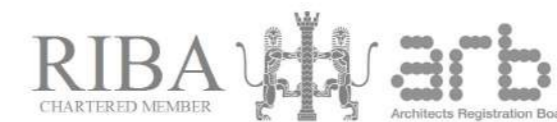


06



REFINE + RESOLVE ARCHITECTS

6.0 USE

The application has considered and responded to the surrounding spatial arrangement of the neighbouring context and the requirement to deliver much needed affordable housing in this location. The proposed development is to create 2no detached single storey homes, with associated parking and a good level of amenity space.

A key driver has been to create a development that ties into the local context in terms of a much needed dwelling size and type and responds to the existing housing provision in the area to reinforce the sense of community within the neighbourhood. It has been important to make best use of this site, with good access to infrastructure and transport links, the site represents an opportunity to be intensified in order to maximise the housing delivery within the area and the wider borough in response to the LPA's significant shortfall.

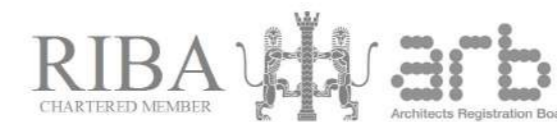
The proposed units will be designed to meet the current national spaces standards in terms of size and internal arrangement. An important element in any new residential proposal is adaptability. The plan form offers accommodation that can be adapted to enhance an entrance level that is fully wheelchair accessible should the owner's requirements change as they progress in years and the ceilings and walls being of sufficient structural integrity to allow for hoists etc.

Amenity provision is a crucial element within the proposal and this is provided with a private gardens and landscaped front entry spaces. The proposal will be easily read as being of a high quality that will sit comfortably within the semi-rural setting of the surrounding area.

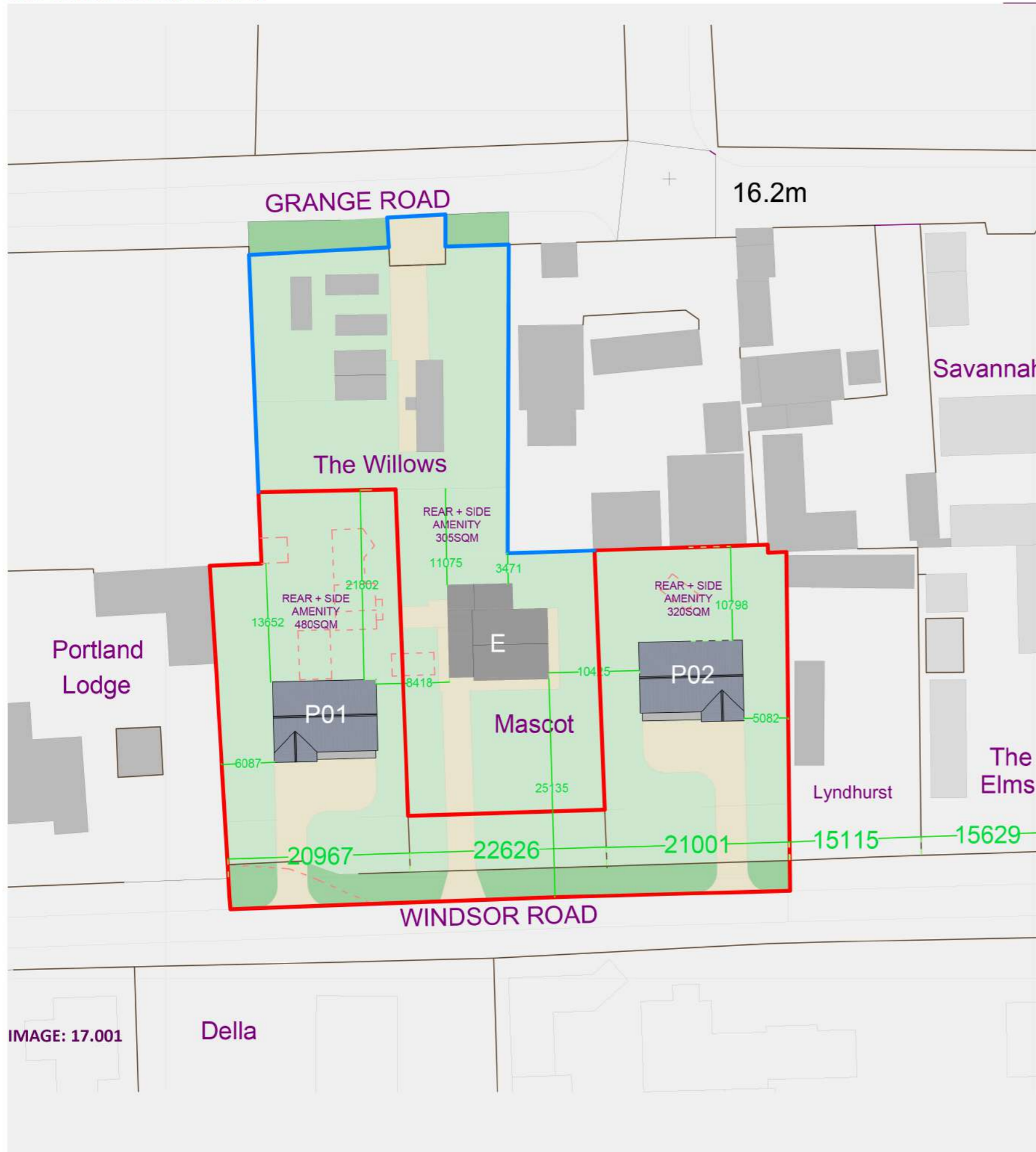
Given the existing use of the site and the residential area, the arrangement of affordable homes will sit comfortably into the context and the organisation of the space will reinforce the pattern of the surrounding area.

The proposal will be in accordance with both national and local policies and the site layout makes efficient and best use of land to encourage regeneration and assist delivering economic growth and much needed high-quality housing in this well-connected area.

07



REFINE + RESOLVE ARCHITECTS



7.0 LAYOUTS

LEFT: Proposed Site Layout

The early stages of the brief and design development considered a number of options in relation to the overall layout that aimed to maximise the use of the site. The orientation and protecting of neighbouring amenity in terms of privacy and outlook has been a key factor in site layout as well as addressing the frontage each dwelling and the site itself. The proposed forms have responded to the positions of the neighbouring properties.

Therefore the essence of the semi-rural pattern of the site remains with a seamless stitching into the fabric of the area.

