

Planning, Design & Access Statement

Proposed Development
9 Kingsmans Farm Road
Hullbridge
Essex

Prepared by
RJB Architect | Chartered Architect

On behalf of
Mr & Mrs K. Curtis

Job No: 2014-11 | January 2015

RECEIVED

20. 01. 2015

Support Services

1.1. This Design and Access Statement has been produced on behalf of the applicant in respect of 9 Kingsmans Farm Road, Hulbridge. It has been written to ensure that the principle of this proposed development provides a scheme which has been considered to its highest level and against the relevant policies and guidance notes as stated in Government and Local advice.

1.2. This development consists of the -

- 1.2.1. Demolition of the side garage and first floor level
- 1.2.2. Retention of the ground floor level
- 1.2.3. Erection of a new first and second floor - extending to the front and side of the property



1.3. This statement is to be read in conjunction with the application forms and plans. The following drawings comprise the detailed submission:

Drawing No.	Description	Scale	Sheet size
001	Existing Plans & Location Plan	1:100/1:1250	A3
002	Existing Elevations & Section	1:100	A1
003	Proposed Ground Floor Plan	1:50	A1
004	Proposed First Floor Plan	1:50	A1
005	Proposed Elevations	1:100	A1
006	Existing & Proposed Block Plans	1:500	A1

- 2.1. The site is located to the north of Hullbridge town centre within the Metropolitan Green Belt area and coastal protection belt.
- 2.2. The property is situated to the North of the plot creating a long front garden and driveway. The rear of the property contains a well-proportioned garden that looks over the river Crouch.



- 2.3. Kingsmans Farm Road can be characterised as being residential and comprises a variety of two, three and four storey detached dwelling houses covering various periods, plot sizes, design styles and use of materials.



No.10



No.4 - Brow Head



No.5 Riverside



No.18



No.7



No.21

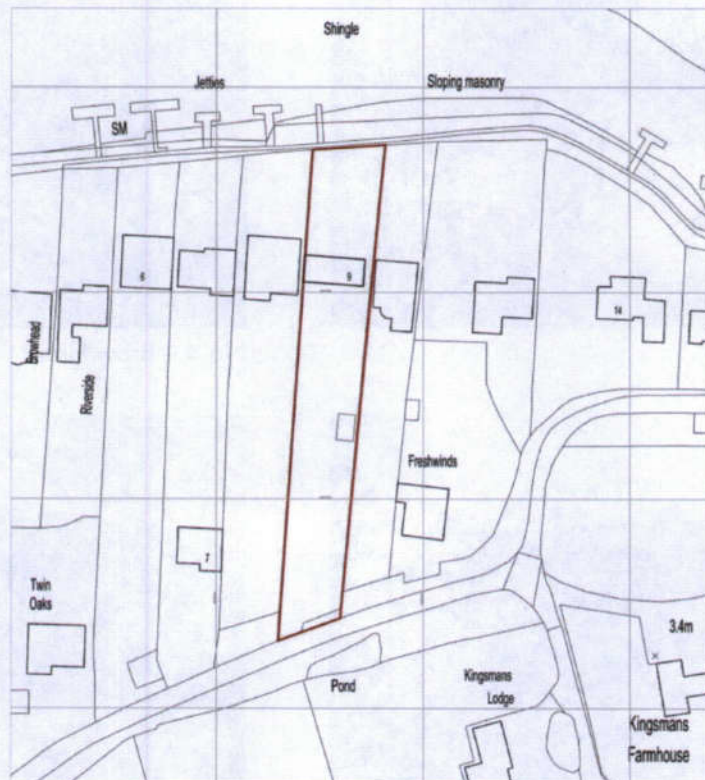


No.14



No.17 & 16

2.4. The site size is sizeable (approx.1840m²) located on the north side of Kingsmans Farm Road. The site is effectively a long thin rectangle and is located between two similar plot sizes and shapes of No.8 & No.10.



can see from the photo and plan above, the footprint is a considerable amount larger than No.9. The rear building line is the same with the additional area acquired to the to the front elevation.



2.6. The neighbouring property on the left, No.8, is a 3 storey traditional dwelling built circa 1980. The property benefits from a full width single storey rear extension.



