



79 Glengall Road

Woodford Green, Essex, IG8 0DP

DESIGN & ACCESS STATEMENT
in support of a full planning application

October 2019

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1.0 Introduction

This Design and Access statement supports the planning application for the rebuilding of the residential block of flats at 79 Glengall road.

The existing 4 storey 6 unit residential block of flats has severe structural damaged caused by long term water ingress and as a result needs to be demolished. Planning permission is therefore sought to replace this with a 3 storey 7 unit residential block of flats, providing a mix of units including a 3 bedroom family dwelling.



Photograph of existing building from Glengall Rd.

2.0 Assessment

2.1 The Local Context

The property is located due south of Snakes Lane West and is approximately 6 minutes walk from Woodford Underground Station. In general, there is a lack of continuity to the urban fabric. The street is comprised of a variety of residential typologies including 2/3 storey large detached houses, 3/4 storey terraced housing, flats in 3 storey slab blocks and low-rise 2 storey cluster housing.



Aerial View of Site

2.2 The Site & Context

The site at 79, Glengall Road is located between a row of 2/3 storey detached houses to the east and a long block of 3 storey flats to the west. Typically the buildings to the west, north and north east surrounding the proposed site are three storey blocks of flats with detached 3 storey houses to the south and east. The front of the site faces south-west (23° due west of south) and therefore benefits from direct sunlight..

The existing property was built in 2014. It is a 4 storey residential apartment block, clad with larch timber strips and grey painted render at ground floor, with zinc standing seam roof cladding. The building has suffered significant water damage which has resulted in substantial decay to the bases of the structural cross laminated timber (CLT) panels. Core samples of the CLT have been taken and dry rot caused by the fungal decay has been recorded up to 2m above ground floor to over 80% of the load bearing walls. The load-bearing capabilities of the CLT panels have been severely compromised as a result of this decay, affecting the structural stability of the building. The building was therefore considered unsafe, the inhabitants were vacated and in 2017 the building was propped according to a specification prepared by KLH (UK), the original CLT contractors for the development. The props were strengthened in 2018 in order to withstand winter conditions

The overall site is approximately 47m x 18m. The total area of the site is 0.086ha (860m²).



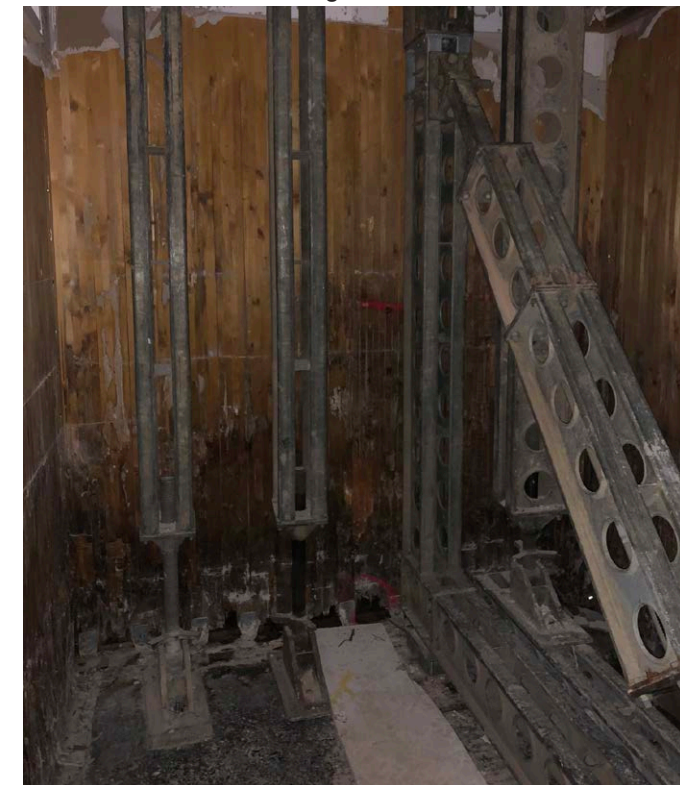
A. View looking towards rear of property