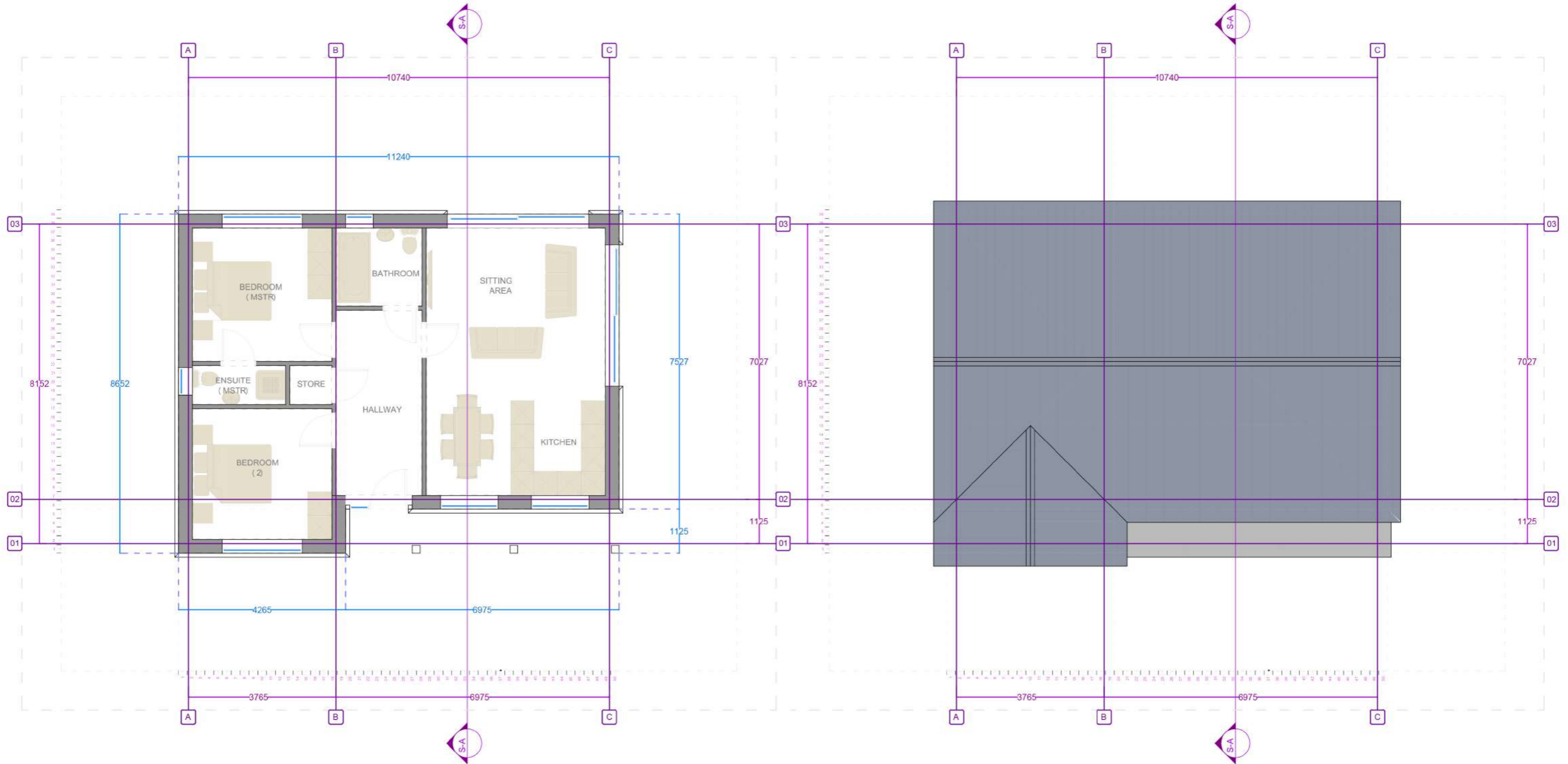
The proposal comprises of 2no. detached affordable homes with their own private access drives. This proposal continues the arrangement of the surrounding area by having a buffer of landscaping to the front of the site (Roadside) and locating both front and rear the beyond the structural planting. This has the effect of creating areas of green defensible space that screens and softens the built form from adjacent properties and allows for individual expression through planting etc. The layout of the private gardens are contextually appropriate as they carry on the existing relationship of established gardens within the areas.

The spacing of each house is generous and contextually appropriate in terms of their relationship with each other and the neighbouring sites. The development creates no impact on the amenity of the surrounding context in terms of privacy, outlook and rights of light.

The ground floors comprise of a large open plan kitchen, living and dining area. This is the main social space which opens up onto the garden spaces and helps to create a good balance between internal and external areas. There are good sized entrance hallway which lead onto the bedrooms, master with ensuite, and the family bathroom.

Each dwelling is organised to meet all the current space standards and access regulations. The ground floors of each house are able to be converted and adapted to allow for them to be fully wheelchair accessible and allow for single entry level living.

Careful thought has gone into the layout of the proposal to produce a high-quality scheme that minimises the impact on the surrounding context. The building is arranged to give a strong presence at the front and back to create a self-policing environment that offers the right mix of openness and privacy.



