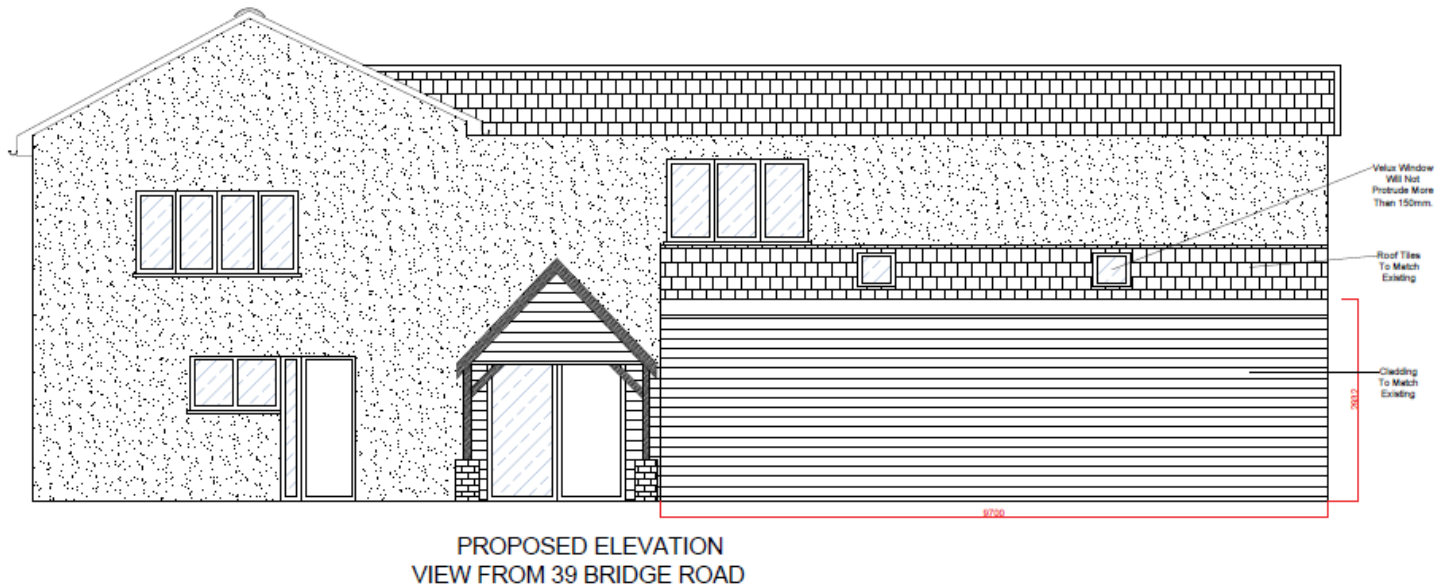


Fig 7. Elevation showing some of the proposed external alteration works.

7.0 Proposed design

7.3 Building design and layout

The building lines of the adjacent house helped to define the position, height and volume of the proposed scheme, with limited increase of the existing ground floor footprint. Designed to ensure no impact on the amenity or daylighting of the neighboring properties and there will be no issues of overlooking either to or from, as the neighboring window is opaque.

7.4 Materiality

The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character using relevant materials and design as seen in the proposed elevations drawings.

7.5 Space and Arrangement

The proposed conversion is designed to exceed minimum required standards in residential accommodation:

- Minimum residential space standard (NPSS) and local HMO amenity standards exceeded
- All floor to ceiling heights in habitable rooms exceed 2.3m
- Building is multi-aspect, complying with avoidance of single-aspect, north-facing dwellings
- Exceeds minimum requirements for internal storage provision with built in storage in every unit
- Habitable rooms have clear glazed windows and open outlook to at least one aspect

