

Planning, Design & Access Statement

8 Stanmore Way

Demolition of an existing bungalow, replacing with two
accessible chalet bungalows

Drawing No. 378-DA-02
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Revision -



clear.

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1. Context

This Design and Access Statement is for the demolition and replacement of the existing bungalow of poor accessibility and adaptability credentials with two accessible chalet bungalows increasing the number of accessible properties in the District.

The proposal is within an urban section of Loughton with easy access to public transport. A walk into the centre of Loughton where its principal shops, restaurants and facilities takes approximately 20 minutes (1.1miles). Loughton Underground Station is located a 35-minute walk (1.8miles) from the proposal. Due to the locality of the site, it is considered a sustainable location.

Recently, planning application EPF/2674/19 was approved planning permission to provide a new roof via a first floor extension incorporating three bedrooms on the first floor.

Following this approval, and through consideration of detailed design RIBA Stage 4, it was considered prudent to propose demolition of the bungalow and replace with a new house. Application EPF/0490/20 was submitted and refused due to the proposed loss of a bungalow.

Application EPF/0490/20 was taken to appeal which was dismissed due to loss of a bungalow despite the proposal being acceptable in all other aspects.

The new application now proposes to demolish the existing bungalow which was identified by the Planning Inspectorate as having poor

accessibility and limited adaptability and replace with two chalet bungalows. This application increases housing stock in the District as well as increasing the number of accessible homes in relation to the aspirations of the Councils Policy H1 of the Local Plan Submission version.

The Essex Design Guide Item 3.173 notes that 95% of existing housing stock within Essex has poor accessibility credentials, therefore this fully accessible proposal would go some way to improving the low-level of provision generally available within the District.

The proposal complies with the Local Plan Submission Version and the Essex Design Guide in that it replaces a home which is not accessible and easily adaptable with two chalet bungalows which are accessible and easily adapted if needed.

The Ministry of Housing, Communities and Local Government published the 2020 Housing Delivery Test results on the 19 January 2021 which indicated the Council delivered 49% of its housing requirement over the past 3 years and therefore requires an additional 20% buffer to its current 5-year land supply providing a further deficit. This application however small will assist in achieving the required housing numbers for the District.



Aerial view of existing site
- - - Site boundary

2. Site Description & Analysis

Stanmore Way has an interesting and varied mix of properties, with many refurbishment and new build developments. 6 Stanmore Way to the west has been recently refurbished and extended. 10 Stanmore Way to the east has been recently replaced with two 5-bedroom detached houses.

Most buildings within the locality are individually designed with good levels of landscaping to front and rear gardens, which contributes significantly to its character and quality.

The site is on a north-south axis. This positioning provides a great opportunity for the proposed chalet bungalows to benefit from changing sunlight throughout the day. Due to the position of the existing bungalow's internal rooms, it only benefits from late afternoon sunlight.

The site consists of a detached bungalow located midway along Stanmore Road. The bungalow appears at odds with the prevailing pattern and streetscene due to its low stature and being in a context of large detached two and three storey houses.

The existing bungalow is aesthetically challenged due to its 1960's build design and needs updating and modernising throughout. The bungalow features dated styling which has not worn their years well. The low-slung roof profile is out of character with the prevailing street.

