

Design & Access Statement

**Land Adjacent to 4 Lower Meadow, Harlow,
Essex, CM18 7RD**

**The erection of 2-storey, 3 bedroom end of
terrace dwellinghouse.**

This Design & Access Statement should not be used for any other purposes other than to aid the submission of a formal planning application to the relevant local authority.

Issued On: Jan 2024

1 Introduction

Simplicity-Designs UK LTD was commissioned to submit a planning application for erection of 2-storey, 3-bed end of terrace house.

During the preparation of this document, the subject property and its surroundings have been thoroughly researched and plans of the existing property, including other relevant information, have also been taken into consideration during this process.

2 Site and Surroundings

The application property is an end-of-terrace house on a Radburn layout. It is slightly larger than the other houses in the terrace. It is a flat-roofed “cube” house, slightly larger than the others in the terrace. It faces onto a green open space. The house is in C4 multiple occupation use. The site is not in a conservation area, not close to listed buildings, etc. The property has its permitted development rights intact.

Adjacent to the build is an area of triangular shaped land with an area of 211msq. The area is grassland with some shrubs. This plot of land is larger than other green spaces.

The site is not located within a Conservation Area and there are no Listed buildings on or within the vicinity of the site.





4 The Proposal

The scheme is for a 'like for like' dwellinghouse similar to redburn layout within the vicinity of these type of developments. The proposed dwellinghouse is similar size massing and materials to neighbouring buildings.

The gross internal area for the three bedroom flat is 94.2msq and all room sizes are in excess of minimum national and local standards.

Our scheme there for complies with policies:

Policy H2 requires that infill development: (a)... would not have an unacceptable adverse effect on the character of the locality, the appearance of the street scene...

Principle DG28 of the Harlow Design Guide SPD states that infill residential development should positively respond to the prevailing character of the area, and be similar in scale, massing, height and design to the surrounding buildings.

The subject site occupies no trees and therefore complies with policies PL7 and PL1 in this respect.

The development offers no off-street parking space. The site area has no parking restrictions and stress levels are low.

The internal floorspace, garden space, light, outlook and living conditions for future occupants are within minimal standards and provide adequate space. It would not have any impact on neighbouring properties' amenities, and in these respects the proposal would accord with policy PL2 of the HLDP, with the NPPF and with The Harlow Design Guide Addendum 202

5 Planning Policies

Harlow Local Development Plan 2020

SD1: Presumption in Favour of Sustainable Development

HS1: Housing Delivery

WE3: General Strategy for Biodiversity and Geodiversity

PL1: Design Principles for Development

PL2: Amenity Principles for Development

PL3: Sustainable Design, Construction and Energy Usage

WE3: General Strategy for Biodiversity and Geodiversity

PL7: Trees and Hedgerows

PL8: Green Infrastructure and Landscaping

PL9: Biodiversity and Geodiversity Assets

PL10: Pollution and Contamination

PL11: Water Quality, Water Management, Flooding and Sustainable Drainage Systems

H1: Housing Allocations

H2: Residential development

H5 Accessible and Adaptable Housing

H6 Housing Mix

L4 Health and Wellbeing

IN1: Development Sustainable Modes of Travel

IN2: Impact of Development on the Highways Network including Access and Servicing

IN3: Parking Standards

PLANNING STANDARDS

National Planning Policy Framework (NPPF) (2021) - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them.

These policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

Supplementary Planning Documents/Current Planning Guidance

The Harlow Design Guide SPD (2011)

The Harlow Design Guide Addendum SPD (2021)

The Essex Parking Standards: Design and Good Practice (2009)

7 Conclusion

Borough's Development Management Document 2014 and the Core Strategy Policies 2010-2015.

The new building will contribute positively to the local street scene, and is designed in the local vernacular. It will not result in any loss of amenity to neighbouring properties.

The new dwelling will meet local and regional planning policies in terms of design, layout and space standards, and amenity space standards.

The new dwelling will have good access to local transport links and other services, making it a sustainable development

The new proposal consists of identical elements as previous submissions however with the omission of the basement level.

For these reasons, it is requested that the Borough Council grants planning approval.