01 Proposed Ground Floor Plan - Type P01
GA
Internal Area = 76sqm
External Area = 89sqm
Scale Bar 0 1 2 3 4 5

02 Proposed Roof Plan - Type P01
GA
Scale Bar 0 1 2 3 4 5

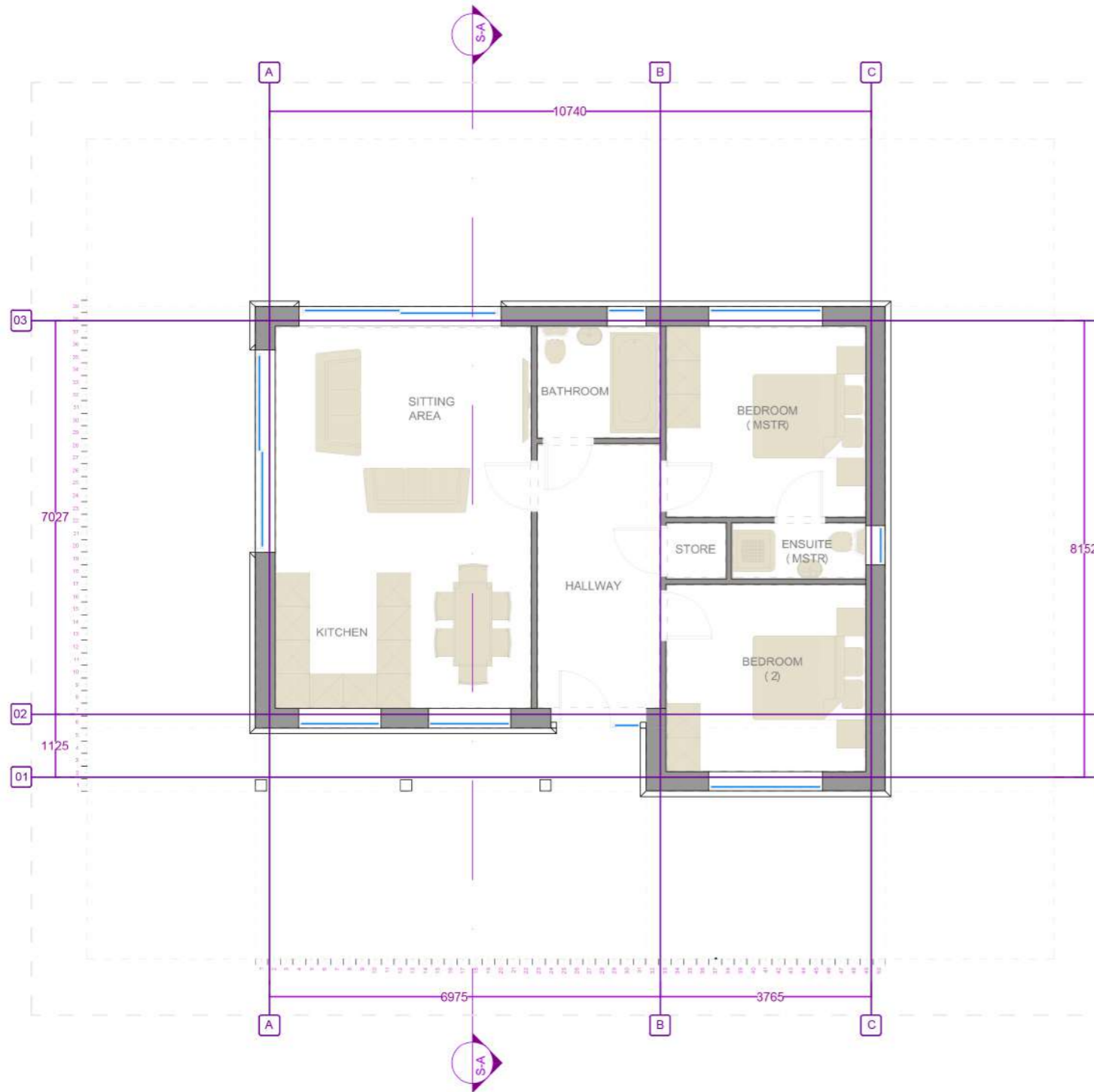
7.0 LAYOUTS

Dwelling layouts for Plot 1 showing the floor plates that comply with National Space Standards as well as Part M

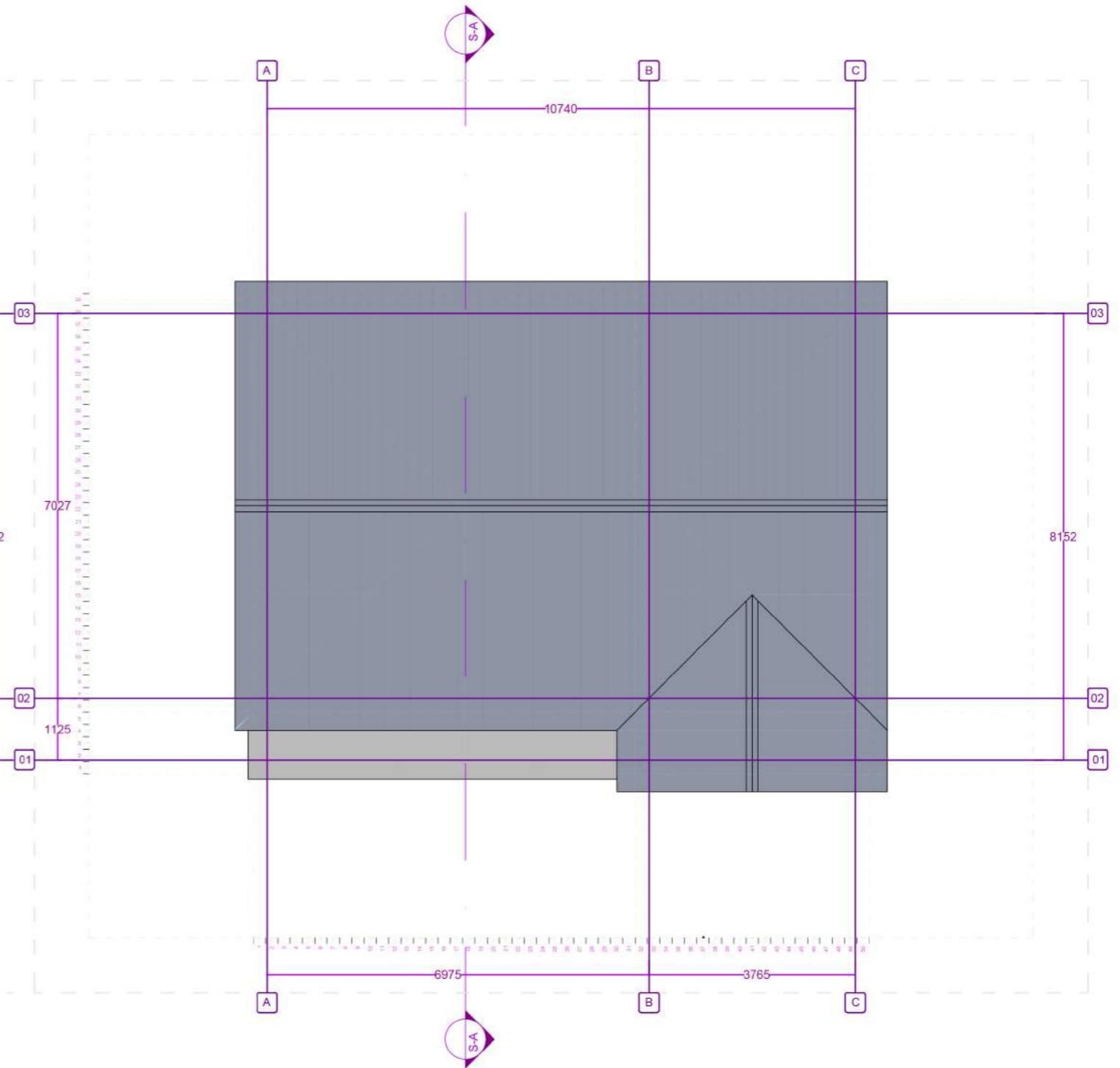
Drawing Scale NTS



REFINE + RESOLVE ARCHITECTS



08 Proposed Ground Floor Plan - Type P02
GA
Internal Area = 76sqm
External Area = 89sqm
Scale Bar 0 1 2 3 4 5



09 Proposed Roof Plan - Type P02
GA
Scale Bar 0 1 2 3 4 5

7.0 LAYOUTS

Dwelling layouts for Plot 2 showing the floor plates that comply with National Space Standards as well as Part M
Drawing Scale NTS



