



DESIGN & ACCESS STATEMENT

LAND ADJACENT TO 229 LONDON ROAD
WICKFORD
ESSEX
SS12 0LG

CBS DEVELOPMENTS

CONTENTS

1.0 INTRODUCTION & APPLICATION	2
2.0 SITE CONTEXT	3
3.0 PLANNING	9
4.0 CONSTRAINTS AND OPPORTUNITIES	10
5.0 PROPOSED DEVELOPMENT	11
6.0 MATERIALS	13
7.0 ACCESS & MOVEMENT	14
8.0 SUSTAINABILITY	15
9.0 SUMMARY	15

REVISIONS

SUPPORTING DOCUMENTS PREPARED BY OTHERS:

- PLANNING STATEMENT WARNER PLANNING
- TRANSPORT STATEMENT EAS
- ARBORICULTURAL STATEMENT SHARON HOSEGOOD ASSOCIATES LTD

1. INTRODUCTION

1.0 APPLICATION

1.0.1. This design and access statement has been prepared on behalf of CBS Developments as part of the Full Planning Application for the proposed development at Land Adjacent to 229 London Road, Wickford, Essex, SS12 0LG

1.0.2 The proposal seek to develop in paddock to the west of the existing farmhouse and create 4 new family homes and associated parking.

1.0.3. It is considered that the application is of merit in that it will:

- Positively develop an infill plot of land that can accommodate multiple dwellings in a popular area
- Provide additional dwellings to contribute to the Council's housing targets



Fig 1. Existing Site aerial image (Google Earth) showing site location

2. SITE CONTEXT

2.0 EXISTING CONTEXT

2.0.1. London Road (A129) is a main road in Essex which runs from Brentwood in the west to Hadleigh in the South East of the county linking up small towns and villages on its route. The section of the road through Wickford is London Road.

2.0.2 With the exception of Wickford town centre, on the outskirts of the town there is ribbon development along the A129, with a mix of street, commercial development, detached houses and several infill greenfield sites.

2.0.3. Local amenities such as restaurants, pubs, a medical centre, local shops, primary schools, secondary schools and a medical centre are all within 1 to 2 miles of the site.

2.0.4 The application site is located within the greenbelt but can be classed as infill as it sits between residential gardens on the main road. The site is not located in a conservation area and the nearest Listed building in Bell Farmhouse which is 100m to the east of the site on the same side of the road.

2.0.5. The surrounding area is residential comprising of mainly detached and semi-detached chalet bungalows and 2 storey houses. There is no one definitive style and material palette and there is a number of properties that have had ad hoc alterations and extensions since their original construction. Although some more recent houses have improved the quality of street scene, there are a number of low quality properties.

2.0.6. London Road also has a number of large commercial ventures, public houses, shops and restaurants.

2.0.7 The nearest large town is Basildon which is 4.9m and 11mins from the sites which offers the full variety of shopping, educational, medical recreational facilities of a large modern town.

2.0.8. Transportation have been assessed by EAS in the report which accompanies the application. However, there are 4 local bus services accessible from the site and Wickford station is 1.4 miles from the site and offers 5 services per hour to London Fenchurch Street Station.

2.0.9 The A27 is within 2.4 miles of the site and North Circular is located 20 miles to the east, these roads have easy access to the wider motor network and Central London.



Fig 2. Birds Eye View of Site from North East (Google Earth) location

2. SITE CONTEXT

2.1 SITE DESCRIPTION

2.1.1. The site is located to the west of Wickford town centre.. The site's full address is Brick House Farm London Road, Wickford, , Essex, SS12 0LG. The existing site comprises a total of 0.29 hectares (0.7 acres) and is currently a paddock adjacent to the farmhouse garden.

2.1.2. To the north of the site is the London Road , on the A129 ,which is located behind dense screening with self seeded trees and hubs. There is currently no crossover over the site. On the opposite side of the road are a mixture of detached chalet bungalows and semi detached houses. To the immediate north west there is a large Aquarium Outlet with car parking.

2.1.3. To the east of the site sits the early Victorian farm house . Today only the house exists the original farm buildings which were to the south east were demolished in the late 20th century. The farm house garden is separated from the site a by staggered line of mature trees.

