



ROB PARISH
B.ENG (HONS)

DESIGN & PLANNING SERVICES

TELEPHONE 07759-239490

Email- rob@rspdesign.orangehome.co.uk

RECEIVED

10. 10. 2012

Support Services

DESIGN AND ACCESS STATEMENT

**To accompany planning application at 165A Lower Road, Hullbridge, Essex
SS5 6BH**

General Proposal;

To construct a single storey side and front extension to the property, in order to provide ground floor sleeping accommodation and shower room facilities for Mr Butterfield, whilst retaining sufficient ground floor family areas

Disabled Access considerations;

The purpose of the scheme is to provide ground floor accommodation for Mr Butterfield, and all due consideration has been given to access for disabled persons, notably the front door will have minimum clear width 775mm with low threshold design. Access to front door will be via a ramp of maximum gradient 1:12 or level approach with maximum gradient 1:20. All internal doors will be of clear opening width 750mm to enable wheelchair access throughout. The Shower Room will be compliant with size and access requirements of Part M.

Mr Butterfield is registered as disabled, and details of his illness are included as part of this application, as we would consider this justification of the need for additional ground floor accommodation.

Design Considerations;

A previous planning application (11/00381/FUL) was refused on the basis that the proposed two storey scheme, set up against the side boundary, was over-dominant. It can be seen that the scheme has been significantly reduced in scale, with the first floor element completely deleted. The ground floor flank wall has also been pulled away from the side boundary, in order that a fence can still be retained, and to retain some separation from the adjoining public footpath.

We note from the officer's report of the previous approval that the only reasons provided for refusal were the proximity and bulk of the first floor element of the project to the side

boundary. No mention was made of issues with either the front or side single storey elements. As detailed previously, the side section has however been reduced in width, to minimise impact of the proposal on the adjoining street scene.

Materials;

Proposed material finishes are intended to match and blend with the existing dwelling. New walls to be facing brickwork, pitched roofs tiled to match existing. Windows and doors to be white uPVC and of style to match existing.

Parking / Landscaping;

Parking to the site will be unchanged by this proposal.