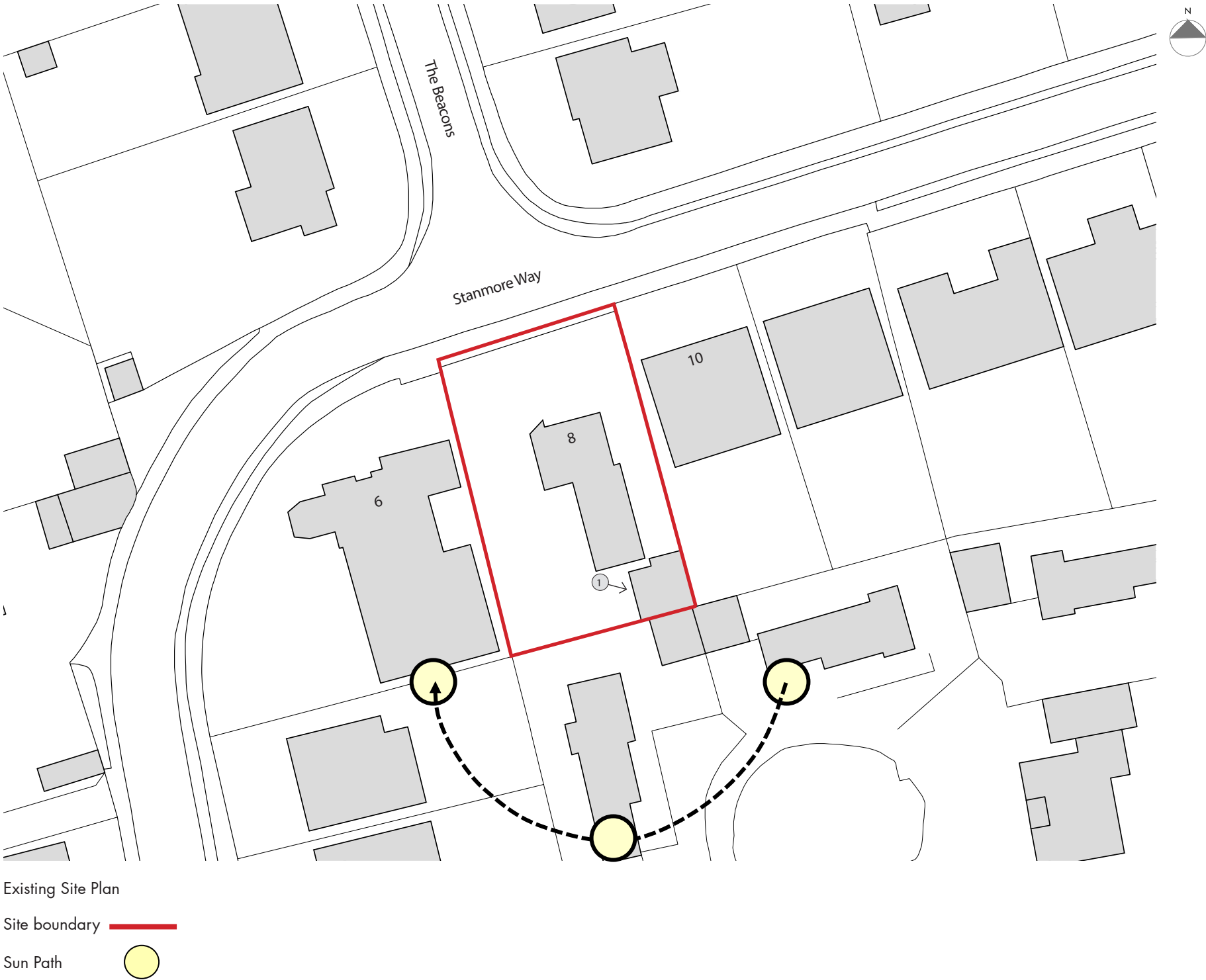
The existing bungalow is accessed via a step up to the front door into the entrance hall

which leads into the formal living room and the reception room via another step. Access through the reception room to the galley kitchen, bathroom and two bedrooms.

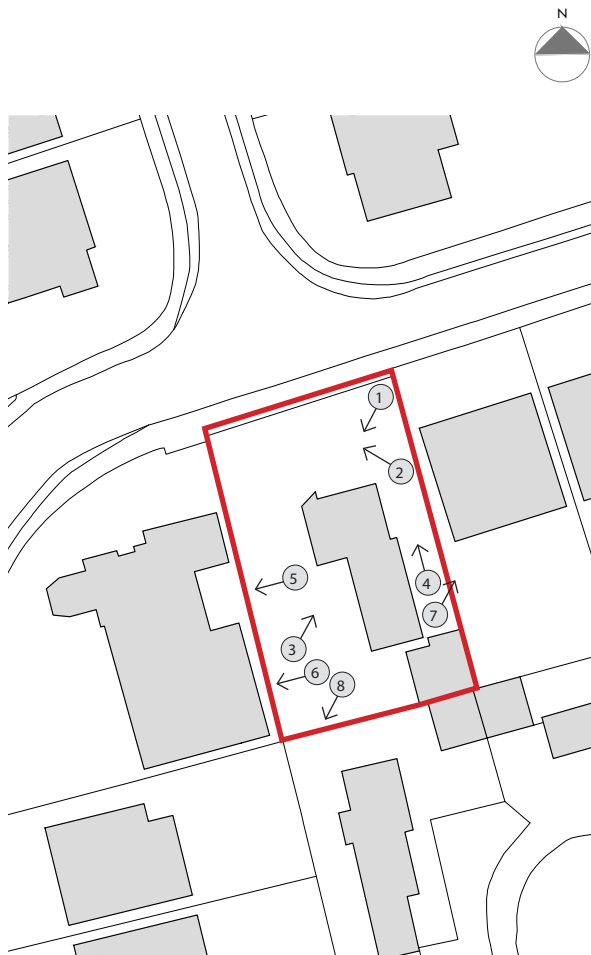
The internal layout of the existing bungalow is comprised of narrow doorways and hallways. Accessibility clash points are present in the existing layout in the following areas:

- Steps up to front door
- Step into reception room
- Access from reception room to kitchen and internal storage cupboard is very narrow
- Access from reception room to hallway providing access to bathroom, bedrooms and rear garden is narrow
- Access from hallway to bedrooms is tight
- The reception room is of limited use as a dining area due to small room size and access needed through to kitchen, bedrooms and bathroom
- Kitchen size is small reducing ability to manoeuvre in the space
- Narrow door and steps from kitchen to driveway
- Small bathroom size does not enable a carer and occupant to be in the same space
- External access into the garden is via steps and narrow doors

Stanmore Way and surrounding roads are of varying architectural styles. With no one set style of architecture, a suitably designed proposal would fit in the streetscape.



3. Site Photographs



Existing Site Plan

Site boundary —



1. View towards front of existing property



2. View towards 3.5m hedge to front boundary



3. View towards flank elevation of existing property looking at No. 6 Stanmore Way



4. View showing existing driveway & separation between existing property and No. 10 Stanmore Way



5. View towards flank elevation of No. 6 Stanmore Way



6. View showing recently completed extension to No. 6 Stanmore Way



7. View towards rear elevation of No. 10 Stanmore Way



8. View towards 3.8m high brick boundary wall with original opening boarded up

4. Design Proposals

The proposal would replace the tired out of keeping bungalow with a pair of semi detached chalet bungalows more fitting to the Stanmore Way streetscene and wider locality whilst maintaining neighbour amenity.

It is proposed to futureproof the lifetime of the chalet bungalows by incorporating design features to enable accessibility and future adaptability if needed. Whilst it is accepted all new homes should be of this standard, consideration should be made for replacing homes which fall well short of this standard for homes which provide the standard or better.

Such design features proposed include:

- Level thresholds at all entrance doors
- Wide door frames to enable greater accessibility including wheelchair use
- Wide hall and landing areas to enable greater accessibility including wheelchair use
- Room design and sizes which enable furniture to be placed improving accessibility including wheelchair use
- Level access around the properties within the garden spaces
- Car parking close to the front door of the chalet bungalows for ease of use together with electric charging point

The proposal will result in more efficient use of land for a pair of chalet bungalows whilst ensuring accessibility is maximised for the owners future needs.

The design of the proposal would relate well to the surrounding properties, and take inspiration from the bungalows and chalet bungalows within Stanmore Way. Once complete the proposal would enhance this section of Stanmore Way.

The front boundary hedge is retained and maintained to a manageable size to enable an attractive front garden and sufficient car parking.

The external appearance of the chalet bungalows take design cues from the surrounding vernacular in a modern interpretation.

Principle accommodation is focused on the ground floor containing all amenities usually associated with a bungalow. Within the roof space are two additional bedrooms as secondary accommodation to each bungalow.

The rear gardens are plentiful with modest landscaping to improve the setting ready for new owners to make their own.



Proposed Street Elevation from The Beacons



Existing Street Elevation from The Beacons

5. Assessment of Proposal

This proposal will consider:

- 5.1 Design & Appearance
- 5.2 Neighbour Amenity
- 5.3 Standard of Accommodation
- 5.4 Landscaping
- 5.5 Sustainability
- 5.6 Car Parking and Transport
- 5.7 SAC Air Quality & Recreation

5.1 Design & Appearance

Policy H1 requires new development to be of a size, location and characteristic to suit the site and its surroundings.

The proposal has been designed to complement the streetscene. Regarding the existing bungalow, the delegated report of application EPF/0490/20 states “the current bungalow is at odds with the rest of the properties in the wider area.”