REFINE + RESOLVE ARCHITECTS

08



REFINE + RESOLVE ARCHITECTS



IMAGE 19.001

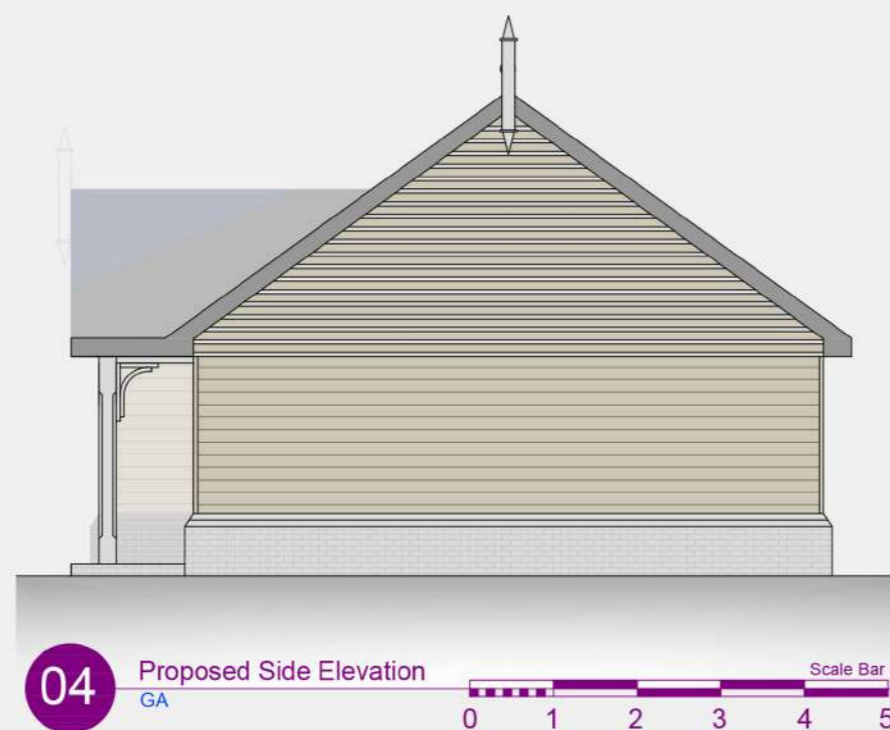


IMAGE 19.002

8.0 BUILT FORM & APPEARANCE

Through an extensive design development process, a proposal has been advanced that has considered and appropriately responded to the local conditions and setting. The proposal has been analysed in the context of constraints and opportunities and has a built form and scale that respect its potential impact on the neighbouring sites and surroundings. The application has drawn reference from the surrounding area in terms of reinforcing the local character and respecting both the immediate and wider context.

In accordance with the National Planning Policy Framework the proposed scheme promotes a high-quality design enhancing the existing street and fabric with built form and structural planting across the full site frontage and on all boundaries to create ecology and biodiversity gains.

The immediate context is a of a varied style with the neighbouring sites being of a more piece mill design. The wider context is generally traditional in style with a variety of pitched roof forms.

Both dwellings have full pitched roofs with the ridges running side to side and a projecting gable going front to back for each dwelling. This presents a strong roof form for each dwelling and helps keep the proposal referencing the historic typologies.

The overall mass of each dwelling is broken up with a canopy area which also provides protection to the user. The simple and conservative entrance language forms a clear access point to the property.

Both the dwellings relate in styling, form, scale and detailing that together create a sense of rhythm through their aesthetics and arrangement within the site.

There is a strong order and organisation to the fenestration that is generated by the horizontal arrangement of key elements around the building.

The rear of both the properties have good sized glazed areas to create an interaction with the outside spaces. This allows for additional social space to be created within the proposal without creating excessive mass.

All the bedrooms benefit for good sized glazed apertures as part of the buildings fabric to provide both outlook and a good source of light.



IMAGE: 21.001



IMAGE: 21.002

8.0 BUILT FORM & APPEARANCE

The fabric of any building must consider and inform the aesthetic, technical performance, form of construction and future maintenance. A range of simple high quality traditional looking materials has been selected to provide a durable palette that responds to the surrounding context and allows for a degree of variation and detail within the elevational design.

An approach using grey slates have been chosen to reference the colours of the surrounding dwellings.

The fenestration is framed with powder coated aluminium framed glazing and will include high performance energy efficient double and triple glazing. Decorative brickwork elements have been introduced to visually demonstrate the quality of the scheme and to also provide rhythm to the facade and to add detail and interest to the elevations.

The major materials proposal within the design are the brick elements and the rainscreens. The choice of brick has allowed for additional referencing of the neighbouring housing. The brickwork allows for a texture to the proposal. The weatherboarding and cladding is used to the proposed elevations to wrap parts of the dwellings in a comfortable and reassuring material.

Each elevation within the design is responsive to its individual requirements. The side elevations have less glazing in order to limit the impact on the neighbouring properties and to provide privacy. The rear elevations maximise the engagement with the garden space and makes the most of the available outlook through the introduction of the strongly ordered fenestration. The front elevation also maximises the outlook available but also ties into the front landscaping to provide strong entrance language.

The overall design approach is one that is respectful of the surrounding domestic scale and responds in an appropriate way to create a proposal that balances both the maximising of the potential for the site, whilst minimising the impact on the neighbouring properties. The overall scale and mass is reduced though a combination of a considered material palette and careful modelling of the built form to create a well layered, well detailed high-quality proposal that sits comfortably within the street scene and the wider context.

