

OUTLINE PLANNING DESIGN SUPPORTING STATEMENT



RIBA 
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ARCHITECTS
DESIGNERS + CONSULTANTS

CLIENT:

Mr + Mrs Patten

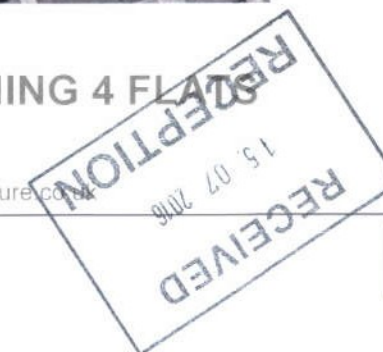
ADDRESS:

253 Ashington Rd
Rochford
Essex
SS4 3HE

DEMOLISH EXISTING BUNGALOW + CONSTRUCT BUILDING CONTAINING 4 FLATS

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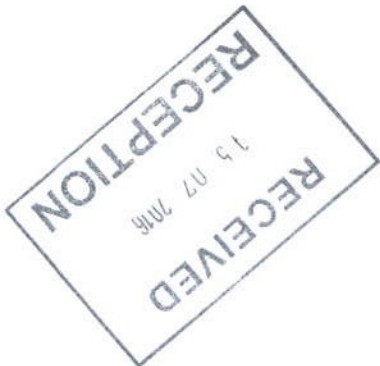
Executive Summary

Outline Planning permission is sought for demolition of the original bungalow and the erection of a contemporary styled block comprising of 4 flats (2x2 bedroom + 2x1-bedroom). The proposed block will be of a far more relevant scale to the surrounding properties than that of the existing dwarfed property that currently resides on the site.

Each flat would benefit from a single parking space each and there will be 2 No. visitors parking bays also each of the two-bedroom flats will benefit from their own garage. The design and orientation of the residential block would also prevent any overlooking or loss of privacy to the adjacent properties.

The proposal is considered to enhance the existing street scene and pattern of the existing built environment of the area. It would also make the best and most efficient use of the land within a built up area in close proximity to local services and facilities. As such, we would suggest that the proposal is consistent with the Council's Core Strategy, Local Plan and any relevant Supplementary Planning Documents.

Also all points listed within the pre-application enquiry have been considered, well thought through and successfully addressed.





1.0 Introduction

This document has been produced by BDA to support the outline planning application for the demolition of the existing bungalow and the erection of a residential block incorporating 4 residential units at:
523 Ashingdon Road Rochford Essex SS4 3HE.

The statement is to be treated as part of the formal submission. It considers the background and any relevant planning history of the proposed site, along with planning merits, design and access issues.

It is to be read in conjunction with the following drawings:

15.178/11	Proposed Plans
15.178/12	Existing + Proposed Elevations
15.178/13	Additional Information
15.178/14	Site + Roof Plans

This design and access statement is intended to support the planning submission and aid Rochford District Council in making their decision.

It is hoped that Rochford District Council would consider the outline planning submission fully policy compliant and also that the proposed design is of a positive architectural merit.



2.0 Site Location + Surroundings

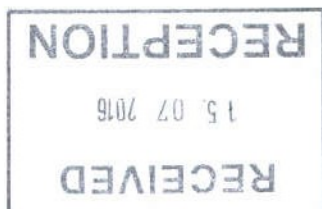
The existing dwelling on the site is a detached bungalow with a pitched roof, which is sited on a corner plot on the junction of Ashingdon Road and York Road.

It has already been established as a result of our application for formal pre-application advice, that a development of flats would be suitable in this location.

The application site is readily accessible to public transport and within very close walking distance of shops and other facilities there are various open recreational, park and amenity spaces close by.



Aerial View of the Proposal Site (Ashingdon Road – York Road Junction).





3.0 The Proposal and its Design Context + Principles

Good design must play a pivotal role within a residential area, making the town or village a more desirable place to live in, allowing it to thrive, therefore ensuring its economic growth. It is the responsibility of the Architect to ensure that sites like this are developed creatively and producing an end product that not only the client is happy with but also new buildings that RDC can feel favourably enhances the district.