- 3.1. App No. 07/00911/FUL - 10 Kingsmans Farm Road, Hullbridge
Demolish existing dwelling and construct one detached four storey house.
- 3.2. There have been various developments along Kingsmans Farm Road but there is no information available online. I have contacted Holli Fielden at Rochford Council via email to provide some information on this matter. Holli has also been unable to source planning information relating to developments along Kingsmans Farm Road.
- 3.3. A pre-application submission including drawings and cover letter was posted to Rochford Council in on the 25th Novmeber. The application was received and registered on 26th November 2014 and Mr Mike Stranks was allocated as the case officer. Ref PA/14/00117/PREAPP
- 3.4. Following a number of enquiry emails and phone calls regarding the status of Rochford Councils pre-application response, Mike Stranks emailed RJB Architect on the 6th January 2015.

Hello Mr Bailey

My apologies for not get back to you earlier – in fact we're overwhelmed with stuff and far more pre – apps that we'd expected at the moment so it could well be a few more weeks before I could get back with a detailed response. I wonder if it might be better to submit the application given what I have to say generally below rather than wait ?

***Principle** – the site is within the Green Belt. Our new polices are restrictive allowing only a 25% increase in size to the original building. This is greatly at odds with previous practice which included the location within a Rural settlement without such restrictions and hence the resulting form and size of a number of nearby replacement dwellings. In short I don't know how we will address this as this sit is one of few originals left – in practice we have advised permission should none the less be granted. However, members will be less easy to predict.*

The overall scale and form is precedented to No. 10 and another further east of the site – favouring the proposal.

***Detail**- it would be essential for your application to show the siting of the resultant building in relation to the neighbouring dwellings as you show for the existing dwelling on Drg. 002. My concern is at how imposing the depth of your proposal will be upon those neighbouring homes. It will be even better if the existing building footprint can be shown dotted in relation to the resulting footprint. Both adjoining buildings are much deeper favouring your proposed design but I'm unclear how the resultant building will impact upon the traditional house to the west of the site.*

You will need to seek the advice of the Environment Agency to ensure they raise no objection in terms of resistance to flooding. We will have to consult them on the application and will need to take into account their objection – if the raise it.

This is the best I can give for now – I hope it is of help.

Regards,

Mike Stranks

Team Leader DM (North)

- 4.1. This application is for permission for the renovation and erection of a three storey front and side extension - providing a contemporary dwelling.



- 4.2. The existing 1m gap between dwelling No. 8 has been increased to 2m - to provide side access and to visually avoid the terracing effect.

- 4.3. The proposed development not only respects the character and appearance of the existing street scene but is better suited to sit between the neighbouring properties.

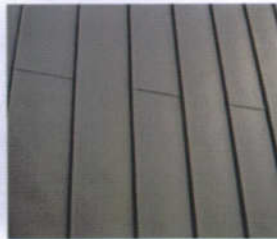
- 4.4. The materials incorporated into the design –

Blue ledge stone

single ply membrane

Render

Copper



- 4.5. The development does not involve the lopping or removal of any trees on the site.



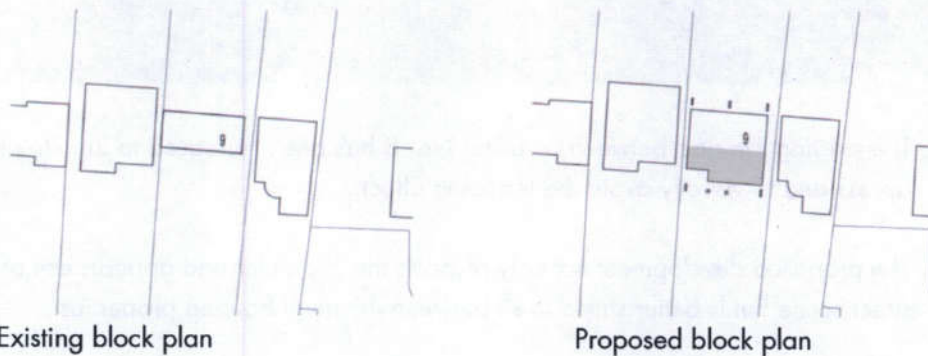
5.1. Use

5.1.1. The site accommodates No.9 a 1 bed, 2 storey chalet property. Therefore, the use is designated as Residential C3 and will remain as such with this application.

5.2. Amount

5.2.1. The application is for a 3 storey front and side extension with an integral tandem garage. The property will accommodate 4 bedrooms, which is considered adequate for the needs of a family.

5.2.2. The increase in footprint and proposed massing relates well to the amenity space and neighbouring properties balancing the street scene.