2.1.4 To the west of the site is a much older house dating from the 1700's. Originally 2 dwellings the house has been extended and a swimming pool added in the back garden. The house is separated from the site by a hedge and staggered trees. No windows over look the proposed new houses.

2.1.5. To the southern boundary of the site there is as mature hedgerow and tress separating it from the fields to the south.

2.1.6. To the immediate North of the site there is the A129 , London Road . On the opposite side of the road are fields Oakland Park separated from the road with a mixture of mature trees and hedges.



Fig 3. Site from old 1923 OS Map highlighted in red

2.2 FLOOD RISK

2.2.1. The Environmental Agency shows that the site lies within Flood Zone 1 with a low probability of flooding, less than 1 in 1,000 annual probabilities. The site is not within a Flood Warning Area. There is a "Very low risk" for flooding via rivers/sea and surface water whereas it also says that it is unlikely to have flooding from reservoirs or groundwater within this particular area.

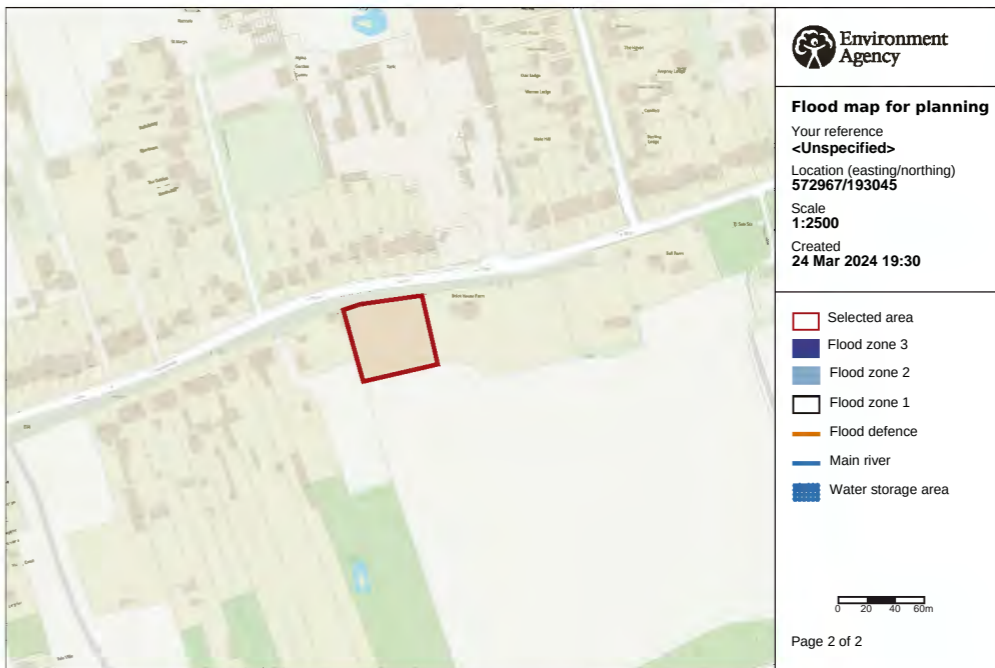


Fig 4. Environmental Agency Flood Maps

2. SITE CONTEXT

2.3 TOPOGRAPHICAL MAP

2.3.1. The site rises from 19.37 at the north east boundary to 24.65 at the south west boundary a difference of 5.23 m across the site.

2.3.2. The site rises from 20.10 at the north west boundary to 24.06 at the south east boundary a difference of 3.96 m across the site