The varying styles of accommodation along Ashingdon Road produce a related variety of heights, scale and mass within the street scene. It must be said though, that if a single property type had to be chosen as the dominant style it would certainly point towards a dwelling generally around two storey in height with a traditional pitched roof whether it be a gable or hipped. The proposal will certainly improve the aesthetic of the road, by eliminating the out of scale existing bungalow, giving the junction of York Road a more attractive aesthetic.

The proposal respects the scale, mass and size of the surrounding buildings by having a respectful and relevant ridge height, ensuring it improves the street scene.

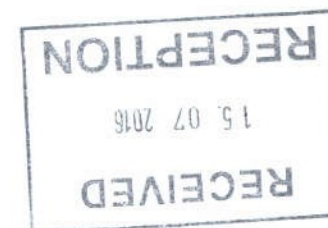
The design of the new block of 4 flats is modern in terms of utilizing a more contemporary pallet of materials and design features. However, in principle, the new building is made up of the many traditional forms and scales surrounding it. Many of the traditional features included in the design are present within the close surroundings to create homes that fit

well within the established street scene, ie; front balconies at the same height as the adjacent dwellings.

The front elevation has been created from various horizontal and vertical elements, and these aim to represent the mix of established bays, recesses, pitched and flat roofs of the road. The proposed apartment building will of course be different in style to others in the street, however the elevations have been carefully considered and designed so that the structure will not be overbearing or dominant, but in fact harmonise and improve the street scene.

As can be seen within the proposed BDA drawings that form this outline planning application, the new block of 4 x flats respect fully the existing building and site lines and the splays of the neighbouring properties.

The layout of the proposed individual flats responds to the site context. The planning & design has been carried out to be in-line with the relevant RDC Planning Policies and due to the careful design and planning of the fenestration and position of windows there is no increased overlooking of adjacent properties.





4.0 Architecture + Sustainability Measures

The architecture features clean crisp lines, ensuring the building stand out, but is refined at the same time, with a strong emphasis on function.

Where financially viable it is proposed to use cutting edge green technologies and the proposal has been driven by strong principles of environmental and sustainable design.

The systems that are intended to be implemented are numerous, integral and across all levels of the design. Just some examples of actions taken to respond to and utilise climate change and to maximise the sustainability of the project are as follows: renewable material sources, the design & layout of the building reduces energy consumption by maximising access to natural ventilation, providing excellent penetration of natural daylight to living spaces, heavy insulation, high performance glazing, efficient mechanical systems etc.

Obviously all of the timber used on the project will be obtained from local suppliers that adopt the policy of obtaining their timber from sustainable sources ie; from suppliers that have a recognised re-cycling programme.

Any other materials used for the construction of the proposed works will also be sourced locally, which will reduce transportation over long distances, from suppliers to site, thus reducing the carbon footprint of the building itself.

Ultimately the proposed development will actually exceed current UK Building Regulations and the applicant aims to achieve the standards as

set out in the Code for Sustainable Homes to become Level 4 compliant where viable. There will most certainly be every effort put into place with regards to water conservation methods.

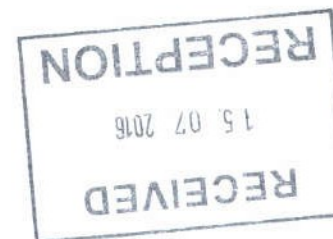
ECC Highways Department maintain the main road (Ashingdon Road) with the Local Authority providing the services for street cleaning and refuse collection, and the proposed flats will utilise the standard RDC 3 wheelie bin collection system (details as shown on the application drawings).

5.0 Planning History + Relevant Issues

BDA carried out an initial feasibility concept scheme for the applicant and subsequently submitted it for a 'Formal Pre-Application Enquiry'. RDC's written response dated 20th May 2016 concluded that a building containing flats would be acceptable on the site.