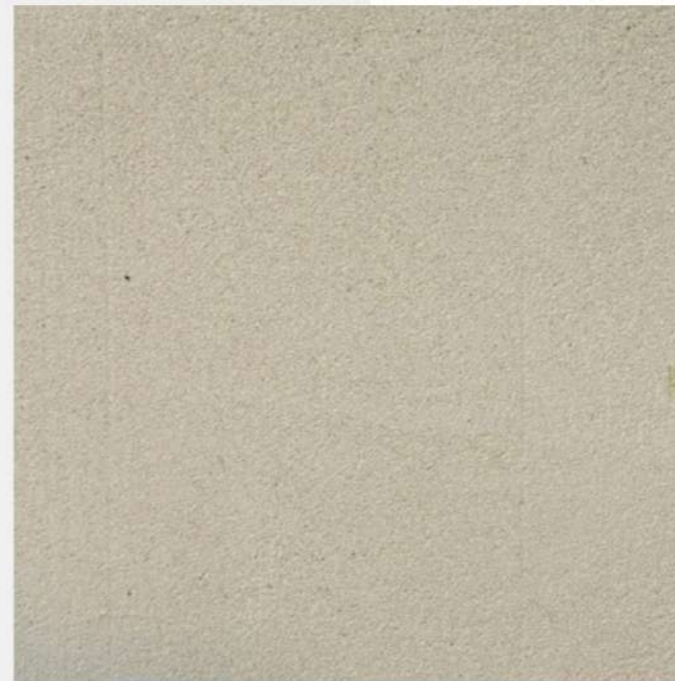
MATERIAL 001



MATERIAL 002



MATERIAL 003



8.0 BUILT FORM AND APPEARANCE

This sheet will outline the schedule of the proposed materials for the new dwellings

MATERIAL 001 - Blend 16 Grey Brickwork

MATERIAL 002 - Marley cedar lap or similar weatherboarding

MATERIAL 003 - Grey silicone render

MATERIAL 004 - Natural Slate Roofing

MATERIAL 005 - Red Cedar Soffits and reveals

MATERIAL 006 - Aluminium framed double glazed units RAL 7016

MATERIAL 004



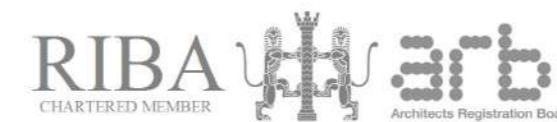
MATERIAL 005



MATERIAL 006



09



REFINE + RESOLVE ARCHITECTS



9.0 LANDSCAPE

The landscape design is a critical component within the overall development proposal. All landscaping both soft and hard will provide overall coherence, softening of the appearance of the built forms, providing useable outdoor space for recreation and enhance the relationship of the buildings to their setting.

The proposed landscaping will create a green edge to all hard standing areas which will add a buffer and further layering to the boundary treatment. An additional area of planting has been proposed to reinforce the entrance languages which provides a transitional area between the street level and the houses.

The landscape will provide high quality amenity space with a mixture of traditional lawn areas, planted boundaries and patio areas. It is important to provide a variety of spaces for different uses and this will have the potential for extending the use of these areas for a prolonged period of the year.

It is hoped the boundary planting will provide areas for biodiversity to flourish as well as offering social benefits.

Areas of hard landscaping are to be constructed in permeable surface to limit surface water runoff. The surface material will be in regular block pavers in a two colours to harmonize with the material palette of the main built form.

The boundary treatments will comprise of a mixture of dense planting & trees and close boarded fencing to the gardens whilst the front will have a structurally planter row of trees to address the street scene. This will provide privacy and security whilst also introducing softer edges in places.

The careful and considered nature of the landscape design will aid in creating a sustainable and biodiverse scheme that ties into the local environment and provides high quality residential amenity. It is critical that the landscape connects the site back to the countryside.

This is our vision and aspiration for the landscaping and we would seek for this to be conditioned as part of a positive decision.

10



REFINE + RESOLVE ARCHITECTS

IMAGE 24.001



IMAGE 24.002



IMAGE 24.003



IMAGE 24.004



IMAGE 24.001 - High Performance Glazing Systems

IMAGE 24.002 - Inset PV panels

IMAGE 24.003 - Off Site manufacturing

IMAGE 24.004 - SUDS Design and rainwater harvesting systems

10.0 SUSTAINABILITY

The NPPF has a presumption in favour of sustainable development. Key to the National Policy is the supply of housing to meet the needs of present and future generations, assist the delivery of economic growth and an enhancement of our natural and built environment. The three roles of sustainable development should not be considered in isolation, because they are mutually dependant.

This proposal represents a sustainable development that not only supports the broadening of the local economy and delivers high quality affordable housing, it will also be a high quality and safe environment for future generations to live and work. Therefore, in-line with the National Framework, the proposals offer well designed residential units to improve and enhance the character, local context and community of the area.

Sustainability begins with the development of an accessible site within close proximity to local services and amenities. The redevelopment of this site will make best use of the infrastructure and connectivity that is available in the area. It will provide intensification as a method of delivering housing growth without the need to develop less accessible and sustainable sites further away from the centre of the town.

When considering the energy use of a building there are two tiers of action required to improve sustainability. The primary goal is to reduce the energy required and the proposal achieves this in a number of ways. The external fabric of the proposal will consist of a high U value external skin, high levels of glazing have been introduced to provide natural ventilation and increase daylight within the building. Features such as lightbulbs and ASHP's will be specified to be efficient low energy units to minimise the day to day energy usage. The secondary goal is to look to generate low carbon energy. This is achieved within the proposal with the inclusion of onsite renewables in the form of roof mounted photo-voltaic panels.

Construction materials and methods have been chosen that have sustainability in mind. Where possible these will be locally sourced and utilise local labour to reduce travel distances. A balance will be struck between the need for high performance products versus a desire to reduce the embodied energy in the material. Modern off-site construction techniques will be utilised to minimise waste and reduced the overall time and energy required onsite.

Water is an important factor in assessing the sustainability of any proposal and the developed design includes the use of water efficient measures such as restrictors on taps, dual flush toilets and water saving shower heads. The proposal will also include rainwater harvesting in the form of waterloc soakaways to allow for gardens to be irrigated without the need to use fresh water.

Resulting from the considerable boundary planting and soft landscaping throughout the proposal, there will be gains in both ecology and bio-diversity across the site. This will further be enhanced with the introduction of bird and bat boxes. - See Arboriculturalist report

All of the above will produce an affordable housing scheme that is as sustainable as is practically viable.

SUSTAINABILITY CHECKLIST

Is this application for residential or non-residential development?

RESIDENTIAL

This checklist forms part of the sustainability statement for this application and is submit this with all stages of the application phases for new residential or commercial units.

Residential Development – Performance Standards

1) It is our target that all new dwellings are to be built to a minimum rating of Level 4 as per the previous Code for Sustainable Homes. (Please note that a formal assessment can be provided for the statutory submissions).