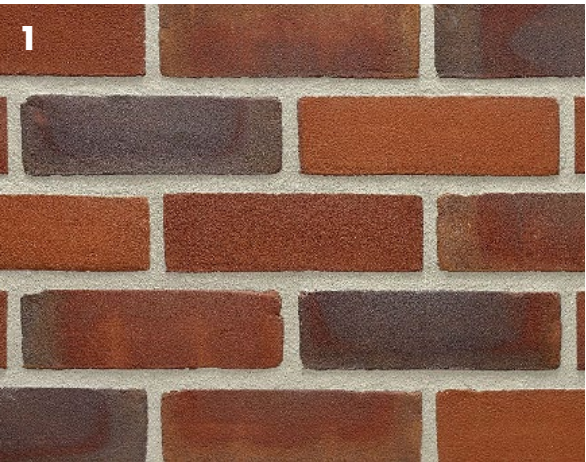
The proposed chalet bungalows are of a design which can stand within a street scene of individually designed properties, with carefully chosen materials to reflect buildings which can be seen in the street scene drawings.

Policy DM9 seeks a high level of quality in design which relates positively in context. The proposal achieves this by being contextual through use of materials maintaining significance in the locality. The scale and proportion of the house would sit well within the existing fabric of the locality principally made up of attractive individually designed properties in contrast to the existing bungalow which cannot be seen from the street in its squat position behind the tall hedgerow fronting Stanmore Way.

The traditional design aesthetic together with modern detailing provides an architectural design of today's standards. The use of double gables fronting the street together with careful use of materials brings forward a unified design approach.

The following materials are proposed:

1. Red and black stock brick by NR Taylor
2. Charred Timber cladding
3. Blue grey natural slates



5.2 Neighbour Amenity

The proposal has been designed in accordance with neighbouring properties and protection

of the existing amenity as a principle consideration.

The starting point of any design is to consider neighbouring window locations, outlook and sunlight/daylight.

On considering neighbouring windows, it is noted number 6 had recently been granted planning permission for a two-storey rear extension with high level windows adjacent to the sites garden. The Council granted this extension with the high-level window details to ensure the neighbours at number 6 had sufficient natural light whilst not overlooking the application site garden. Privacy is maintained.

To safeguard the amenity of number 6, the proposal has been designed not to interrupt these high-level windows to maintain good levels of sunlight/daylight. In designing the proposal, side windows have been resisted to prevent overlooking towards number 10 to maintain neighbour privacy.

The rear elevation of the proposal has undergone design development to enable a 22m separation distance between first floor windows which also has a dividing 3.8m high brick wall with additional landscaping on top maintaining privacy to 7 Clays Lane.

The proposed chalet bungalows are expected not to impact upon neighbouring occupiers due to separation distances, orientation and setting being similar to the existing properties.

The design of the proposal will make a positive impact upon neighbouring properties over

the existing non-contextual building. As such the proposal will improve the local aesthetic environment when viewed from public and private realms.

The proposal is in accordance with Policy DM10.

5. Assessment of Proposal

5.3 Standard of Accommodation

The NPPF seeks to make the fullest use of urban areas and underused land to accommodate new development before locations within the Green Belt. The site at present is significantly underused and not fully utilising this urban site.

Paragraph 124 of the NPPF notes that the creation of high-quality buildings is fundamental to the planning and development of new homes. Paragraph 127 of the NPPF prescribes criteria which planning policies and decisions should be based upon “while not preventing or discouraging appropriate innovation or change (such as increased densities)”.

Clear Architects has worked assiduously to develop a proposal of high design integrity for the setting of the locality. The design process has brought about an enhancement within the streetscape, in line with the case officer and appeal inspectors comments that it appears 'at odds with properties in the wider area.'

The proposed chalet bungalows would look towards making the fullest use of urban land for increased levels of residential accommodation in line with Policy H1, which seeks a range of house types.

Policy H1 also considers Housing Mix and Accommodation types and within this policy the Council expects proposals to be adaptable for changing needs and future owners.

Policy H1, Section A v) reads:

v) provides for all new homes to be accessible

and adaptable as defined by the Building Regulations in effect at the time of the application.

Such a clause in effect stipulates that all new dwellings are to be adaptable and therefore suitable for all of society through all stages or conditions of life. Such aspiration is covered by Building Regulations.

Policy H1, Section F reads:

F. The loss of bungalows and specialist accommodation will be resisted.

Within the Councils approach to the policy and in particular to section F, paragraph 3.5 reads:

“The needs of those with accessibility needs, including older people can be supported by bungalow accommodation.” The paragraph continues “The Council considers that bungalows can play an important role because of their ease of adaption such that they can provide choice for people with accessibility needs, including the current and future needs of older people.”