5.2.3. The building line to the rear of the property has been retained.

5.3. Layout

5.3.1. Whilst the house has been increased in size overall, the ground floor layout has been retained and incorporated into the rest of the development.

5.3.2. To exploit the beautiful views across the River Crouch, high levels of glazing has been proposed to the rear façade.



well-being of the two adjoining properties. All side elevation windows are to be either obscure glazing or cill height 1800mm above finished floor level. In any event the view from the windows to No.10 would be a blank façade. The front elevation balcony will contain timber slated scenes or the like to provide privacy to both the residents of No.8 & 10No.

5.4. Scale

5.4.1. The scale of the property has been designed to reflect the scale of the established properties along the river front and surrounding area by way of its siting, design and scale. This proposed increase to the property has been scaled across the front and side elevation with the addition of a 3rd floor level.

5.4.2. The increase in height of the property is due to the additional level. The increase will look more in keeping with the neighbouring dwellings. It should also be noted that the highest level of the proposed roof is a considerable amount lower than that of No.10.

5.5. Landscaping

1.1.1. All external boundaries, generally comprised of established hedgerows and close boarded fencing, will be kept as existing.

1.1.2. Much of the site is laid to lawn and this will be retained wherever there is no requirement for hard landscaping.

5.6. Appearance

5.6.1. The design, elevational treatment, general mass and location of the new building have been duly considered to limit any detrimental impact on the local surroundings.

5.6.2. The external materials are proposed to be of a high quality including white render, copper cladding, single ply membrane and blue ledge stone. The styles of fenestration along Kingsmans Farm Road are quite diverse so coloured powder coated aluminium window and door frames are proposed as a continuation of the contemporary theme.

5.6.3. The overall appearance, detailing, choice of materials and quality of finishes will all contribute to an attractive property more than complementing and enhancing the immediate area.

5.7. Access

5.7.1. The access into the site and dwelling remain unaffected by the proposed amendments.

5.8. sustainability considerations

It is planned to encompass a number of environmentally responsible features, wherever possible.

Waste

- i) The existing collection general waste/recycle bins will be stored to the side of the property to the underside of the external stair.

Energy

- i) Energy conservation is extremely important - the building will be 'super insulated' by the Mantle Building System'.
- ii) Photovoltaic panels are located on the roof
- iii) An air source heat pump system will provide heating
- iv) A heat recovery & mechanical extract system will be integrated
- v) All materials resulting from works on site will be re-used in the development where possible

Water

- i) Water efficient fixtures will be used where possible.
- ii) Rainwater storage/grey water system will be provided within the site. Therefore all efforts will be made to avoid surface water run-off into the watercourse.

Nature

- i) Noting the proximity to the river front, the protection of any habitat found will be of utmost importance and should such an event arise, advice from a specialist will be sought to ensure its protection.
- ii) All timber made widely available in the UK is likely to be from FSC (Forest Stewardship Council) certified sources which will be used where necessary.

5.9. Flood risk assessment

- 5.9.1. Rab Consultants (Resilience and Flood Risk) have been appointed to prepare all necessary information relating to the flood risk assessment as required to accompany the planning application. Once in receipt of the information it will be sent to Mike Stranks.
- 5.9.2. The new development to No.9 will incorporate strategically positioned 'weak points' within external structure of the property. This is to allow major water flow through the building if the sea defence was to fail.
- 5.9.3. No.9 existing and proposed ground floor levels are 300/450mm higher than the recently approved development at No.10.
- 5.9.4. No.9 existing and proposed first floor levels are 75/150mm higher than the recently approved development at No.10

- 6.1. The proposed development has been designed to reflect the scale of the neighbouring properties and the majority of dwelling houses along Kingsmans Farm Road.
- 6.2. The style of the property will be more contemporary but using simple features and materials to blend into its surroundings. The additions will be built to a high standard in order to enhance the local area and the village of Hullbridge.
- 6.3. The existing property is long established to that part of the coastline and the proposal is not to a new site but is for the enhancement and redevelopment of the existing site.
- 6.4. By way of the siting, scale and design of the proposed property, there will be no loss of outlook, light and privacy for the occupiers of neighbouring residential dwellings.
- 6.5. The site itself can accommodate the proposed scale of the extensions with ample spacing remaining around the building and within the site.
- 6.6. Great care has been taken to put together a scheme that will be of considerable benefit to the character and appearance of not only the property, but also the immediate locality.
- 6.7. Taking account of the above, we trust that the application can be fully supported and endorsed by the grant of planning permission.