(Ref: PA/16/00029/PREAPP)

As previously stated within this document, all issues discussed within the written response, in our opinion have been successfully resolved, with all Nationally Prescribed Technical Housing Standards conformed to.



6.0 Use Amount + Landscaping

When designing a scheme of this nature it is essential that care be taken to ensure the following:

1. Provision of appropriate areas with correct relationships for modern day living.
2. To propose a design that acknowledges the adjacent properties and seeks to harmonize with mass and streetscape.
3. To respect nearby properties regarding affect on sunlight, aspect and privacy.
4. Incorporate energy saving methods in the interest of sustainability.
5. To make suitable provision for car standing (sufficient parking per flat with visitor parking).

During the evolution of the design stage of this project all of these points were carefully considered and suitably addressed.

As previously discussed within this document the scheme proposes to adopt a complimenting suburban style with a mixed palette of materials taking reference from surrounding dwellings within the immediate and wider vicinity. However the scheme calls for some slightly more contemporary elements such as a less cluttered window style (less casements), maybe with a reduced frame thickness, giving the windows a lighter less obtrusive appearance as well as increasing natural light into the home.

The hard and soft landscaping for the proposed block of flats will be carried out to the highest of standards.

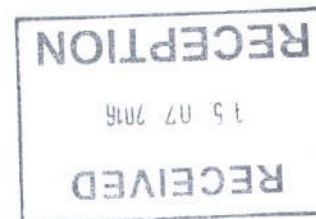
The 58sqm rear garden will be allocated for use by the 2 ground floor flats, with each of the first flats benefiting from their own balcony in excess of 5sqm each.

The layout of the proposed flats and overall scheme have been influenced by various factors, including client brief, formal pre-application advice, site orientation and respect for neighbouring properties with regard to privacy etc.

The overall scale of the proposed scheme echoes and respects the surrounding suburban typography.

The main habitable areas have been arranged to provide the occupiers with glazed, open aspects to afford them a splendid user experience and lifestyle quality.

In terms of density, the proposed flats development are certainly not an over ambitious excessively sized proposal. It is inline with the average density of the surrounding area(s), therefore offering a quality environment for the future occupiers.





The internal floor areas of each of the proposed units are as follows:

- Flat 1 : 56sqm (1 bedroom – 2 person flat)
- Flat 2 : 74sqm (2 bedroom - 4 person flat)
- Flat 3 : 52sqm (1 bedroom – 2 person flat)
- Flat 4 : 65sqm (2 bedroom - 3 person flat)

As previously stated, the scheme comprises of a 58sqm shared rear garden space and individual balconies exceeded the required size: resulting in Rochford District Council Planning Policies with regards to amenity space provision being met with ease.

The proposal performs within the criteria set out for off street parking, as it provides 1 or 2 car-parking spaces per flat as required with 2 separate parking bays for visitors to use at the front of the site (Total of 8 parking spaces).

7.0 Conclusions

For reasons detailed in the preceding paragraphs of this document, it is considered that the proposal as submitted is consistent with National, Regional and all relevant RDC Planning Policies and Guidance, we are optimistic that this scheme meets the Local Authorities requirements for proposals of this nature.

The developed scheme will give purpose to what at present is an under utilised site with great potential, without having to compromise the

street frontage of Ashingdon Road, which is completely compatible with the local context. In fact it will enhance the street scene considerably.

The proposed building is of a suitable scale to relate with the existing buildings in the immediate vicinity and we would like to hope that this project has the potential to make a positive contribution towards the Rochford District and the wider built environment.

When constructing this proposed development our client has openly conveyed their passion for using optimum insulation materials and other modern construction methods to reduce the need for over using fossil fuels and for minimising their carbon footprint. They will take every opportunity to implement other environmental strategies where possible, for example using suppliers that only source their materials from sustainable sources and using local suppliers where possible to eliminate excessive delivery distances on lorries etc.

We have successfully met the criteria set out within the planning officers written response to the previous formal pre-application advice submission.

Finally, the proposal does ensure the addition of 4 new dwellings within a ready established residential site without having to consider any detriment to the local Metropolitan Green Belt.