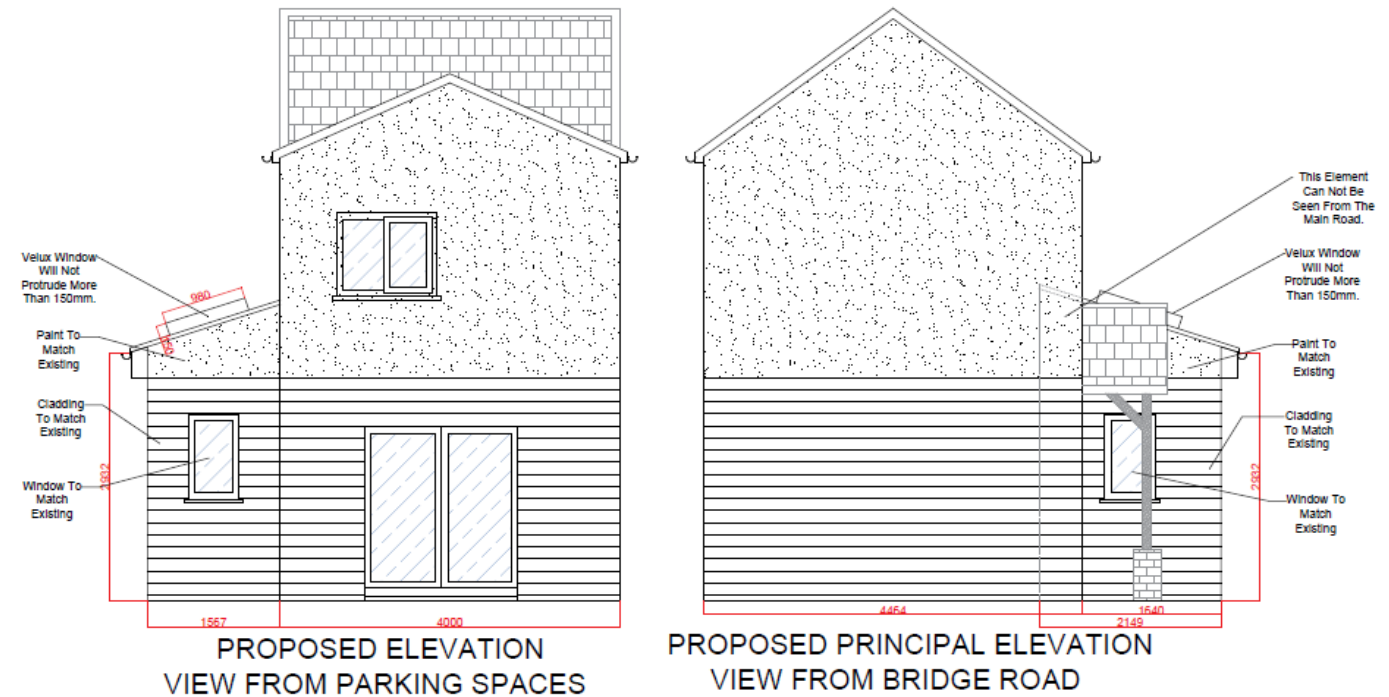


Fig 8. Elevation showing some of the proposed external alteration works.

7.0 Proposed design

7.6 Sustainability and Environmental issues

The proposed extension is designed to achieve high levels of environmental efficiency and will be built to exceed current guidance for sustainable design and construction, including:

- Insulation levels to meet or exceed building regulation requirements
- External fabric will be detailed to avoid cold bridging and improved air tightness, achieving very low U values.
- Heating loads in occupation will be minimised, with comfortable internal environment, temperature and humidity
- High-quality long-lasting materials are proposed, locally sourced where practically possible
- High quality double glazing with low U values will be used for the glass doors and windows.
- The building will be day-lit and naturally ventilated as much as possible.
- The development is designed for water efficiency, to achieve <105 litres per person per day .

7.7 Waste Management

Good waste management has been considered within the proposal. The kitchen design includes provision for waste recycling bins for the occupiers, with adequate external bin storage space.

7.8 Landscaping and Trees

There are no landscaping works proposed by these works.

7.9 Vehicle Parking

The proposed site includes 3 dedicated car parking spaces, and room to store up to 6 bicycles in the rear yard. It benefits from its location close to the town center area that offers excellent access to public transport, services, and amenities within walking distance. In terms of sustainability, the site's strategic position, accessibility, and connectivity align with both national and local planning policies, which emphasize the promotion of sustainable development and communities.

The application site is considered to be part of the existing structural framework, where it is recognised as one of the main towns in the county. It provides a wide range of facilities and services, and the site benefits from well-established footway connections. Additionally, there are opportunities for cycling, and the distances between the application site and all necessary facilities and services are deemed acceptable for travel by means other than private cars.

In addition to the readily available local amenities and services, the site enjoys convenient public transportation links through bus and rail services. These connections provide access to other local towns. Taking into account sustainability in all aspects, the application site can be considered part of a first-tier settlement that already offers a diverse range of services and facilities. It demonstrates strong connectivity within the settlement itself and to major centers within the county.

7.10 Accessibility

Pedestrian and vehicular access into and out of the site will remain the same.