2.3.3. At its widest the site extends to 56m the site extends to 57m at its deepest.

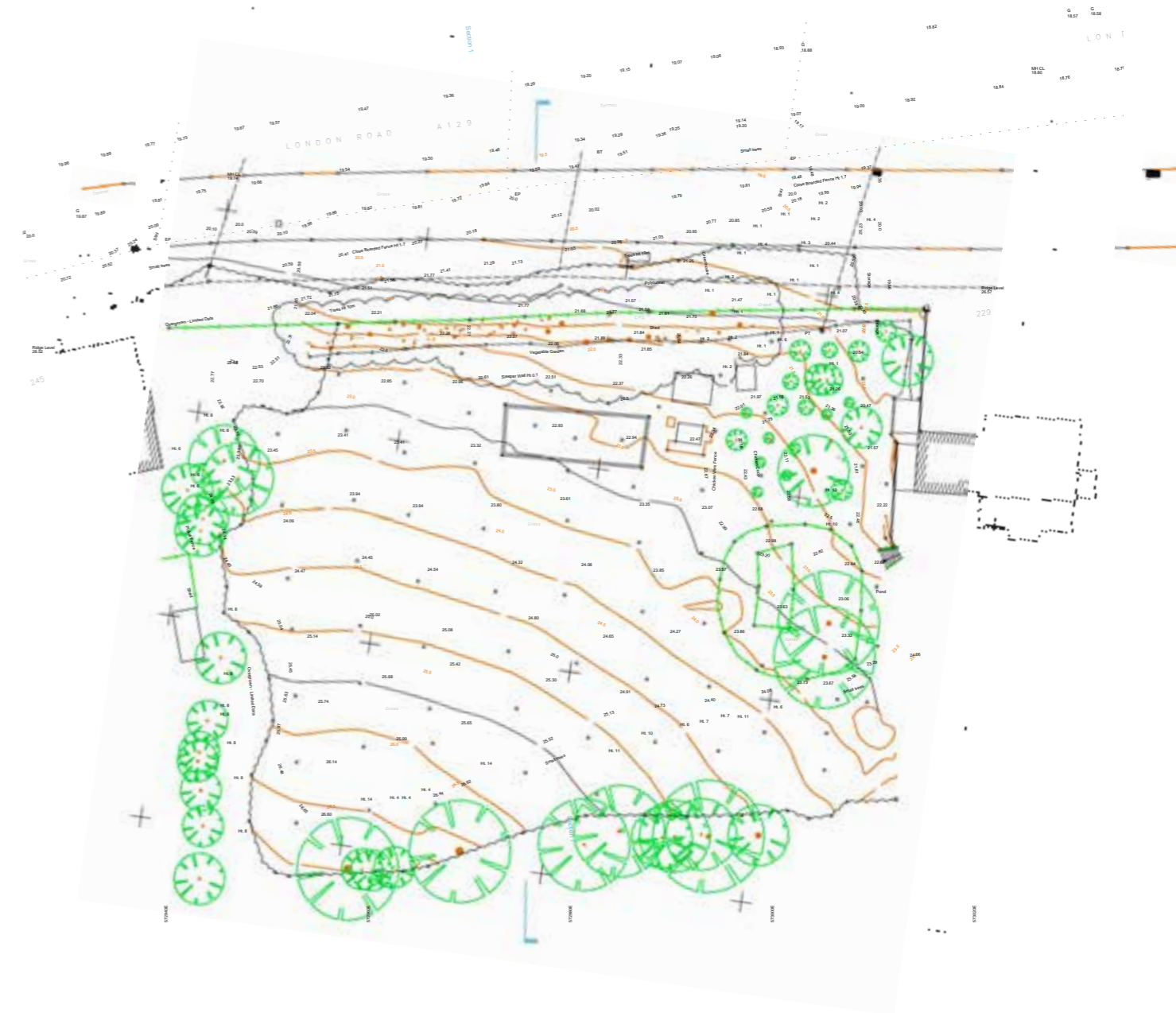


Fig 5. Existing Topographical Plan

2. SITE CONTEXT

2.4 SITE PHOTOS



Fig 6. Context map showing image vantage points (Google Earth).



