

55 Pancroft Lambourne Romford RM4 1BX

To:

Planning Control
Epping Forest District Council

PRE PLANNING, DESIGN AND ACCESS STATEMENT

In respect of a proposed development at

55 Pancroft Lambourne Romford RM4 1BX

Ivar Selter

POLARDESIGN

42 Prince John Road

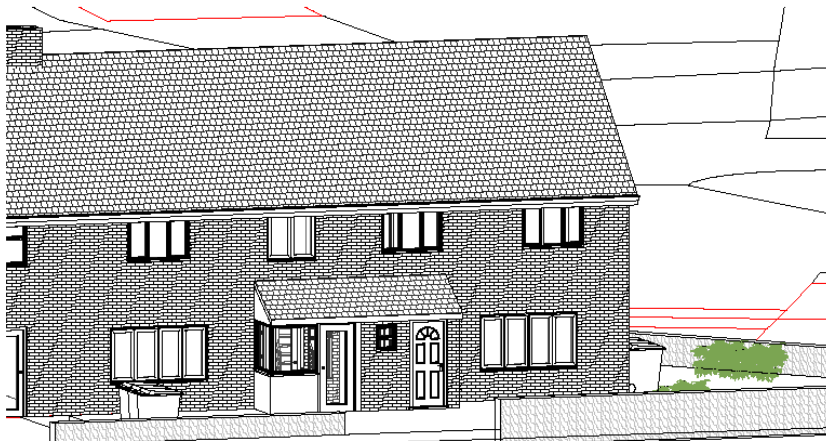
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Project Description:

Erection of two storey 3 bedroom building on land adjacent to 55 Pancroft Lambourne Romford RM4 1BX incorporating front porch and rear extension 3.0m deep with pitched roof and landscaping gardens
Project Client: POLARDESIGN

Project address:

55 Pancroft Lambourne Romford RM4 1BX

DATE: 12/04/2021

Project reference : 55PANC/21

Read in conjunction with DWG no

101 Existing Plans and Elevations
102 Existing Block Plan and Location Map
201 Proposed Plans and Elevations
202 Proposed Block Plan and View
Schedule of materials

INTRODUCTION

This statement follows the principles and suggested content as set out in the relevant policies of the development plan and associated policy documents, as well as national planning policy. In so doing the following conclusions are reached:

It has been accepted that the site forms a logical gap in an otherwise built up frontage along Pancroft. The area comprises 1950's development of suburban character and this forms the context in which the proposal is informed.

Dwellings within Pancroft area are of a medium and small size, set in estate of similar dwellings. Infill development is permitted in this sector, provided it does not give rise to a cramped appearance to the street scene and its massing and architectural style is in keeping with surrounding properties.

In applying these broad policies and others set out in the adopted Core Strategy and Development Management Document, it is established in the 2015 application that matters relating to parking, transportation, amenity for both proposed and existing properties, design, sustainable construction along with water and energy management and biodiversity enhancement, have all been satisfactorily resolved.

Having regard to these material planning considerations and with a suitable mechanism to secure appropriate financial contributions, the proposal is acceptable on its merits.

The proposed dwelling the subject of this application would continue this ordered appearance and would be sited a similar distance back from the road as the neighbouring dwellings. It would continue the rhythm of these dwellings at Abridge estate. The bulk, scale and massing of the proposed dwellings and the spaces around them would be fully in keeping with the character and context of the area considering the overall feel of the street scene and the spacing of the dwellings within their plots. The spacings around and between the proposed dwelling on the site of new proposed dwelling would therefore be in keeping with the overall character and feeling of relative spaciousness along the road.

With regards to the proposed footprint, design, scale and massing, End of terraced dwellings would be comparable to, and in keeping with, those of the neighbouring dwellings at Pancroft. The plots of the proposed dwelling the subject of this application would be very similar in terms of frontage width, size and overall character as many of the surrounding plots. Of a size, bulk, massing and relationship with their plots that would be very similar to those exhibited by the

55 Pancroft Lambourne Romford RM4 1BX

neighbouring and surrounding dwellings, the dwelling the subject of this application would be entirely acceptable from the point of view of their impact upon the street scene and the character of the area.