Policy H1 as a principal goal is to enable more accessible and adaptable homes in the District replacing those which do not meet this need.

Given 92% of the District is Green Belt and much of the urban land is already developed, the majority of new housing will come from previously developed land such as the application site which provides the opportunity to replace a poorly designed single storey

home which is not particularly accessible and difficult to adapt with two accessible and adaptable chalet bungalows.

The proposal meets the aspirations of paragraph 3.4 of the Councils Approach to Policy H1 which reads “it is important that a proportion of new homes can provide for the needs of those with, or who may develop, accessibility needs through the design of those homes. This reflects the evidence as set out in the SHMA and the 2017 update that **there is an existing need for accessible housing in the District** that will continue taking into account the aging profile of the Districts population over the period of the Local Plan.”

Item 3.173 of the Essex Design Guide notes that 95% of existing housing stock within Essex has poor accessibility credentials, therefore this fully accessible proposal would go some way to improving the low-level of provision generally available within the District.

The proposal complies with the Local Plan Submission Version and the Essex Design Guide in that it replaces a home which is not accessible and easily adaptable with one that is accessible and easily adapted if needed. The ground floor has been designed with provision for a principle bedroom on the ground floor with ground floor bathroom whilst maintaining spacious living areas to ease movement around the home.

Much of the existing housing stock in the District is similar to the existing bungalow. Not accessible and easily adaptable.

Adapting such dwellings to suit today’s accessibility standards requires major and costly works. In this case 8 Stanmore Way, the walls of the bungalow are block construction which provides structural integrity to the building, they are also placed in positions which mean doorways are not easily altered to enable a greater width as are the hallways which are narrow and would result in major and costly work to bring the bungalow into an accessible level. A full list of poor accessibility and adaptability characteristics are identified within section Site Description and Surroundings of this document.

The proposal would replace a home which has poor accessibility credentials and very limited adaptation with two truly accessible chalet bungalows which can be further adapted if required.

The proposed standard of residential accommodation is very high. The floor plans have been the subject of lengthy design development which has resulted in high quality functional layouts. The layouts are deliberately spacious with good circulation areas. The high-quality layouts will enhance the occupants living experience and have been prioritised over a series of smaller rooms. Due to the size of rooms being proposed, they are easily accessible and have been planned as such with furniture in place.

The layout of the proposal has been designed in conjunction with Lifetime Homes principles to ensure the space can be adapted overtime to suit the changing needs of future occupiers.

Such as:

- All thresholds are flush and level eliminating the need for steps into and out of the house
- Ground floor is level with no internal steps.
- All doorways, halls and landings are capable of accommodating wheelchair users
- All rooms have been designed to accommodate people with accessibility needs including location and provision of furniture.
- Provision has been made to enable the formal living room to be converted into a bedroom with easy access to the main bathroom on the ground floor.
- The principle bathrooms are large enough to enable a carer and occupant to be in the same space.
- Driveway configured to provide space for accessibility and enable car to be parked near the front door promoting greater accessibility to the home.

The proposed chalet bungalows are fully accessible and adaptable for the lifetime of occupiers.

This application for the demolition of the bungalow and its replacement with two accessible chalet bungalows should be considered compliant with Policy H1 which resists the loss of bungalows, through provision of additional needed stock.

5. Assessment of Proposal

5.4 Landscaping

The feature hedgerow fronting Stanmore Way will be retained due to maturity and streetscape value.