Fig 8. View from site from the East along London Road



Fig 7. Brick House Farm House



Fig 9. Houses opposite the site

2. SITE CONTEXT

2.4 SITE PHOTOS



Fig 10. View from north west of site



Fig 12. Neighbouring property at 245 London Road



Fig 11. View of site to the right looking east along London Road



Fig 13. View from south west

3. PLANNING

3.0 PLANNING SUMMARY

3.0.1. The Local Planning Authority for this development is Basildon Council.

3.1 PLANNING STATEMENT

3.1.1. Refer to planning statement by Warner Planning

3.2 LOCAL PRECEDENTS

3.2.1. There are a number of infill developments in this area. Images detailed below.



Fig 14. Approved infill developments at Newhouse Avenue Wickford



Fig 16. New 2 Storey House at 58 London Road



Fig 15. Newer Properties at 121 and 123 London Road



Fig 17. Two new houses on the site of 290 London Road

4. CONSTRAINTS AND OPPORTUNITIES

4.0 CONSTRAINTS AND OPPORTUNITIES PLAN

- Key
- Proposed site access
 - Existing residential front windows
 - Existing residential rear/side windows
 - Existing green buffer
 - Potential views into site
 - Approx. 57m length
 - Approx. 56m width
 - Traffic noise

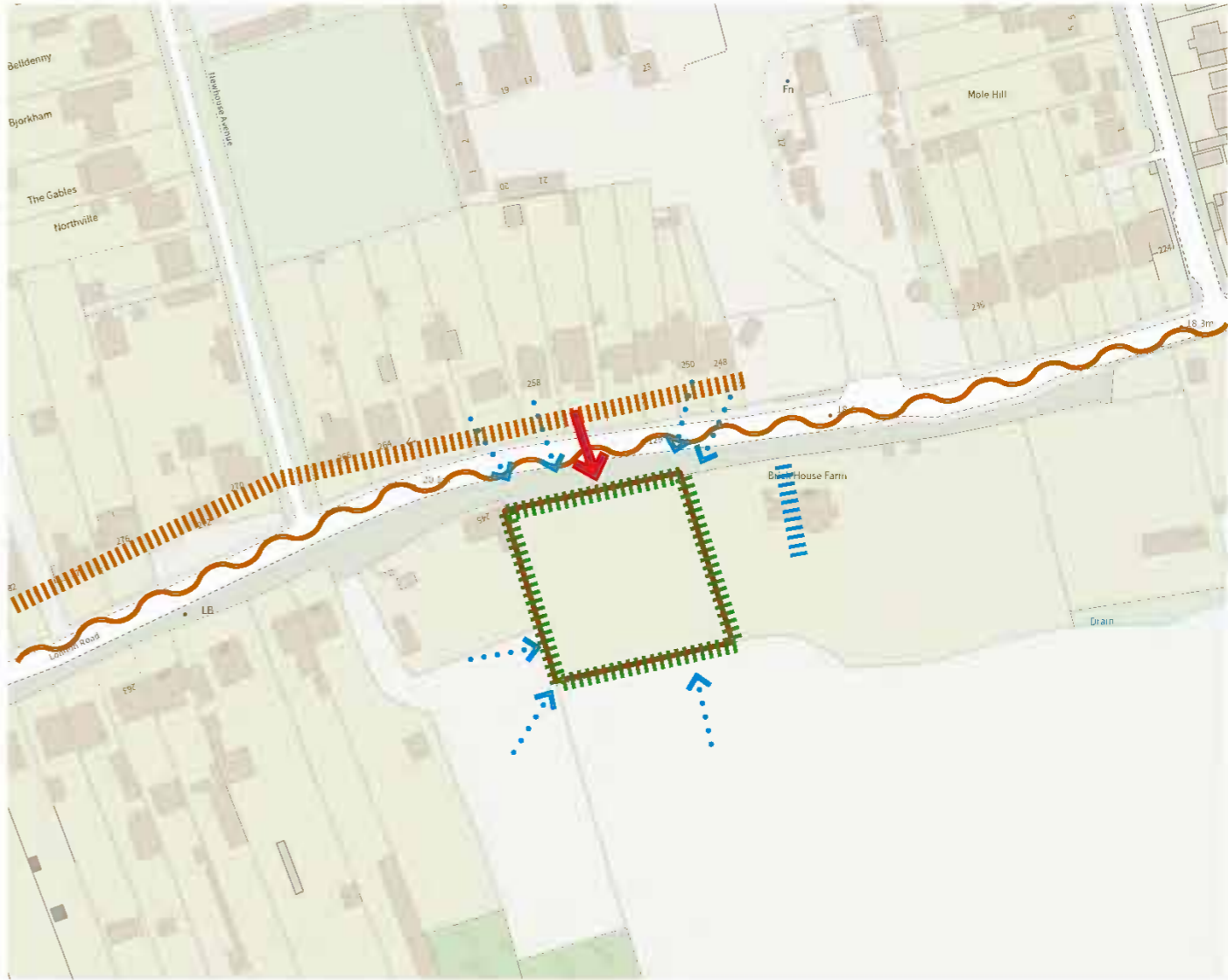


Fig 18 Constraints and Opportunities Site Plan

5. PROPOSED DEVELOPMENT

5.0 DESIGN PRINCIPLES

5.0.1. The proposed units have been designed in response to the local character. Elements such as massing, height, openings and fenestration have been taken into account with regard to the neighbouring buildings and similar developments in the town.

5.0.2. The development will provide all units with private garden space and parking.

5.1 PROPOSED LAYOUT

5.1.1. The layout of the scheme has been designed in response to the site.

5.1.2. The proposed development comprises of 4 plots.

5.1.3. A new access point is proposed from London Road and turning head created on site to facilitate the movement of waste and emergency vehicles.

