

DESIGN AND ACCESS STATEMENT

Accompanying application drawings for

PROPOSED NEW DWELLING HOUSE

**AT LAND REAR OF 149 ALIBON ROAD,
DAGENHAM, BARKING AND DAGENHAM RM10 8DE**

INTRODUCTION

This design and access statement has been prepared in support of planning application submission to London Borough of Barking and Dagenham for a proposed new one-bedroom dwelling house at Land rear of 149 Alibon Road, Dagenham RM10 8DE.

PLANNING POLICY

The proposal has been considered in line with planning policy at a local national, regional and local level.

The National Planning Policy Framework

The NPPF was revised in February 2019. There is a presumption in favour of sustainable development (Paragraph 11) which particularly applies to housing applications (paragraph a). It also promotes well-designed places (Paragraph 12).

Technical housing standards - nationally described space standard

This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

The London Plan

The London Plan was adopted in July 2011. The London Plan sets out the broad strategic and spatial framework for London as a whole and makes some targets and policies Borough specific. The overall aims of the London Plan are to promote sustainable development, tackle deprivation and inequality, to make the city internationally competitive, accessible, affordable and safe, and to improve the environment (Chapter 1).

The London Plan sets out to meet the challenges of economic and population growth and become a world leader in improving the environment (Chapter 2, page 38). Policy 2.1 seeks to ensure a sustainable, good and improving quality of life and sufficient high quality homes and neighbourhoods for all Londoners and helps tackle the huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.

The strategic aims of the Mayor's housing policies are set out in Paragraph 3.13. They are the provision of more homes in order to promote opportunity and real choice for the population of London with a range of tenures that meet the diverse and changing housing needs at affordable prices. Housing provision is clearly a priority and monitoring targets for each Borough are set out in Table 3.1 with appropriate density ranges given in Table 3.2.

The quality and design of housing development is subject to Policy 3.5. Policy 3.8 seeks to ensure that there is a choice and range of housing sizes, types and affordability. Policy 3.5(C) sets out minimum space standards for residential units.

Borough Wide Development Policies Development Plan Document

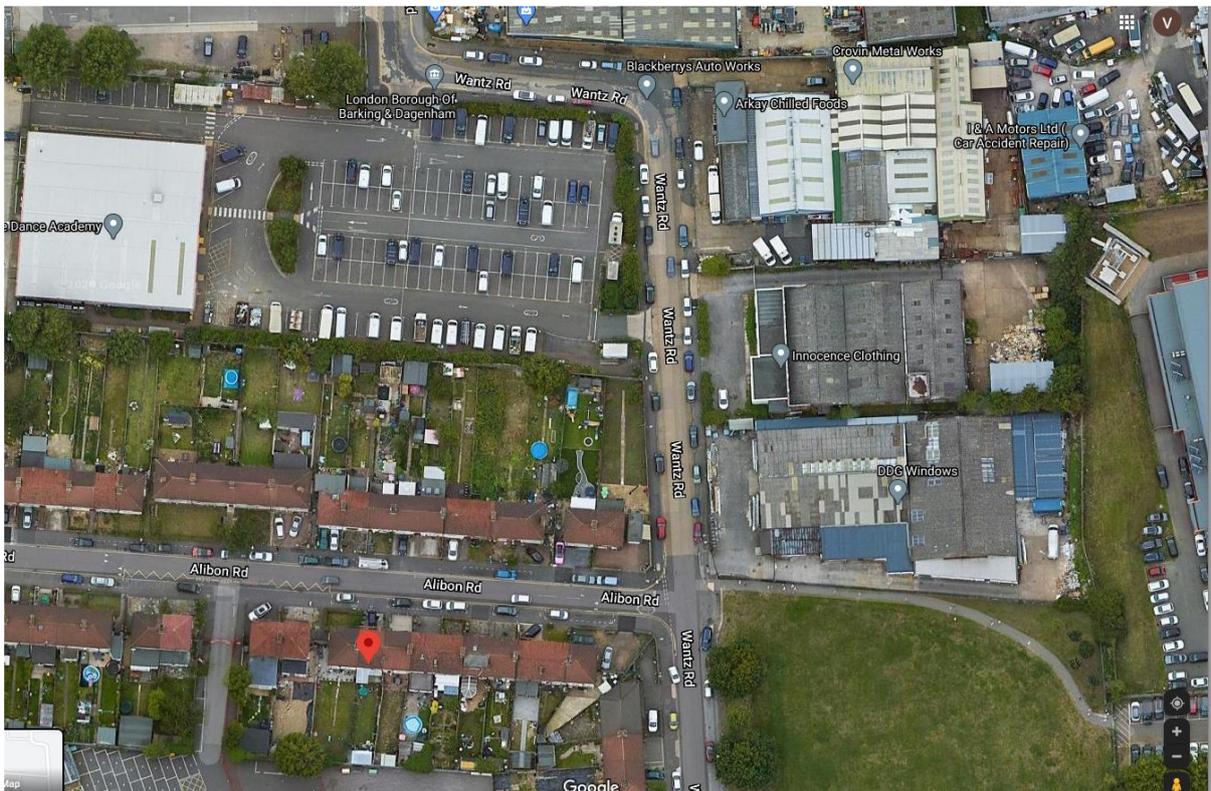
This report forms part of a significant stage in the London Borough of Barking and Dagenham's work to replace the old-style Unitary Development Plan (1995) with a new Local Development Framework or LDF. The requirement to produce an LDF was established by the Planning and Compulsory Purchase Act 2004, which came into force in September 2004. The Barking and Dagenham LDF, together with the London Plan (prepared by the GLA), will provide the "Development Plan" for Barking and Dagenham. The LDF can best be viewed as a folder which contains a number of documents. This document contains a set of detailed policies that build upon the LDF Core Strategy (2010) and that will be of particular use in determining planning applications during the plan period 2010 - 2025.