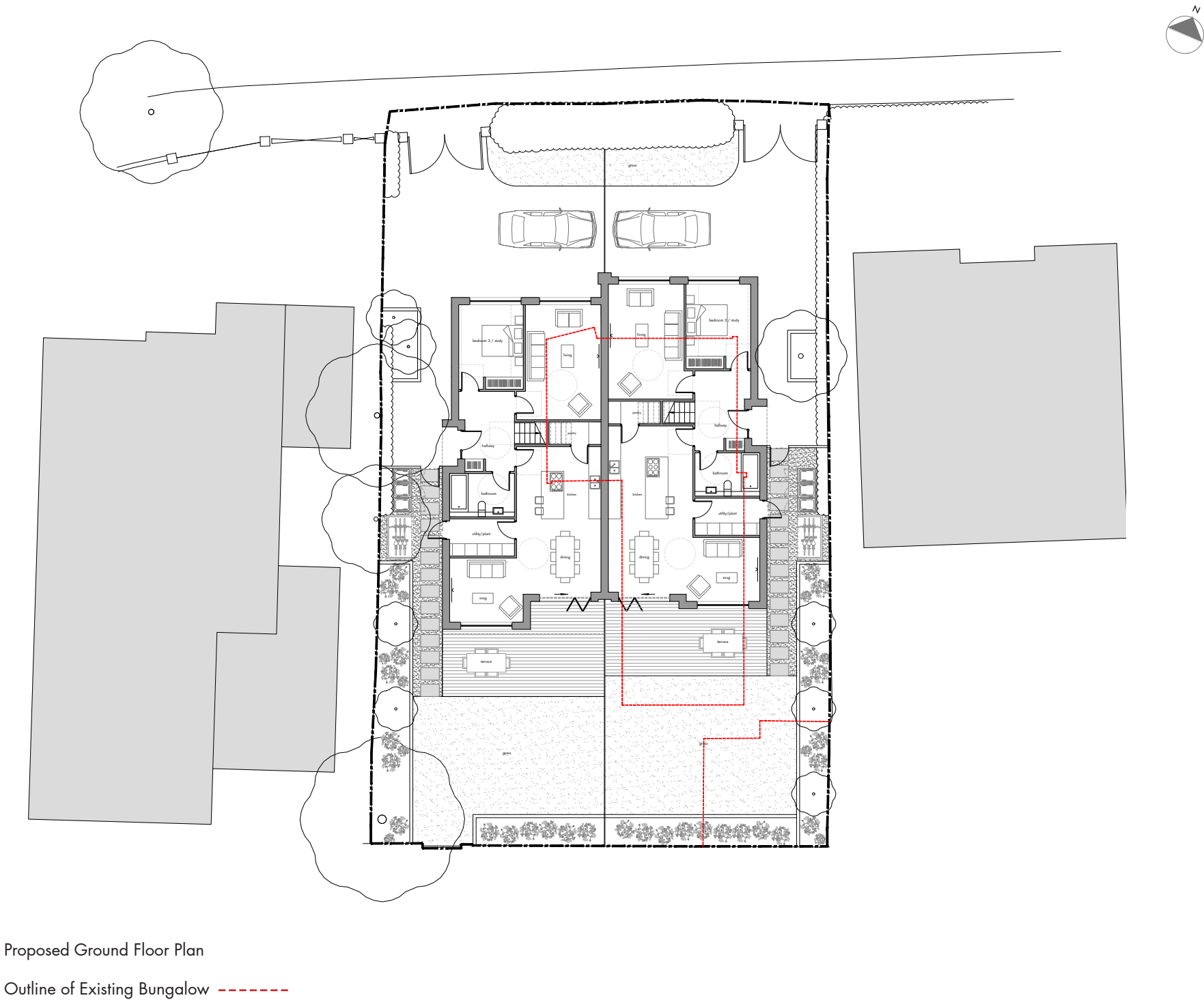
To the front of the proposed chalet bungalows would be a mix of hard and soft landscaping to provide an attractive foreground.

The private rear gardens will be a mix of lawn, ornamental landscaping and patio areas for future occupiers to make their own and enjoy.

The existing mature landscaping along the frontage and trees to the side boundary will be retained to add maturity to the proposal.

A landscaping condition can be used to secure the level of landscaping expected in such a proposal.

The submitted arboricultural assessment and report shows the trees on the boundary have been carefully considered. The trees are fully protected and maintained by the proposal.



5. Assessment of Proposal

5.5 Sustainability

To embody a sustainability ethos throughout the proposal, special consideration has been taken on the design of the chalet bungalows.

Structural Insulated Panels (SIP) outperform most traditional techniques contributing positively to the environment by helping to lower CO2 levels. SIP panels have significantly lower embodied energy than traditional construction materials, such as steel, concrete and masonry.

This system not only stores carbon, but the long lifespan of SIP buildings allows it to be more easily observed and measured. The simplicity of this system creates minimal waste, allowing any unused materials to be recycled for new components. This type of closed cycle reflects the high level of sustainability, and takes careful consideration on both the environment and future impact of the building.

To further enhance the level of sustainability, solar panels are proposed to generate green energy. The panels provide an all year round reduction of utility cost and with minimal maintenance, they have become a key source of renewable energy. Each chalet bungalow will feature air source heat pumps to provide efficient heat and hot water to each home. These run on small amounts of electricity and are favoured in this type of build over greater polluting gas boilers.