5.1.4 Each unit will have two parking bays and all plots will have electric charging points in the parking bays

5.1.5 All plots will have timber cycle and refuse stores in their gardens.

5.1.6 New landscaping is proposed to enhance the exiting mature trees on site.



Fig 19 Quality timber cycle and bin store will site in gardens.



Fig 20 Proposed Site Plan

5. PROPOSED DEVELOPMENT

5.2 PROPOSED FLOOR PLANS

5.2.1. The new houses have contemporary and flexible layouts to accommodate a variety of living arrangements. On the upper floor each unit has 3 bedrooms, 2 bathrooms on the ground floor there is a formal reception room , a single bedroom/study and a large family kitchen dining room to the rear.

5.2.1. There are 2 House Types where the front elevation is handed on Type 2 while still retaining the single storey rear extension to the left of the plan. This is to allow each house to have its own private patio of the kitchen.

5.2.3. The proposals are designed to the National Technical Housing (2015) and HQI standards.

5.3 PROPOSED ELEVATIONS

5.3.1. The elevations take there inspiration from the neighbouring chalet bungalows with a contemporary glazed gable to the family room at the rear..

5.3.3. UPVC casement window are to be specified with dummy casements to reflect traditional windows in the area.

5.3.4. The simple material selection and traditional architectural style will create a high standard modern residential development that sits well within the locality and will be comparable to a number of new residential developments in Wickford.

5.4 SCALE

5.4.1. The site is designed to make efficient use of space on site.

5.4.2. The roof pitches , soffit heights and ridge line mirror the properties opposite.

5.5 ACCOMMODATION SCHEDULE

PLOT	TYPE	BED	BATHS	AREA	AMENITY	PARKING
1	1	3/4	2.5	150 SQM	440 SQM	2 Spaces
2	2	3/4	2.5	150 SQM	406 SQM	2 Spaces
3	1	3/4	2.5	150 SQM	367 SQM	2 Spaces
4	2	3/4	2.5	150 SQM	300 SQM	2 Spaces



