

Client Mr R Judd
Project Fisheries Site 259 Noak Hill Road,
Great Burstead,
Billericay, Essex.
CM12 9UN

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Design and Access Statement



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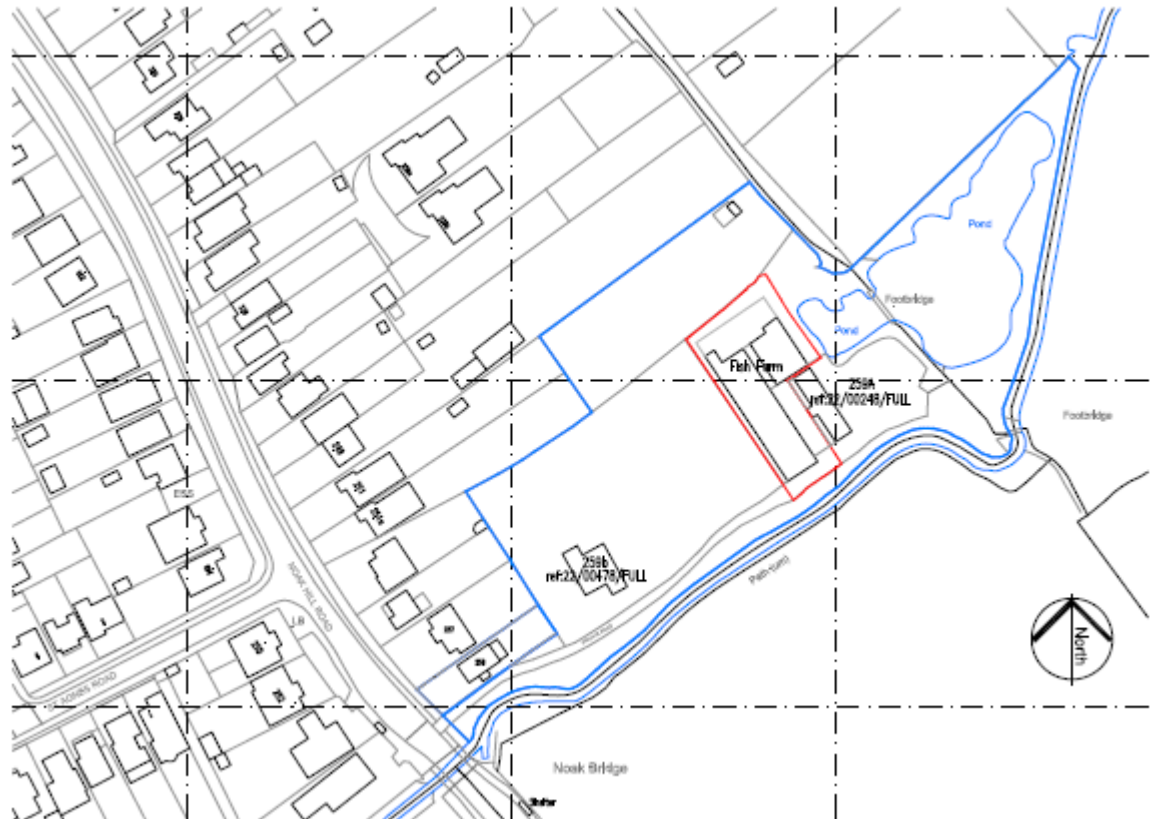
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The proposal

1.1 Description

The site 'Fisheries' sits directly behind no's 253-259 Noak Hill Road, Great Burstead, Billericay.

See map extract below.



The site is accessed from a single-track lane adjacent no. 259, from Noak Hill Road (A176) and runs parallel to the River Crouch.

The site recently acquired by Mr Judd, a former Fish Farm, comprising of three principle long single storey buildings in a group close to the access track. One of which is now identified as a 4-bedroom dwelling with large lake called 'Limni Lodge'. Limni Lodge structure is finished in a painted render with brick detailing and hipped clay plain tile roof with porch to the front.

Old Ordnance Survey Map dated 1971 identifies the other two, largest buildings as poultry houses on the site at that time.

The site is located within an area of Green Belt on the Basildon Local Plan Proposals Map 1998.

An Article 4 Direction also exists in this area of Noak Hill Road which removes Permitted Development rights in respect of building or engineering operations on agricultural land of more than one acre comprised in an agricultural unit. The red line site is located within Flood Zone 2, bordering Flood Zone 3 immediately alongside River Crouch as identified on Environment Agency flood risk maps.

Upon entering the single-track lane, Planning permission has been granted for a new dwelling Application ref: (19/00504/ Full) and renewed in April 2022 Application ref: (22/00478/ Full). Recently submitted (Nov 2023) are and a further planning application relating to this same site.

- i. 23/01211/ FULL – Scheme to raise the roof

Currently pending a decision, amended determination date set for the 03rd April 2023.