An upgrade to the existing bungalow would not be able to create such an efficient and sustainable property to those created under this proposal.

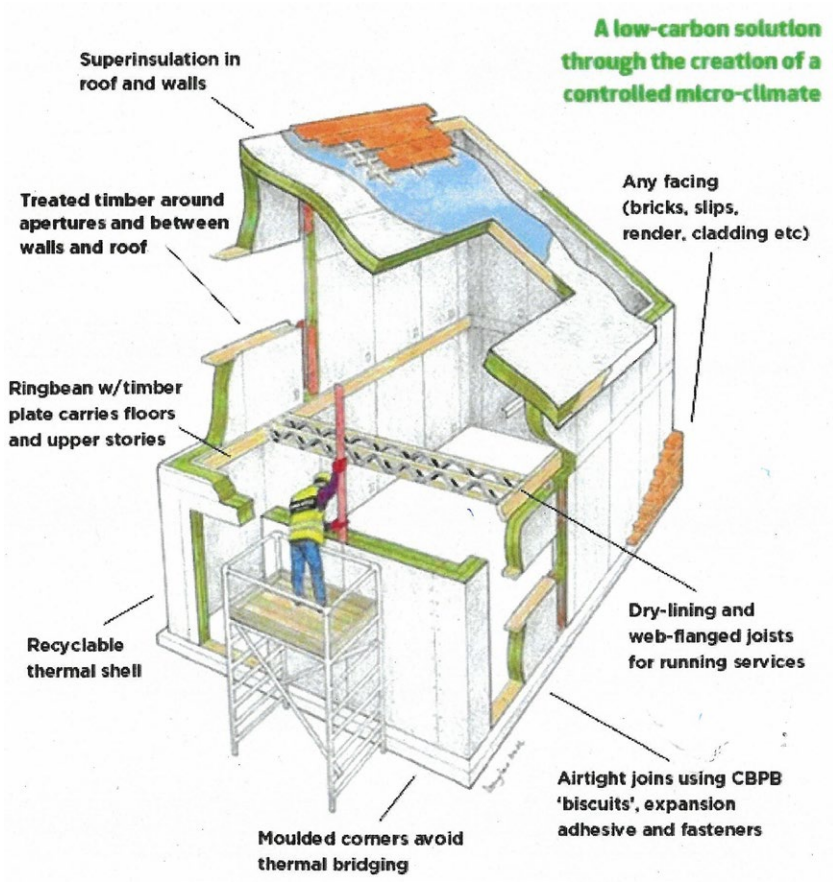
5.6 Car Parking and Transport

The proposal incorporates two car parking spaces to each chalet bungalow in accordance with Essex Parking Standards Guide, Local Plan Policy ST6 and Draft Local Plan Submission Version 2017 Policy T1.

The proposal will incorporate bicycle parking within a bike store to be located to the side of each property in compliance with the Essex Parking Standards Guide, Local Plan Policy ST6 and Draft Local Plan Submission Version 2017 Policy T1.

5.7 SAC Air Quality and Recreation

The applicant agrees to enter into SAC Recreational and Air Quality mitigation measures. Such mitigation measures can be entered into and secured by way of a legal agreement.



SIPs Sustainability Diagram

6.Conclusion

The proposal seeks to demolish the existing property and build a pair of accessible chalet bungalows more fitting to the Stanmore Way street scene through design, scale and use of materials.

Neighbouring outlook and sunlight/daylight is unaffected due to siting of the proposal and site orientation.

The planning application and this planning, design and access statement in conjunction with appendices, demonstrate the suitability of the plot location to be developed in a precise and sympathetic manner.

We respectfully request planning permission to be granted.



Proposed Front Elevation



Proposed Rear Elevation

7. Application Drawings

The associated planning application drawings consist of:

378-EX-01 - Existing Ground Floor Plan
378-EX-02 - Existing Roof Plan
378-EX-03 - Existing Elevations

378-PL-16 - Site & Location Plans
378-PL-17 - Proposed & Existing Street Elevation
378-PL-18 - Proposed Ground Floor Plan
378-PL-19 - Proposed First Floor & Roof Plan
378-PL-20 - Proposed North & South Elevations
378-PL-21 - Proposed East & West Elevations

Supporting Documents:

Appendix 1 - Arboriculturalist Report
Appendix 2 - Preliminary Ecological Report
Appendix 3 - Phase 1 Geoenvironmental Desk Study