The proposed dwelling would not appear cramped within plot, within the context of the street scene or result in a cramped form of overdevelopment of the site. It is evident from the consideration of the plans submitted with this application that following an analysis of the spacing's exhibited by the neighbouring and surrounding dwellings in the vicinity of the site along Pancroft that the proposed dwelling would sit very comfortably within own plot. Together with the set back nature of the proposed dwelling, in keeping with that of the neighbouring dwellings, the existing vegetation on the plot' boundaries and the planting that would be undertaken following the completion of the development, the proposal would not appear as an intrusive, cramped form of development but one which would be an enhancement to the street scene through the removal of the existing somewhat tired looking, incongruous dwelling currently on the site and its replacement with attractive modern dwelling which would compliment the surrounding street scene in very pleasing manner. The scale, bulk and design features of the dwellings are such that the development would not appear cramped within the site. The distances between the dwellings and their flank boundaries would correspond to the distances between the neighbouring and surrounding dwellings and their flank boundaries. The development would be comfortably accommodated on the site and would not appear cramped in any way.

It is proposed that the materials with which the dwellings would be constructed be those present in the neighbouring dwelling, further ensuring that the proposed development compliments the street scene. The dwellings would blend in very nicely with the quality and character of the street scene. They would fully respect the character, appearance and overall feel of the road. The dwelling would blend in with the wider street scene and would be unobtrusive additions to the built form present along the road



Existing Flank Elevation



Existing Rear Elevation



Adjacent plot of land

AMENITY CONSIDERATIONS

In terms of the living conditions for the future occupiers of the site, the dwellings would provide a high quality living environment for their future occupiers. The living accommodation and the bedrooms would be light, airy and spacious in nature and would provide a very pleasant living environment for the future occupiers. Together with the size and appropriately landscaped nature of the properties, the dwelling would provide high quality accommodation for the future occupiers of the site.

The impact of the proposed development upon the amenities of the occupiers of the neighbouring properties would be acceptable. New dwelling would be splayed away from neighbouring dwellings and would be sited such that it would not infringe the host dwelling number 55 Pancroft New dwelling would not have an overbearing or adverse

impact upon the amenities of the occupiers of 55 Pancroft. The dwelling would not appear overbearing when viewed from either the dwelling or the rear garden of 57 Pancroft. Similarly, there would be no adverse impacts arising from overshadowing, loss of sunlight or daylight or loss of outlook for this dwelling. As a result of the absence of any habitable room windows in the flank elevation of the dwelling, there would not be any issues of overlooking arising from this element of the proposed development.

There would be no dormer windows or Velux windows in the flank elevations of the proposed dwellings, thereby preventing overlooking of the garden area of the neighbouring property. The proposed development would therefore not have an adverse impact upon the amenities of the occupiers of the neighbouring dwelling. The proposed dwelling would not adversely impact upon each other either as consequence of their siting and relationship to each other. The mutual overlooking that would inevitably arise would not be detrimental to the amenities of the occupiers of the dwellings.

THE PLANNING APPLICATION

This is a full planning application for the erection of a end of terraced dwelling, landscaping and erection of front porch and rear extension 3.0m deep with pitched roof. The dwelling would be two storey with pitched roof. The dwelling to be build inline with frontage of host dwelling at number 55.

The dwelling would comprise a hallway, a kitchen, a dining room, and living room and WC at ground floor level. At first floor level, there would be three bedrooms leading off a central landing.

Dwelling would have pedestrian access from Pancroft. The front boundary treatment of the plots would comprise a Brick wall appr 1700mm height. Plot would be provided with soft landscaping in both their front and rear gardens, in keeping with the other dwellings along this part of the road. This would assist in the full integration of the development within the street scene.

ACCESS, HIGHWAY SAFETY AND PARKING

The proposed dwelling be served by the existing road parking at Pancroft as provision set for this estate. Site would benefit with storage for in two cycles.

LANDSCAPING

It is proposed that a comprehensive landscaping scheme would be provided for the development to further assist in its integration within the wider street scene. The use of native species of trees and shrubs would ensure that the dwellings would be compatible with the street scene in this regard.