PLANNING PRECEDENTS

Application Ref 18/00335/FUL: Erection of 1 no new dwelling house within the garden of 7 Park Drive, Dagenham RM10 7AA. Refused in LBBB planning, **allowed** in appeal - APP/Z5060/W/18/3216774

CONTEXT

The site is on the corner of Alibon and Wantz Roads. Existing dwelling with garage are accessed from Alibon road. The site is surrounded with light industrial and educational uses to north and west. Residential dwellings are to east and south.



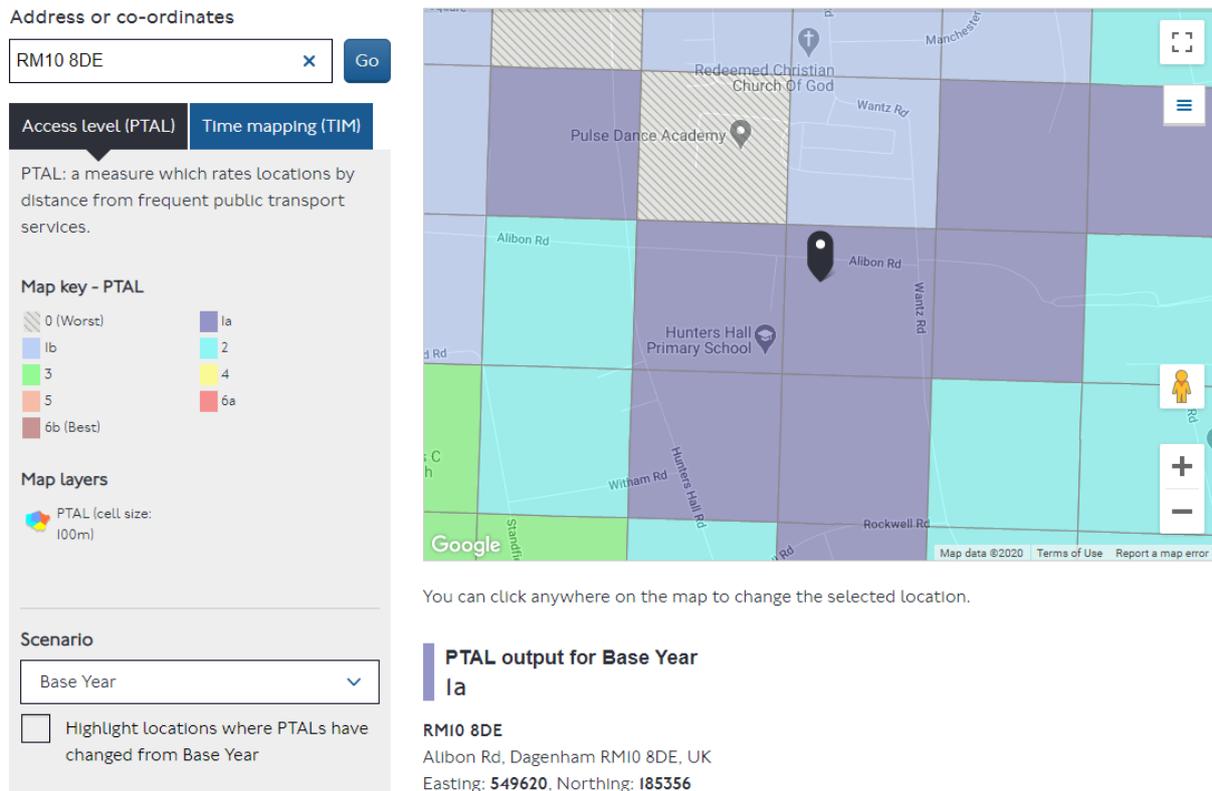
USE

The application does not involve change of use. It is proposed to increase 149 Alibon Road site residential unit count by 1no. The proposals consist of addition of 1B1P unit on site, The surrounding area is characterised by mix of uses: residential, light industrial and educational. Due to nature of proposal it is not considered to be contradictory to established land use.

