

HUGGINS BROMAGE FERGUSON LTD

CHARTERED ARCHITECTS AND CDM COORDINATORS



**PROPOSED 8 NO. TWO BEDROOM APARTMENTS AT 1 PLUMBEROW
AVENUE, HOCKLEY ESSEX SS5 5AB**

FOR MR & MRS BOOKER

DESIGN AND ACCESS STATEMENT



HUGGINS BROMAGE FERGUSON LTD
Chartered Architects
109 Orsett Road
Grays
Essex RM17 5HA

File Ref: 5384
July 2014

**PROPOSED 8 NO. TWO BEDROOM APARTMENTS AT 1 PLUMBEROW AVENUE,
HOCKLEY, ESSEX SS5 5AB**

DESIGN AND ACCESS STATEMENT

1.0 THE SITE

- 1.1 The site is located within an established residential area within Hockley and adjoins Hockley railway station and car park.
- 1.2 The site is untypically large for a single family dwelling and is triangular in shape. The frontage of the site is approximately three times the width of other residential properties in the locality.
- 1.3 The area generally comprises semi-detached and detached dwellings in bungalow, chalet or house form
- 1.4 From 1 Plumberow eastwards the road is fronted by the railway station and parking areas associated with the station.
- 1.5 The irregular shaped site is 0.1103 hectares in area.
- 1.6 The street scene is informal in character with traditionally designed dwellings and materials. Some new dwellings have been constructed on the other side of the road [see photographs].

2.0 SURVEYS AND LEVELS

- 2.1 A topographical survey has been carried out as shown on plan No. 13098/JD/1
- 2.2 Positions of boundaries planting and the ridge height of the adjoining dwelling are recorded.
- 2.3 The site is generally flat but falls slightly from north to south along Plumberow Avenue.
- 2.4 An arboricultural survey has been carried out and it is noted that much of the planting along the frontage is not indigenous and the Cypress and Eucalyptus trees are high water demand trees likely to cause difficulties with foundations.

3.0 PLANNING HISTORY

- 3.1 A pre-planning application enquiry was submitted in December 2013 and a subsequent meeting was arranged with the planning authority.
- 3.2 Highways and design comments were received and these have been substantially included within the proposals. It is however considered that 8 apartments are the minimum required in order for the project to be viable.

4.0 DESIGN CRITERIA

- 4.1 Due to the proximity of the station, it is considered that the site is not ideal for a family dwelling but ideally suitable for apartments and younger mobile people or older people.
- 4.2 Redevelopment for apartments will achieve a more balance housing mix and a greater number of dwellings.
- 4.3 Redevelopment will achieve more efficient and beneficial use of the site and regeneration of the street scene generally.
- 4.4 Ten apartments were originally considered as appropriate but this has now been reduced to eight apartments following consultations with the Council's officers.
- 4.5 At the outset only two storey apartments with hipped roofs were considered appropriate bearing in mind the design of existing dwellings along the roof.
- 4.6 The site has a wide frontage and the appearance of the dwellings has been designed into the proposals.
- 4.7 The character of the street scene at the junction with the railway line and in front of the station changes and it is viewed that a small scale two storey building would not be out of place.
- 4.8 The proposed apartments provide two double bedrooms and the lounges have large windows with Juliet balconies.
- 4.9 The proposed materials include facing bricks render and fibre cement slate roof.
- 4.10 The car parking area is proposed in concrete block paviors in an autumn colour mix with different colour paviors forming a speed ramp and pedestrian access from the public footpath to the entrance of the apartments.

5.0 ACCOMMODATION AND DENSITY

- 5.1 Eight flats are proposed with floor area shown on the design drawings.
- 5.2 The housing density is 72 dwellings per hectare.

6.0 CAR PARKING, CYCLES TRANSPORT, REFUSE DISPOSAL AND FIRE BRIGADE ACCESS

- 6.1 One parking space per dwelling is proposed with two visitor spaces and of which is a disabled space.
- 6.2 Storage of cycles is achieved within the building envelope.
- 6.3 Hockley station adjoins the site and public transport is available within walking distance.
- 6.4 All shops and amenities are within close proximity of the site.

- 6.5 A refuse storage area is located close to the entrance of the apartments and close to the road for refuse collection.
- 6.6 Access for the Fire Brigade is close to the public highway and the proposed apartments.

7.0 ACCESS FOR THE DISABLED

- 7.1 All building works will comply with Part M of the Building Regulations dealing with access for the disabled.
- 7.2 The principle entrance doors will have 1 in 15 ramps with flush door thresholds.
- 7.3 All internal ground floor doors will have 900mm wide door sets for wheelchair use.
- 7.4 The cloakroom toilet door will open outwards.
- 7.5 All electrical installations will be suitable for wheelchair use.
- 7.6 Whilst the site is generally sloping, the housing layout and houses have been designed to allow good access for disabled people.

8.0 LANDSCAPING

- 8.1 An Arboricultural Report has been prepared by Judith Moore Partners and it is proposed to retain the oak tree and lime tree.
- 8.2 Additional planting is proposed around the oak tree and lime tree and further planting in front of the apartments.
- 8.3 Block powder coated 1.2 metre high steel railings are proposed along the frontage as a partial screen to the car parking area. Hedging is proposed behind the railings.
- 8.4 It is proposed to retain and reinforce boundary planting particularly the boundary facing the railway car park.
- 8.5 It is assumed a landscaping condition would be added to an approval of the proposals and a landscaping scheme will be prepared.
- 8.6 It is proposed to remove non-indigenous trees.

9.0 SUSTAINABLE HOMES & LIFETIME HOMES

- 9.1 It is also assumed a condition to a consent would be added with reference to Lifetime Homes and Sustainable Code 4 Housing.
- 9.2 The proposals will be constructed in accordance with the latest Building Regulations in connection with Energy Conservation April 2014.

10.0 CRIME PREVENTION

- 10.1 Essex Police crime prevention will be consulted with reference to crime prevention measures at detailed construction drawing phase.

11.0 CONCLUSIONS AND APPRAISAL

- 11.1 The site is considered to be more appropriate for apartments bearing in mind the location of the site, the large road frontage and size of the site.
- 11.2 The design proposals take on board officers comments regarding the number of flats, single access and height of the building.
- 11.3 The proposed redevelopment will assist in providing a mix of housing types and values and in accordance with the thrust of the National Development Framework will provide good quality two bedroom accommodation for younger and older people and will assist in regeneration of the area and local economy.
- 11.4 The proposal has been designed to fit within the general character of the street scene and is two storeys in form with a shallow pitched roof.

12.0 APPENDICES

- 12.1 Photographs.

**RAY BROMAGE, DIP. ARCH., R.I.B.A.
HUGGINS BROMAGE FERGUSON LTD**

JULY 2014