PLANNING POLICIES

The main aspects of relevant national planning policy relating to housing development are set out in the National Planning Policy Framework. The key matters, which are well settled, are:

The presumption in favour of sustainable development.

The encouragement of sustainable development in locations close to infrastructure and services.

Attention to design, which must be viewed in context of surrounding and planned development.

Inclusiveness in design so that all sectors of the community can use the development efficiently and independently.

The benefits of sustainable construction and biodiversity enhancement.

The key aspects of the NPPF are:

Proposed development that accords with an up-to-date Local Plan should be approved (paragraph 12): and in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development (197).

approving development proposals that accord with the development plan without delay (14 & 15).

always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (53).

Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally (59)

The relevant Core Strategy policies are as follows:

Section 91 of the Town and Country Planning Act 1990.

The adopted Development Management Document sets out a range of policies which guide residential development. The following are relevant to consideration of this proposal.

DMD Policy	Broad response
2	Contributions towards affordable housing can be made through an obligation under s.106
6	The design of development has been conceived to reflect the surrounding character and to meet the relevant standards
7	The design of this garden plot reflects the surrounds and is wholly appropriate, whilst retaining amenity space for host and proposed dwelling
8	General standards relating to amenity space, parking, refuse and safeguarding of amenity are shown to be resolved in a satisfactory manner
9	Private amenity space meets the criteria as shown in the policy
37	Whilst a single house development, it is shown that the context is respected and an enhancement of general character is provided
38	The DAS shows how the proposed development has been conceived
45	The parking standards and layout are met in an appropriate manner including secure cycle parking in the curtilage building. There is good access to public transport
49	Sustainable design and construction standards are detailed and can properly form part of a planning condition(s)
50	It is shown how the development can meet Code level 4 in the CfSH
58	Part and parcel of Code Level 4 is the desirability of water saving
61	Managing surface water is detailed in the DAS

DESIGN CONSIDERATIONS AND PLANNING POLICIES

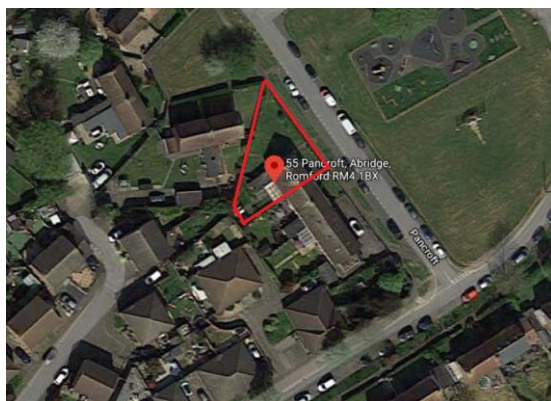
The NPPF reinforces and strengthens policy relating to urban design. The matter of inclusiveness, context and links to a sustainable approach to development are central to this approach. The BDG encompasses contemporary urban design thinking and the proposed development is conceived to reflect its requirements. This is articulated under the following headings:

- Site analysis and evaluation
- Identifying design principles
- Creating the scheme
- Context
- Scale & appearance
- Amount
- Landscaping
- Amenity & space standards

Site analysis and evaluation & identifying design principles

Location

The application site is located within Pancroft estate . The site contains a terraced dwellings finished with red brick masonry. Ample of street parking provided within the site.



Satellite

CREATING THE SCHEME

In conceiving the development proposal and having regard to the context as outlined above, we refer to the following matters:

The scale and appearance of the building.

The amount of development which can be achieved on the site.

It is clear that the dwelling should face the street and sit at right angles to it such that it reflects the design of the surrounds. To do otherwise in what is a uniform urban environment would be to produce a form which jars with the street scene.

In the same way the scale of the building must reflect those of the immediate and wider surrounds, which are predominantly uniform in terms of height, mass and bulk. In this case, there is sufficient width to allow for end of terraced dwelling which although proximate to the respective boundaries, is reflective of the surrounds where the built form is generally characterised by terraced development. As such, there is no overriding requirement for spaciousness around the dwelling.

In terms of the amount of development which can be accommodated, this is a matter of both design and current planning policies. There is a requirement for a given minimum floor area and a minimum amenity space for this scale of property. Both, along with the parking requirement. In this case, the following have been applied in the conception of the design.