Further proposal justification:

- The proposed increase in density is considered modest due to proposed dwelling size;
- The additional residential unit is considered to contribute towards the boroughs housing stock and provide good quality accommodation;
- The site is located on PTAL1a/1b limit, therefore, though there is limited access to public transport, and amenities, car parking space is provided within proposals.

See below for PTAL map extract:



You can click anywhere on the map to change the selected location.

AMOUNT

The proposal provides one 1B1P bungalow type dwelling.

The paramount importance of good quality dwelling with sufficient space is one of the primary objectives within planning regulation and industry in general. The minimal space requirement for 1B1P dwelling is 39m². It is proposed for dwelling to be 44m². Therefore, it is considered that unit area and room sizes adhere and go well beyond, the Mayor of London's space standards and Nationally Described Space Standards. As such complying with Policies 3.5 and 3.8 of The London Plan.

The proposed dwelling is to sit surrounded by 45m² landscaped amenity space, which is designed to provide terrace/ seating, car parking space, cycle and refuse store and access paths, both pedestrian and vehicular. As local plan policy requires 50m² for 2-bedroom dwelling, it is considered that proposals comply. Besides, proposed dwelling is stones through away from public amenity area to south east - Pondfield Park.

The 149 Alibon Road dwelling will have left 143m² of rear garden space, which exceeds the local plan policy. In accordance to policy BP5 3-bedroom dwelling is required to have 60m² of external amenity space.

The proposed dwelling is to be arranged in "L" shape, hugging existing tree. As such dwelling is proposed to have single slope roof toward the centre of property. Lowest internal ceiling level is to be min 2.3m with highest ceiling level internally over 3m in height. Therefore, average ceiling height will exceed minimum ceiling height of 2.3 meters for at least 75% of

the gross internal area of the dwelling. As such new housing is of adequate quality, especially in terms of light, ventilation and sense of space will be achieved in this proposal.

The proposals include provision of 2 covered and secure cycle spaces. This is considered to exceed the requirement on cycle provision for the proposals of this size.

LAYOUT AND SCALE

The internal layout is planned around the existing tree on site as well as considering surrounding dwellings and overlooking as well as evaluating existing access to adjacent site. Internally the plan is designed to promote quality time with easy access to external amenity. Rooflight provision in addition to glazing towards amenity is designed to ensure sufficient daylight and ventilation provision within dwelling. The “L” shape layout ensures dual aspect of dwelling. The following criteria are also considered within proposals:

- All doors to have minimum structural opening of 910mm;
- The minimum width of hallways and other circulation spaces - 900mm;
- Kitchen have minimum 750mm clear space around work units;
- The minimum bedroom area is 8m² and width 2.15m;
- The minimum clear space around bed is to be 750mm;
- Accessible bathroom is provided;
- Build in storage space is provided.

Though proposals in regards to scale and dimensions are modest, but they add diversity into existing housing market. The highest roof level of proposed dwelling is to be 3.67m, which is just over existing dwelling extension for 149 Alibon Road. The dwelling is located 13m from existing building on 149 Alibon Road extension. Which is 4m further than dwelling proposed within the garden of 7 Park Drive RM10 7AA, which was allowed in appeal. The proposed dwelling is proposed to be separated from surrounding properties by its own and continuous brickwork walls. As proposed dwelling is to north from existing residential dwellings the walls and boundaries will not impact existing dwelling gardens in regards to sunlight and daylight.

APPEARANCE

The proposed dwelling materials are to match those of host dwelling - 149 Alibon Road.

LANDSCAPING

The landscaping proposals are outlined in accompanied site layout proposals.

ACCESS

It is proposed for residential dwelling to comply with inclusive design guidances throughout, as per Part M of the Building Regulations. The following has been considered through design considerations:

- Enable ease of access for the widest range of people;
- Enable convenient movement in hallways and through doorways;
- Enable convenient movement in rooms;
- Enable people to have reasonable line of sight from seated position in the living room and to use at least one window for ventilation in each room;

- Regularly used service controls, or those needed in emergency, located so that are usable by wide range of household members - including those with restricted movement and limited reach;
- The provision of an accessible WC.

SUSTAINABILITY

The proposal aims to minimise carbon dioxide emissions in accordance with guidance in the London Plan. The following measures are to be included:

- High standard insulation reducing amount of energy required to maintain comfortable temperature levels;
- Use of thermally massive materials, where day/night temperature fluctuations are better managed through materials;
- Efficient lighting and appliances, reducing energy consumption;
- Low temperature heating systems;
- Use of energy efficient water heating system;
- Water usage consumption not exceeding 105 litres per person per day. The designs seek to minimise water use through a variety of techniques and technologies, including the fitting of water efficient toilets, taps, showers, dishwashers and washing machines.