The proposed building has been designed to voluntarily comply with the more ambitious Building Regulations M(4)2 guidance for accessibility, and as such will include:

- generous sized doors with clear opening to allow easy and safe access for wheelchair users
- all living, and circulation areas are generous enough for wheelchair users with appropriate transfer zones
- a through-floor lift could be retrofitted easily in future should it be required

8.0 Flood Risk

The application site is located within Flood Risk Zone 1, which means the site is at Low Risk of Flooding and therefore a Flood Risk Assessment is not required (Fig 9).

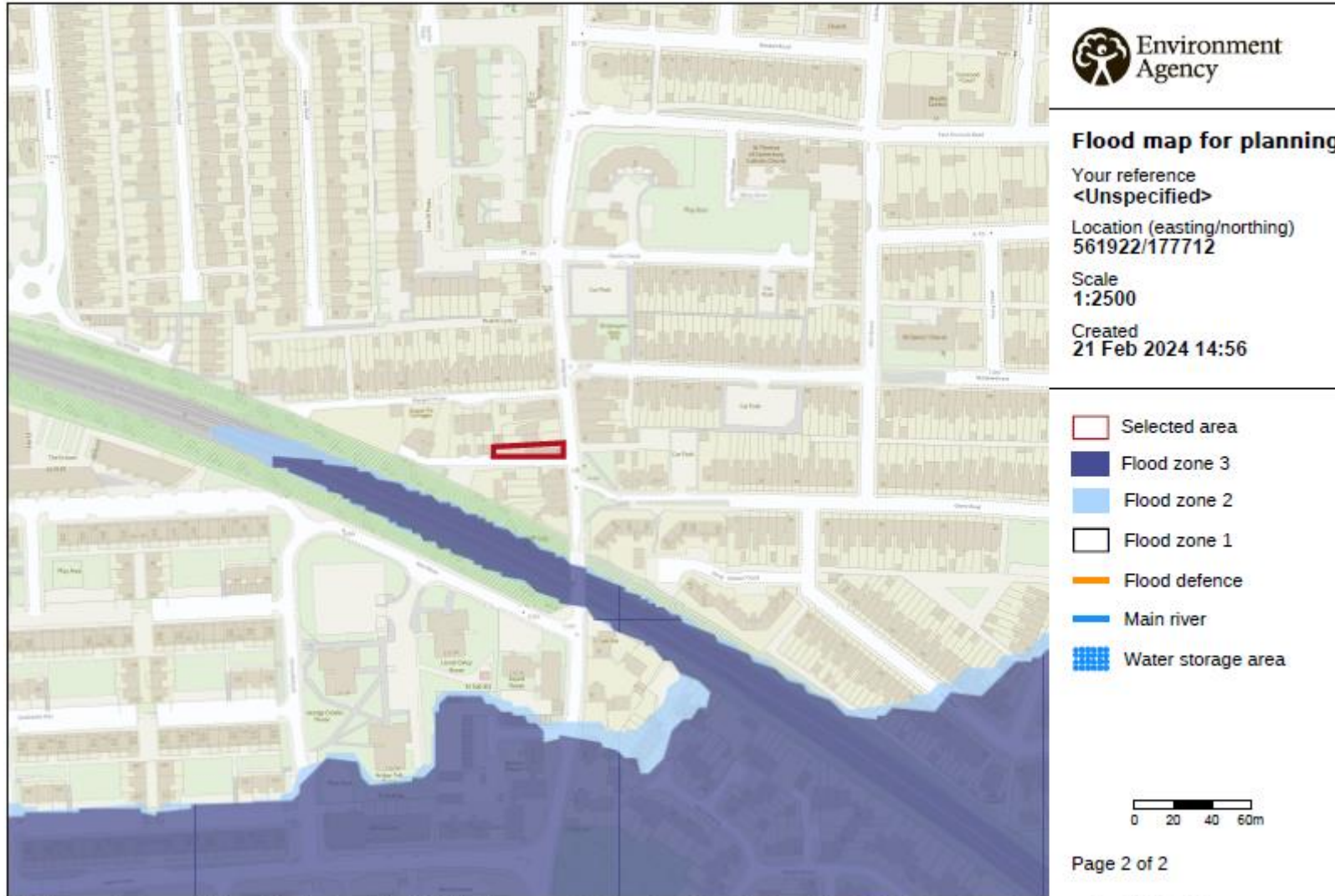


Fig 9. Flood risk map from the environment agency.

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9.0 Conclusion

The proposed development is deemed to be in line with physical form, layout, and appearance requirements, as well as local and national planning policies, and sustainability considerations. The chosen site is viewed as a sustainable location, aligning with the objectives outlined in the National Planning Policy Framework (NPPF), which prioritises sustainable development. As a result, we would kindly request you approve this planning application, to help provide the local community with much needed quality accommodation.