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Criteria	Response
Dwelling size 3bed/4p 84m2	85m2
Rear Garden size 50m2	50m2
Garden size (existing dwelling)	240m2
Parking (proposed/existing)	Road parking

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In this way a 3 bedroom dwelling is reflective of that which can be achieved on the residual land, whilst allowing for reasonable amenity and parking

At present the whole of the frontage is in the form of a hardstanding and this repeated in the design of the proposal. However, there is scope for some soft planting along the common boundaries and this can be secured through appropriate planning conditions. This will offer some relief to what is otherwise a relatively harsh urban environment. There is also scope to be more imaginative with the form of hard landscaping and the materials specification. This can also be secured through appropriate planning conditions.

Other matters of detail include the provision for refuse storage and secure cycle storage. Both are policy requirements and are shown on the submitted plans and diagrams accompanying this Statement.

In respect of the impact of the proposal on the amenities of the immediate neighbours, drawings with proposed plans shows that there would be no material loss of amenity by reason of deprivation of light or undue overlooking. In the case of the latter, it is acknowledge that there will be change and this is an inevitability of development. However, the degree of overlooking is not materially different to that which exists from adjoining properties and it is accepted as a consequence of urban living.

In these ways, it is demonstrated how the design has been conceived in accordance with the principles set out in national policy and within the Development Management Document. It is an appropriate response to its context.

INCLUSIVNESS IN DESIGN AND ACCESS CONSIDERATIONS

The Framework and Development Management policies set out the requirement for development to be designed so that it is adaptable for lifetime living and can be accessed by all sectors of the community. In this case there is no requirement for Lifetime Standards in design and the issues need not be complex given the nature and scale of the development.

The proposed development will be required to meet the specifications of the Building Regulations (Part M) and this will, to some extent, ensure that the building is accessible to all sectors of the community. This will include:

Accessible entrance doors of suitable width for wheelchair users.

Level approaches and/or ramps to the front door of each dwelling.

Where there is a requirement for a slight gradient to allow easy access over door threshold, will be less than 1:20 in gradient: and avoid thresholds which would make wheelchair access difficult.

The surface treatment to the frontage areas will be important in so far as some future residents of the development, may be reliant on the car. As such it is envisaged that the surface should readily allow wheelchair use and therefore contain some hard surfacing to the front doors.

Any patio areas and access to the rear garden should also contain, in so far as is practical, level thresholds and ramped access.

In respect of internal arrangements aspects such as socket height, ground floor WC with appropriate fixings and door widths will all need to meet the relevant Building Regulations. There should also be consideration to the accommodation of kitchen facilities to suit use by disabled persons.

In this way, the proposed development will be accessible to all users.

OTHER MATERIAL CONSIDERATIONS

In regard to offsetting the impact of development, it is noted that the local authority has an adopted CIL charging schedule and the appropriate proforma has been submitted. The matter of affordable housing and education is noted and can be secured through an Obligation under s.106, by way of a financial contribution. A Unilateral Undertaking is submitted, although it is accepted that an Agreement may be the preference of the Council.

REFUSE AND RECYCLING

The following text outlines a proposed strategy for the management of waste prior to, and after its collection from the site.

The proposal would accommodate a total of 3 x no. 240 litres of waste recyclables + refuse bin+ Garden Waste

A bin store will be located in the front garden as general arrangements for wheelie bins at Pancroft of the house which would allow space for one general waste wheelie bin and one recycling wheelie bin. Residents will remove waste from their respective houses and place this waste into one of the two wheelie bins located at this bin store area.

The above strategy will ensure that the bins do not remain at the temporary collection point at the front road for longer periods, and do not form a pedestrian vehicle or cycle obstruction.

SUMMARY

By way of summary, the following points are submitted:

Planning policies at both national and local level support the principle of sustainable housing development and this is a case in point. It is stated that unless there is significant or demonstrable harm which would outweigh these policies, then such development must be granted permission, without delay.

