

Design and Access Statement

Proposed New Semi-Detached Bungalow
Adj. 55 Hamilton Gardens, Hockley, Essex
April 2011

Design and Access Statement

Proposed New Semi-Detached Bungalow Constructed to the side of Existing Bungalow

Adj. 55 Hamilton Gardens, Hockley, Essex

April 2011

1. Access

The existing property on the site is an extended 2 bed room semi-detached bungalow, which is occupied by the applicant. There a large side garden that also fronts Cornhill Avenue and this forms the new site area for the proposed property. To the rear is a small electrical sub-station, which will occupy the rear space within No 55 Hamilton Gardens. The existing bungalow consisted of a small side extension which has been removed as part of completed works to the existing property along with a rear extension and loft conversion.

The site fronts onto a minor traffic route serving the local residential area of small scale housing. At the northern end of Hamilton Gardens there is a Junior School.

Both Hamilton Gardens and Cornhill Avenue form an area that is predominately bungalows with some properties having been extended at ground level and also additional rooms within the roof.

The site lies within the residential zoning of the council's development plan notification. It is assessed that the proposed form of development would be suitable for the site.

There are local schools close to the site with primary and secondary schools well catered for to this section of Hockley and Rochford District.

Close to the site there is a small local shopping area, which provides a secondary need within the local community over and above the local shopping / small business centre at the 'spa' which forms the High Street to Hockley.

There is a main bus route near to the site the runs along Greensward Lane that provides bus services to Rochford to the east and Rayleigh to the west.

The main line railway station, Hockley is also located within walking distance close to the site and this serves London and Southend.

There had been general consultation with the local authority with regard to the form of the previous approved development as proposed and its related need to conform to the general development plan and the policies of the council in respect of the space standards for residential development.

The proposal involves some minor demolition of an existing small side lean-to extension where the new party wall is to be created; this work has now subsequently been carried out along with a rear extension and loft conversion to No 55.

2. Amount

The proposal is to sub divide the existing large corner site to create two separate plots. The new plot will have a total site area of 204sqm.

The new development proposal is for a 2 bedroom family property similar to the previously approved application. The new layout is to incorporate a larger living area to the rear of the property and provide a room within the roof.

The rear of the property would extend from the existing rear building line by 2.5 metres to mirror the extension to No 55 Hamilton Gardens; the room in the roof would consist of a rear dormer with a volume of less than 40 cubic metres.

3. Layout

The clients asked for the approved layout to be reconfigured to provide a more open modern living space similar to the layout of 55 Hamilton Gardens which my clients currently occupy, which would suit their way of living . The layout consists of an open kitchen lounge and dinning area to the rear of the property to over look the rear garden.

The second bedroom has been moved to the front of the property which is accessed from the entrance hall adjacent to the ground floor shower room. The master bedroom is to be located by forming a new room within the loft space again accessed via the proposed stairs off the entrance lobby. The loft space is to be constructed with a velux style roof light to the front elevation and a pitch roof bonnet style dormer to the rear both providing natural light and ventilation to the space.

The new building has been sized relating to the Council's general planning policy guidelines which set out the minimum distances from adjacent properties and boundaries etc. The calculations for the provision of amenity space as well as parking are all met and are in line with policy.

4. Scale

The size of the proposal has been based upon the previously approved application, with the changes to the rear to mirror the new layout to No 55 Hamilton gardens. The roof ridge height is unchanged as are the soffit and gutter heights all of which align with No 55 Hamilton Gardens.

Where possible window styles heights and opening sizes and been retained from the approved application elevation, positions may have been moved to suit the internal layout changes. The rear dormer proposed is to be kept within the allowance of the permitted development volume with a vertical tile hanging finish.

5. Landscaping

There are no trees or existing planting on the site the surface consists of mainly of a grassed area which is currently being use as outside space for NO 55 Hamilton Gardens.

The building location within the plot will create a front and rear garden area. The front area will be accessed via a new gate off the footpath on Hamilton Gardens, there will be a grass lawn area and shrubs along the boundary to Cornhill Avenue with a hard surface path to provide access to the front of the property. Due to the nature of the plot the front garden will be parking free area. The rear garden will consist of a combination of raise flower beds grass lawn area and hard surface path to provide access to the rear of the property. All hard surfaces are to drain off onto the planted areas where possible.

6. Appearance

The elevation treatments have been carefully considered and have been detailed to follow existing materials that reflect other properties in this location

The use of render and facing brick to the external walls gives a design break from the all rendered walls of the existing attached bungalow. The roofing tiles will also match the existing and the blending in of the new and existing roofs will be an important construction matter when the works are carried out.