

**DESIGN & ACCESS SUPPORTING STATEMENT FOR ONE NO.
PROPOSED NEW DWELLING TO LAND ADJACENT TO
NO.7 (7a) MARGARET ROAD, EPPING, ESSEX, CM16 5BP**

1.0.THE SITE.

1.1.The fenced off site lies within the defined built-up area of Margaret Road and is approximately 198msq. In area, it is a reasonable, rectangular plot located in the northeast corner of the road and presently accommodates wasteland with some already removed trees.

1.2.There are many new built individual residential properties within the close including development directly opposite the proposal site. (Nos.17-19 Margaret Close & No.10 Margaret Road)

1.3.The road is located to the south of Margaret Close and is situated in close proximity to the M11 motorway that has excellent links to Epping, London, Stanstead Airport and the North. Lindsey Street, also in close proximity, offers amenities including a shop, a Church and bus transport to Harlow etc.

1.4.To the south east of the plot are Nos.7 and part of the garden has been used for the proposed site.

1.5.RELEVANT HISTORY

1.6.This design & Access statement accompanies the planning application to Epping Forest District Council for a compact, designed, new attached dwelling on land supervised by Epping's Theydon Trust Ltd. In conjunction with E.F.D.C housing department.

1.7.This statement indicates that careful consideration has been given to National, Regional and Local Planning Policies relevant to the particular area and to the existing local architectural vernacular.

1.8.Furthermore, this application has been prepared having full regard to previously approved dwellings on the site 5No. by Theydon Trust and 4No. new private dwellings by E.F.D.C Housing Department

2.0.THE APPLICATION

2.1.It is proposed to construct two modest affordable & sustainable 1-bedroom single storey homes that will be sympathetic to its surroundings and height of adjacent properties (please note ground levels and materials). The dwelling will be similar to No.1a previously approved but with an extra 3m² of space to accommodate a Living, Kitchen and Bedroom room under a hipped roof.

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2.2. There is a wide & diverse mixture of architectural styles of both detached and staggered, terraced, single storey brick, rendered and / or clad properties in the vicinity with no set style.

2.3. The proposed layout has been designed for a reasonable site, not to overdevelop the land but to provide a suitably sized units with all amenities, while retaining an adequate garden a similar size to the existing plots.

2.4. A dwelling with an external footprint of approximately 42m² would provide the occupants with a more than adequate rear amenity area, while retaining the open space behind and to the front of the properties, especially at the communal front. (Please see parking)

3.0. DESIGN

3.1. Again it is proposed to provide a trust home, in line with those previously approved, having a range of living accommodation to comply with policy criteria that will ensure that any new development cannot harm the intrinsic local character and landscape.

3.2. The design is based on a cottage style dwelling, similar to Nos.1-7 and is positioned on the plot to be more in-line with the neighbouring property to continue the natural rhythm of the buildings of Margaret Road.

3.3. The exterior walls of the dwellings are to be rough cast render over soft red brick with a low-level brickwork plinth under a plain tiled hipped roof, similar to the surrounding architecture and reflecting the certain style of both older and more recently constructed properties within the road & adjacent cul-de-sac.

3.4. The internal layout of rooms ensures ease of flow to all areas of the dwelling for 1-2 persons.

3.5. Windows and doors are to be of materials that achieve a long life and low maintenance choice.

3.6. The main frame is generally timber throughout.

4.0. ACCESS AND LANDSCAPING

4.1. The new access path from the road for the properties will be enhanced by planting and ramp facilities for the new occupants.

4.2. There are 2 no. parking spaces for occupants and visitors provided in front of the property but adequate drop off areas with passing points are already in situ and being used successfully.

4.3. The new ramp / pathways will be semi-permeable in construction for ease of drainage.

4.4.It is the applicant's view that as much planting and landscaping as possible should be retained (they have very keen gardeners who voluntarily visit the site on regular basis).

4.5.There is an extg 1.2m high close boarded fence on to No16 Margaret Close but no hedging to the sides of the plot bounding the side garden of 7. The hedging along the northern boundary will also have a new close-boarded fence along the new boundary with 16 & 7. Hedging, trees and future enhancing will ensure the reasonable screening of the houses within its plot.

5.0.DRAINAGE AND SITE SURVEY

5.1.Foul Drainage: - It is intended to run new foul drainage into the existing sewer in the road

5.2.Surface Water: - All surface water collected from the roof can be run to a suitably sized soakaway. In addition, rainwater will be stored for domestic gardening purposes.

6.0.THE CASE FOR THE APPLICANT

6.1.Designed using sustainable materials to help minimize the environmental impact of buildings by enhancing efficiency and moderation in the use of energy and development space.

6.2.Attempts will be made to ensure that the remaining environmental impact of the building is positive.

6.3.The intention of the applicant has been to adopt timber frame construction, from day one on all previous applications (i.e. No.1a Margaret Close, Citizens advice centre in Hemnall Street), utilising environmentally sourced timber and good levels of insulation to create a highly energy efficient home. The new property will comply with level 3 of the "Code for sustainable Homes" as per policy requirements.

7.0.RELEVANT NATIONAL AND LOCAL PLAN POLICIES.

Core policies:-CP1-Achieving Sustainable Development Objectives, CP3-New Development, CP4-Energy Conservation, CP5-Sustainable Building, H4A- Dwelling mix, DBE1-Design of New Buildings, DBE2-Effect on Neighbouring Properties, DBE3-Design in Urban Area, DBE5-Design & Layout of New Development, DBE8-Private Amenity Space, DBE9-Loss of Amenity.

8.0.CONCLUSION

8.1.As a new submission along the lines of all previously approved applications, we are again addressing siting of the dwellings and any much needed housing concerns.

8.2.The application again sites the proposal is similar to the existing dwellings and therefore can have little effect on the front of the street scene.

8.3.Care of design and other aspects of the proposal will ensure that the current policies would be fully met and that, what is visible will provide an interesting addition to the already very varied surroundings.

8.4.Any new dwellings of this calibre will provide an attractive, highly energy efficient and sustainable 1 bedroom home. More over it would do so without any major impact on the surroundings.

8.5.The site is approvable eminently developable land being within the local authority's designated development area.

8.6.It is therefore felt that this latest application for this site should also be favourable to receive the local authority's approval in line with Theydon Trusts Partnership with E.F.D.C in providing much needed accommodation for those less fortunate than ourselves. Your help and cooperation on this project will obviously be very much appreciated by all concerned, kind regards,

Mr Graham Knowles

The Repro House Co.