In applying these broad policies and others set out in the adopted Core Strategy and Development Management Document, it is established that all development management issues are satisfactorily resolved. These relate to parking, transportation, residential amenity and space standards, design and sustainable construction. Other issues relating to biodiversity enhancement and effective water management are part and parcel of the sustainable approach to development construction.

Having regard to these material planning considerations and with a suitable mechanism to secure appropriate financial contributions, the proposal is acceptable on its merits. A draft Unilateral Undertaking is submitted in this regard, although it is accepted that the Council may prefer an agreement to secure the contributions. This is acceptable to the applicant and owners.

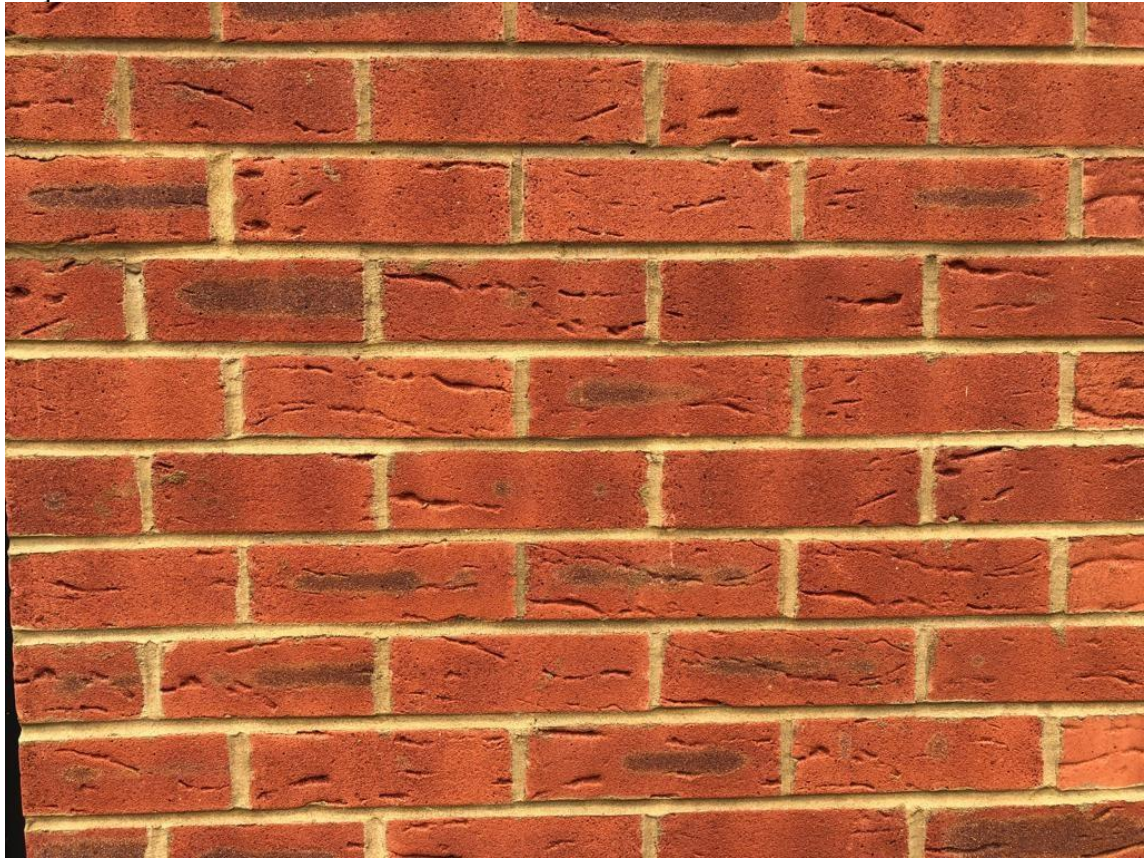
The proposals by will make a positive contribution, more in-keeping and sympathetic to the surrounding properties.

We believe the proposal makes effective and sympathetic use of the existing back-land site given its existing constraints, using a high standard of design, layout and detailing, to create high quality dwelling and a sustainable environment.

For these reasons we consider that the council should support this application and make a recommendation for its approval.

Materials

Façade Bricks



Tuscany multi bricks



UPVC double glazed windows as host dwelling

Stone cills and quoins



Velux Windows and Black roof tiles