

MP ARCHITECTS LLP

CHARTERED ARCHITECTS

DESIGN AND ACCESS STATEMENT

FOR

CONSTRUCTION OF FOUR NEW DWELLINGS

AT

66 THE PLAIN

EPPING

CM16 4TW

2135

03<sup>RD</sup> April 2019



## DESIGN

### Use

The existing site is a residential site consisting of a bungalow and being a residential plot set within a row of residential houses.

The proposal is to demolish the bungalow and construct two pairs of semi-detached houses, together with the appropriate on-site parking and gardens.

### Amount

Four dwellings are to replace one bungalow, and this is an infill development within an existing town. This is a much better use of the land than the existing bungalow and provides three additional dwellings, as well as the associated parking and garden spaces.

### Layout

The existing front boundary wall is to be demolished to create space for all houses to have off road parking. Cars will be able to drive in in a forward direction, reverse out and leave the plots.

The houses are in a similar position in terms of the front building line to the neighbouring properties to provide a good setting to the frontage of the site, and the proposed dwellings don't appear to adversely affect the neighbouring dwelling.

The gardens to the rear are all good sizes and each contain a patio area and space for a shed. There isn't therefore a lack of open space for use by residents.

### Scale

The overall size of each pair of semi-detached houses is 12.73m x 11.3m deep.

The eaves height is 5.83m and the ridge height 8.7m, the height to the top of the parapet wall is 9.15m.

### Appearance

The houses have been designed to fit well within the setting, with the semi-detached houses being of a yellow London stock brick finish with a slate roof and flat crown roof and front and rear dormers. The windows are white UPVC sash. Each property will have a front canopy over the front door in style of match the house.

### Landscaping

A report is attached from Moore Partners showing the existing landscaping. We are proposing a new landscaping scheme to the frontage to be more open.

The front drives will be a sustainable self-draining block paving, which will ensure that all water from the driveway is maintained within the site.

To the rear the gardens will be laid to lawn, with 1.8m high fences to separate the boundaries, and there will be a small patio area to the rear of all the properties for sitting outside.

All the rear gardens face the North East.

## ACCESS

The properties are on the edge of Epping and will require vehicles and 2 car spaces are provided for each property.

Whilst the site is being slightly intensified by additional dwellings, this has good sight visibility lines and is an improvement over the existing, with adequate space for parking.

All properties have a level access to meet Building Regulations requirements and ensure access for the disabled and elderly.

Access to Epping town centre is approximately 1 mile and there are several buses routes, and this site is therefore in a good sustainable location.

**Martyn Pattie RIBA**