Code for Sustainable Homes Target

4

2) It is our target that developments of 5 dwellings or more achieve at least a 20% reduction in carbon dioxide emissions in relation to the minimum standard required under the current Building Regulations. This should be achieved by following the energy hierarchy, i.e. by reducing the need for energy, by improvements to the building fabric, by connecting to a decentralised energy source or by using on-site low carbon or renewable energy technologies. Will this scheme comply with this strategy?

YES NO N/A

3) It is our target that all new dwellings to be designed to comply with the lifetime Homes principles. All new homes should seek to achieve at least 3 out of 4 of the lifetime Homes credits available within the previous Code for Sustainable Homes (Hea 4). Will this development comply with the Lifetime Homes principles?

YES NO N/A

The Location of the Development and Sustainable Travel

4) How will this development encourage occupiers to use other means of transport than their private car?

Safe cycle and pedestrian routes around the site and to local facilities

YES

Close to local schools, shops and services (All within 0.7 Miles)

IN PART*

Close to frequent bus routes (Within 0.7 Miles)

YES

Secure cycle storage provisions

Minimising car parking

Other (Please specify)

Working with Nature - Enhancing Biodiversity

5) What measures will be taken to enhance ecological value of the site?

Planting of native species

Installing bird/bat boxes

Green/brown roofs

Pond(s)

Other (Please specify)

Managing Surface Water runoff

6) What measures will be taken to reduce surface water runoff?

Green/brown roofs

Rainwater harvesting including water butts

Minimise paved areas

Permeable hard surfaces

Filter strips and swales

Other

Reducing Energy Demand and Carbon Dioxide Emission

7) How will we reduce the energy demand of your development?

Building design making best use of solar energy

Site layout minimising potential for passive solar gain

Reducing air leakage and limiting thermal bridging

Insulating above Building Regulation requirements

Energy efficient lighting

Light sensors

Passive ventilation

A-rated boilers and white goods

Landscaped/plants to provide wind shelter and avoid overshadowing

Other (Please specify)

YES
YES

YES
YES
NO
NO

NO
YES
YES
YES
NO

YES
YES
YES
YES
YES
YES
YES
YES
YES

Conserving Water Resources

8) How will we reduce the water consumption of this development?

Low (<6l) or dual flush toilets

Low flow showers (<9l/min)

Water saving devices on taps and showers

Water-efficient washing machines and dishwashers

Water butts

Insulating water pipes/leak detectors

Other (Please specify)

Selecting Construction Materials with Low Environmental Impact

9) It is our target that the development utilises a minimum of 20% sustainable, re-used or recycled building materials in the construction. How will you reduce the environmental impact of the construction materials used in this development?

It is intended that the proposed development will make use of timber framed construction with the timber coming from an approved sustainable source. There is also a consideration to reuse waste concrete materials within the development networks

Managing Construction Site Pollution and Waste

10) Do we intend to have the site or your company registered with the Considerate Contractors Scheme (www.ccscheme.org.uk)

YES YES NO N/A

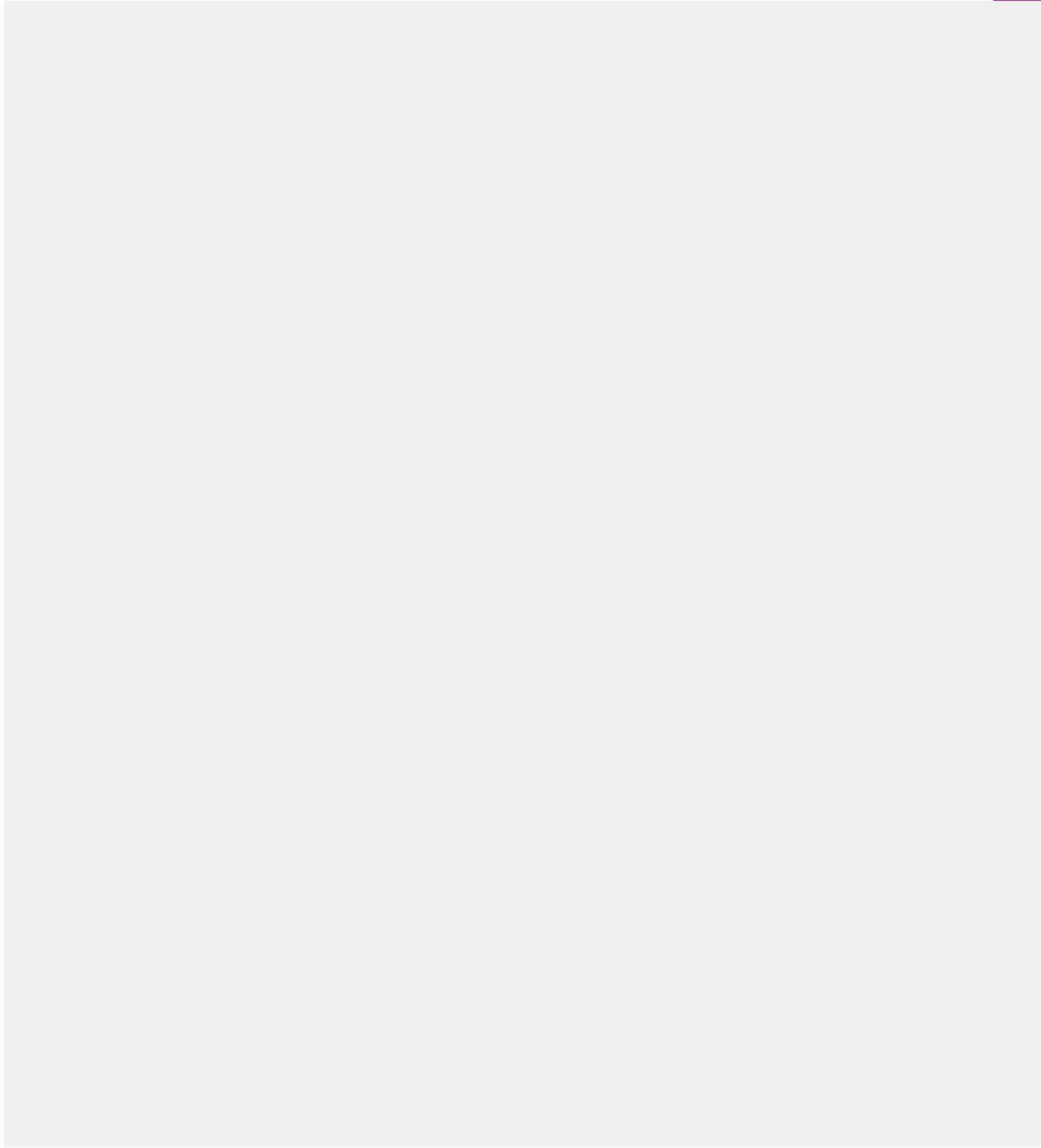
11) What measures are you taking to minimise waste?

