



DESIGN AND ACCESS STATEMENT

REF: DA22088 – 159C SOUTHEND ROAD
SITE ADDRESS: 159C SOUTHEND ROAD, WICKFORD, ESSEX, SS11 8EE
DATE: APRIL 2024
PROPOSAL: SUBDIVISION OF SINGLE APARTMENT INTO TWO APARTMENTS

1. INTRODUCTION

1.1 This statement has been prepared in support of a Planning Application to subdivide an existing second floor apartment into two apartments.

2. SITE AND AREA ASSESSMENT

2.1 Site Location and Surroundings

2.1.1 The site is located in a predominantly residential area of bungalows, dormer-extended bungalows and two to three storey dwellings.

2.2 Site Description, Features and Landscaping

2.2.1 The site is a second-floor apartment in a three storey mixed-use building with retail units on the ground floor and residential on the two storeys above.

2.2.2 The existing building has clay facing brickwork in brown and wheat colour in alternate sections. The ground floor is predominantly glazed shop fronts and signage. The second storey has recessed sections that are finished in white render.

2.3 Site Accessibility

2.3.1 The retail shops are accessed via the front service road that runs parallel to Southend Road.

2.3.2 At the rear of the site is parking, garages and a stair access core from which the upper storeys of apartments are accessed.

3. PLANNING CONTEXT

3.1.1 A previous planning application was granted on the application site for “Erection of additional floor over existing three-storey building to provide six self-contained flats and a first floor over part of single-storey retail unit at 155 Southend Road to provide one additional self-contained flat, to create a total of seven new flats at 155 to 167



Southend Road, Wickford”

3.1.2 This was approved in November 2020 with Reference 19/01402/FULL.

3.1.3 This proposal is currently under construction.

4. PROPOSED DEVELOPMENT

4.1 Amount and Scale

4.1.1 The application proposal is to subdivide existing apartment 159C of approximately 95sqm with a terrace of approximately 37sqm into two smaller apartments.

4.1.2 The larger apartment is a 2B3P of approx. 64sqm with a 6sqm roof terrace and the smaller is a 1B2P of approx. 53sqm with a 6sqm roof terrace.

4.2 Layout

4.2.1 The new accommodation is to be accessed from the existing apartment access area. The main front doors to each apartment is set behind a door to create a fire lobby and separation from the fire escape stair.

4.2.2 Apt A has a single bedroom, a double bedroom, kitchen, bathroom, store cupboard and living/diner all accessed off the entrance hallway. The exterior terrace is accessed directly from the living area. Apt B has a double bedroom, bathroom, store cupboard and open plan kitchen/dining/living room. Again the exterior terrace is accessed from the living area.

4.3 Appearance

4.3.1 The building remains largely as existing and as per the previously approved planning application

4.3.2 The exterior white rendered wall is demolished and a new wall projected further outwards. This is to be in white render to match the existing.

4.3.3 New windows and door are to match the style and material of the existing.

4.4 Landscaping and Amenity Space

4.4.1 The apartments each have a balcony terrace area to the front elevation of the building. The terraces to each apartment are to be separated with a sloped wall

4.5 Access

4.5.1 The proposed access is the same as the current access.

4.6 Car Parking and Cycle Provision

4.6.1 The existing cycle storage and car parking arrangements are to remain unchanged.

4.7 Refuse Storage

4.7.1 The existing refuse storage requirements are to remain unchanged.

5. SUMMARY & CONCLUSIONS

5.1.1 The application proposal is to subdivide an existing apartment into two smaller apartments. Visually there is very little difference to the existing building and already approved application. As such there is little to no impact by this intervention and should therefore be approved.