To the North of the Fisheries plot is Greenbelt land that is to remain.

The Fisheries site are former commercial buildings used for fishing related business in connection with the sale of fishing tackle and a fish farm, currently empty.

As seen in the submitted site photographs, the existing structures are constructed from a mixture of red facing brick, fair face blocks, part rendered with timber weather boarding and corrugated sheet roofing. The buildings are in a state of disrepair and are cluttered with the remains of the former commercial business.

1.1 Proposals

The client Mr Judd wishes to enhance the appearance of this former fish farm site by re-developing the commercial units for residential purposes.

By developing this portion of the site, it will remove the unpleasant derelict structures, provide new landscaped borders and gardens, tree lined permeable access track, reduce the overall concrete hard standings with new permeable paving. Increase the number of permeable areas on the site and return a large area of gravel/ driveway area at the rear of Limni lodge to garden area.

The residential unit will present roughly a 47.8% reduction in the number of built forms (structures) on the site and a reduction of 29.4% in total volume.

Pre-app response

Following on from pre-application advice ref: 23/00002/Pre-app dated 12th April 2023, the proposed design has been altered taking on board advice and guidance from the recommended literature, Historic England's guide to adapting farm buildings, to minimise the domestic appearance and fenestrations and provide a design that mimics that of a rural farmstead type structure.

Design

The overall design of the new residential property has been based around that of a rural farmhouse structure with a central courtyard and cart lodge to the West facing elevation, which is well documented as a traditional form for farmstead style buildings.

Adopting this type of layout, the inner courtyard facing elevations are naturally concealed and therefore the larger glazed areas of the property are hidden from outward views and retains the impression of a rural farmstead building.

Providing the central glazed areas allow for the reduction in fenestrations to the South, West and North facing elevations, which form the main elevations when viewed externally either from the access road or overlooking properties on the Noak Hill Road. Glazed roof lights have also been removed from these elevations and only provided to the internal courtyard facing roof.

The property as per others on adjacent plots has the Finished Floor Level raised to 24.87 AOD/ circa 860mm above the existing site levels in order to protect the property during a flood event, please refer to Flood report appended with this application.

The design intent for this property also aligns with other adjacent properties (existing and proposed), refer to planning history in planning statement.

Materials

External materials have been changed in accordance with the pre-app response, areas of glazing have been reduced to the main outward facing elevations. Slim line conservation style roof lights are proposed. The render finish has been omitted in favour of using a red/ brown facing brick at low level and to gable end elevations only and using a painted black timber weatherboarding.

The roof form has been amended with a slightly steeper pitch and retains exposed rafter feet but finished with a traditional clay plain roof tile instead of slate.

Design intent images for the proposed look and feel of new dwelling.



Design principles

2.1 Use

The proposed dwelling will be a single 4-bedroom detached property with boot room, utility and pantry in order to provide the client with a home for his immediate and extended family.

2.2 Amount

The proposed building gross external area equates to 348m². This equates to a reduction of 319.6m² from the original commercial unit footprint.

The new dwelling volume equates to 1074.7m³ (this includes 136m³ of Cart lodge), again this equates to a reduction of 447.8m³ from the original commercial unit volumes.

2.3 Layout

The layouts as stated previously is based around that of a rural farmhouse structure with a central courtyard space.

The layout of the new dwelling is designed as one level in order to keep the overall roof/ ridge height low and not to obstruct views across the site.

2.4 Scale

Cart lodge ground level to ridge level is circa 5.3m tall.

Proposed dwelling finished floor level to ridge level is approximately 5.37m tall. Including the 860mm raised level due to the flood zone, the total dwelling height is circa. 6.2m. With the proposed 'U' shaped footprint and layout plan across the site, the form is scaled proportionally and represents a considered design.

2.5 Landscaping

The site as a whole will be landscaped accordingly with new lawned areas, trees, shrubs and planting with a tree lined part permeable gravel access track.

2.6 Appearance

The proposed external finishes are intended to provide a considered traditional farmstead style appearance in-keeping with adjacent sites and what is considered acceptable in Green Belt back land developments.

3.1 Vehicular and transport links

Vehicular access is available to the front of the property directly off Noak Hill Road. Noak Hill road has direct links to the A127 and Billericay High Street.

Noak Hill Road is served by two local bus routes and approx. 7-8 mins drive to both Billericay/Basildon train stations with direct links into London and Southend.

3.2 Inclusive access

We have assessed access into the property ramped and stepped approach will be provided into the new dwelling with level thresholds, the entire dwelling is design on one level and therefore can accommodate disabled visitors.

3.3 Consultations

Consultations to date and previous applications for this site have been dealt with by Senior planning Officer Gordon Humphries.

Pre-app response 12th April Ref: 23/00002/PREAPP

Copy of which can be found in the supporting Planning statement by Andrew Martin planning.