The new dwelling will be manufactured off site in a controlled environment. existing materials on site will be reused within the development.

12) What measures are you taking to minimise air, water and noise pollution from the construction site

As above all manufacturing will be off site and hours of operation will not be during unsociable hours.

*A garden centre with some key facilities are within walking distance of the site



11



REFINE + RESOLVE ARCHITECTS

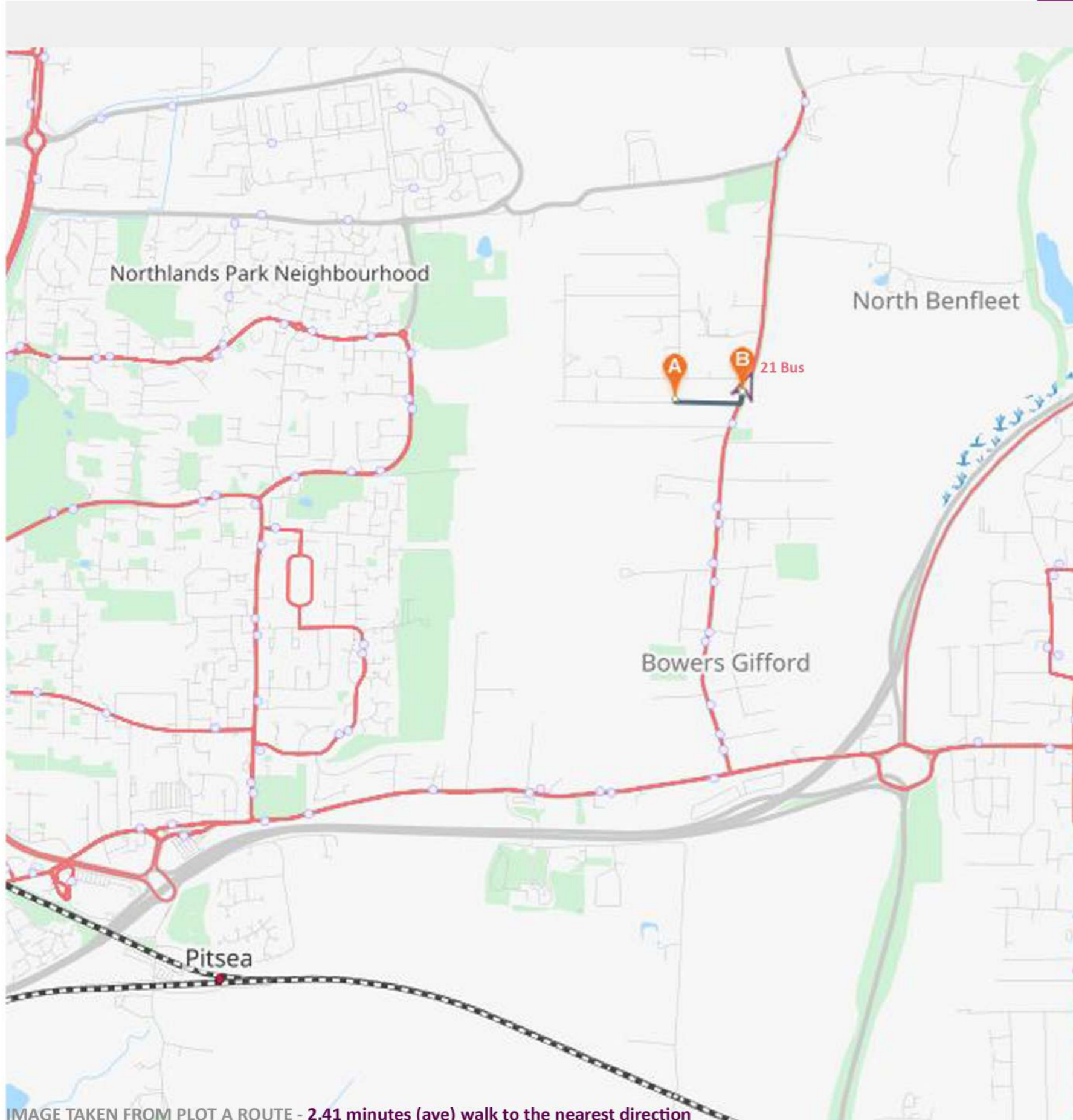


IMAGE TAKEN FROM PLOT A ROUTE - 2.41 minutes (ave) walk to the nearest direction bus stop for journeys. This times factor in worse case incline impact.

11.0 ACCESS

LEFT: Image to show the access options available via the nearest bus stop. This will provide connections to Pitsea, Benfleet, Basildon and Wickford and beyond without the need for a private vehicle. It is considered that the distance to the bus stop is achievable by nearly all age groups.

The proposed development proposes to reuse the existing access from Windsor Road and has good access to a number of transport nodes and therefore benefits from having good connectivity into the local towns and the wider area beyond. The nearby A13 and A127 forms part of the major transport corridor providing direct access to local cities as well route out nationally.

The site is designed to meet all highway and access standards and off-street bike and car parking spaces have been accommodated. Each dwelling will also have space for a secure bike storage area.

Parking sizes and clear distances are design to comply with the LA highways requirements.

Strong entrance language has been designed on the front facades of each dwelling with clear landscaping in place to reinforce its location. The layout of each dwelling is designed so that there are appropriate levels of transparency to directly view the frontage and main access points which provides visibility and security. The design of the landscaping, access, circulation spaces, parking and private amenity ensures adequate provision has been made for to make the scheme inclusive for people with disabilities and those less able bodied.

Each dwelling is classified as accessible and adaptable. They can facilitate an entry level wheelchair useable space to provide complete inclusion of accessibility. The access and movement both to and from and within the homes has been carefully considered to adopt all relevant policies and standards. Through the application of these standards and policies the proposal will be provided with ramped access, dropped curbs and clear access through the proposed family homes.

There are suitable access arrangements for emergency vehicles and refuse collection including storage, recycling, separation and collection.