Fig 21. House Floor Plans House Type 1

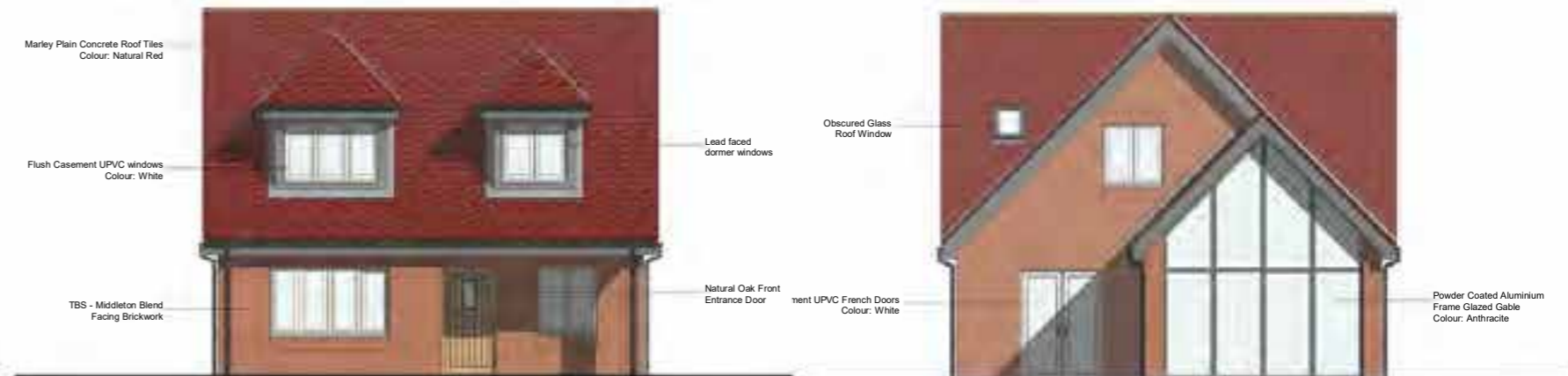


Fig 22. Elevations House Type 1

6. MATERIALS

6.0 MATERIALS

- 6.0.1. A red duo roof concrete tile was chosen as it resembles traditional clay tiles
- 6.0.2. A traditional mixed red brick has been selected to blend in with the area.
- 6.0.3. UPVC casement style windows in white with dummy casements have been selected to blend with the local vernacular
- 6.0.4. The main front door will be in a period style in oak
- 6.0.5 Cast iron style PVC rain water good are to be used
- 6.0.6 Stock fencing will separate the house at the rear.
- 6.0.7 Timber cycle and Bin Stores will be provided to each unit.



Fig 23. Front Elevation House Type 1



Marley Concrete Plain Tile Natural Red



Glazed gable



TBS Middleton Blend red/brown brick



UPVC Windows in white



Oak Front Door



Black PVC Cast Iron Rainwater goods

Fig 24. Materials

7. ACCESS & MOVEMENT

7.0 PEDESTRIANS

7.0.1 Pedestrian will access the development directly of London Road.

7.1 PARKING

7.1.1. Each new build plot will have 2 car parking bays. Each plot will have one parking bay with an EV charging point

7.1.2. Parking provision analysis is detailed in the EAS Transport Plan document.

7.2 PUBLIC TRANSPORT

For a more detailed and in-depth analysis of transport, access and movement please read the attached EAS Transport Statement.



Fig 22. Site Plan

8. SUSTAINABILITY

8.0 CONSIDERATIONS

8.0.1. Energy efficiency of the building

Solar Arrays are proposed on the rear elevations
The buildings will be insulated to high level to meet or exceed current Part L requirements. Double glazing to all windows
Low energy LED lighting will be used throughout
Low energy appliances will be fitted
Efficient Gas boilers
MVHR

8.0.2. Water Savings:

Aerated fittings will be used throughout
Dual flush toilets
Showers to all bathrooms
Water Butt

8.0.3. Drainage strategy:

Strategy to be conditioned

8.0.5. Ecology

A ecology strategy has been prepared to accompany this application. Bird and bat boxes will be strategically placed around the site at the ecologists direction.

8.0.4. Secured by design

Secure windows and door sets will be provided for each dwelling.
Burglar alarm system to be specified
The proposed development has been designed with Secured by Design Policies and comply with Part Q of the Building Regulations.

9. SUMMARY

9.0 SUMMARY

The proposed development of 4 residential dwellings will provide 3/4 bedroom units with car parking. The development has been designed to make efficient use of the site.

The proposals sit well within the site by responding to the surrounding context and local precedent of similar developments, in terms of design, scale, appearance and materiality. All car parking will be located beside each dwelling.

The development will utilise a selection of high-quality materials, and house types are designed with a distinctly traditional architectural character to create variety. The frontage to London Road has been designed to create a welcoming urban living environment for occupants and to enhance the street scene.

The development provides high-quality and flexible accommodation for a range of occupiers a.

The site is in a good location for occupants who require travel by public transport, walking or cycling. There are plenty of local services, amenities, local employment opportunities and open spaces within a thirty-minute distance.

Overall, the proposed development seeks to improve the existing site with high-quality traditional detached homes situated in a popular location in Wickford. The proposals will enhance the local housing stock and cater for the demand for new moderatley sized modern housing in the area.