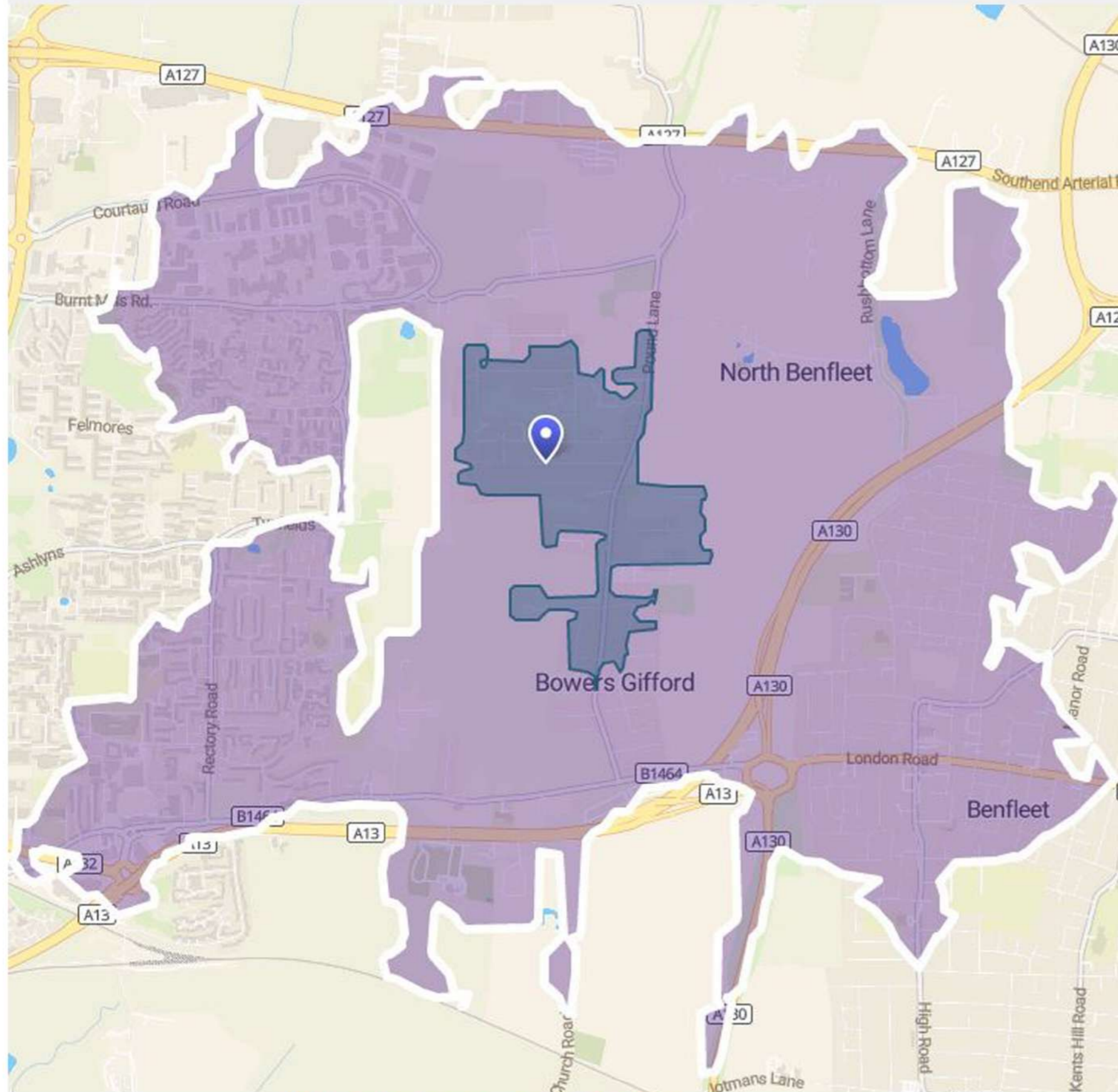


IMAGE TAKEN FROM SMAPPEN - Walking and cycling coverage within 15 minutes of the site

- 15mn SS13 2LH, Bowers Gifford
- 15mn SS13 2LH, Bowers Gifford

11.0 ACCESS

LEFT: Image to show the achievable coverage for both walking and cycle for a duration of 15 minutes from the site.

Notably Pitsea town centre can be reached, when cycling, within that time allocation for access to shops and services with additional employment opportunities also within the coverage at Burnt Mills.



REFINE + RESOLVE ARCHITECTS

12



REFINE + RESOLVE ARCHITECTS



IMAGE 28.001



IMAGE 28.002

12.0 SECURITY

Images 28.001 and 28.002 are examples of PAS24 systems and hardware.

The proposed development will improve security on the site by increasing the occupancy.

The proposal has been designed with layouts and levels of glazing that enable policing of the area.

Private driveways to have low level lighting which will be provided to keep and create a safe and open environmental with good visibility.

All windows, doors and security mechanisms will be compliant with Part Q of the Approved Building Regulations Document.

13



REFINE + RESOLVE ARCHITECTS

13.0 CONCLUSION

Throughout this Design and Access statement and along with the associated drawings, documents and reports, we believe that we have identified our case and highlighted the positive effect this application can have. An extensive design development process has been undertaken over the past year and the proposal has evolved following an assessment against planning policy, a consideration of the surrounding context and the developed design brief. This extensive process has helped shape and guide the subsequent application. Note the LPA have withdrawn their local plan and therefore recent appeal precedent is relevant to this application.

This proposal, in accordance with the NPPF seeks to redevelop the Previously Developed Land (PDL) part of the site only (residential garden), whilst enhance greenspace, to deliver much **needed affordable housing** in an appealing and accessible location. There is a substantial demand and pressure for housing within the borough of Basildon (as supported by the FOI's) and this scheme utilises the PDL site and intensifies the plot in proposing 2no. affordable homes.

It has responded to the local need and a scheme has been developed that offers high quality affordable housing that is reflective of the types of dwelling provision highlighted to be in needed in the surrounding context my market guidance.

The development is of a well refined high-quality designs that offers homes that are well designed, flexible and adaptable in order to accommodate modern living habits and trends. The proposal is an inclusive development that allows for single level accessible living that is set in a landscaped setting.

The area has seen approvals for developments on PDL site and this scheme will follow the precedent that has been set by the LPA.

The proposal takes reference from traditional forms with subtle contemporary detailed elements that are reflective of the local character as well as 21st century technology. The design is appropriate with interest, rhythm and layering. Both dwellings are constructed from a simple, traditional and referential material palette that will offer enough variation and detail to create a proposal that ties into the areas shared identity.

Overall the proposals for development of the previously developed site have been considered in detail and is reflected in the intention to deliver a sustainable application. In light of the above, it is our view that the local area can support the proposal through the facilities highlighted within the design and access statement, and on this basis the applicant respectfully requests the Local Planning Authority support this application.

info@RnRArchitects.co.uk
www.RnRArchitects.co.uk
0845 260 55 54



REFINE + RESOLVE ARCHITECTS