B. View towards site looking North East



C. View towards site looking North between 79 and 81



D. View of interior showing damaged CLT and temporary props

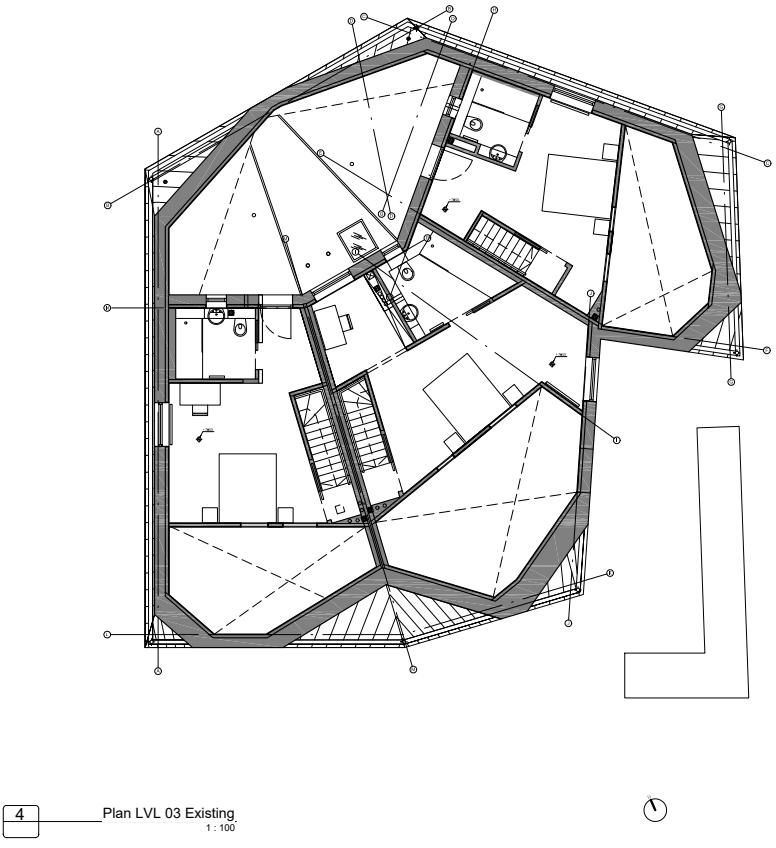
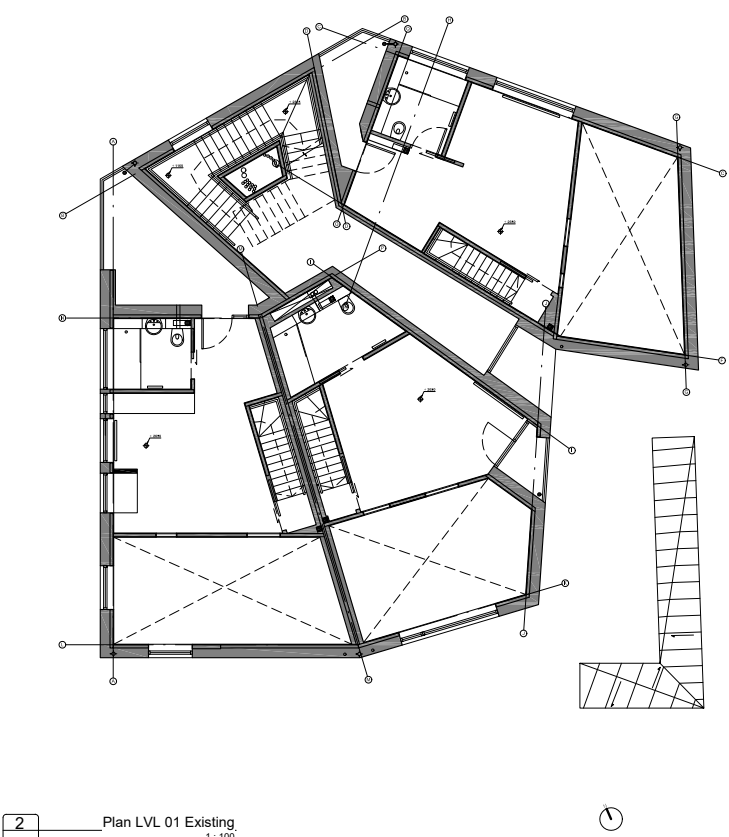
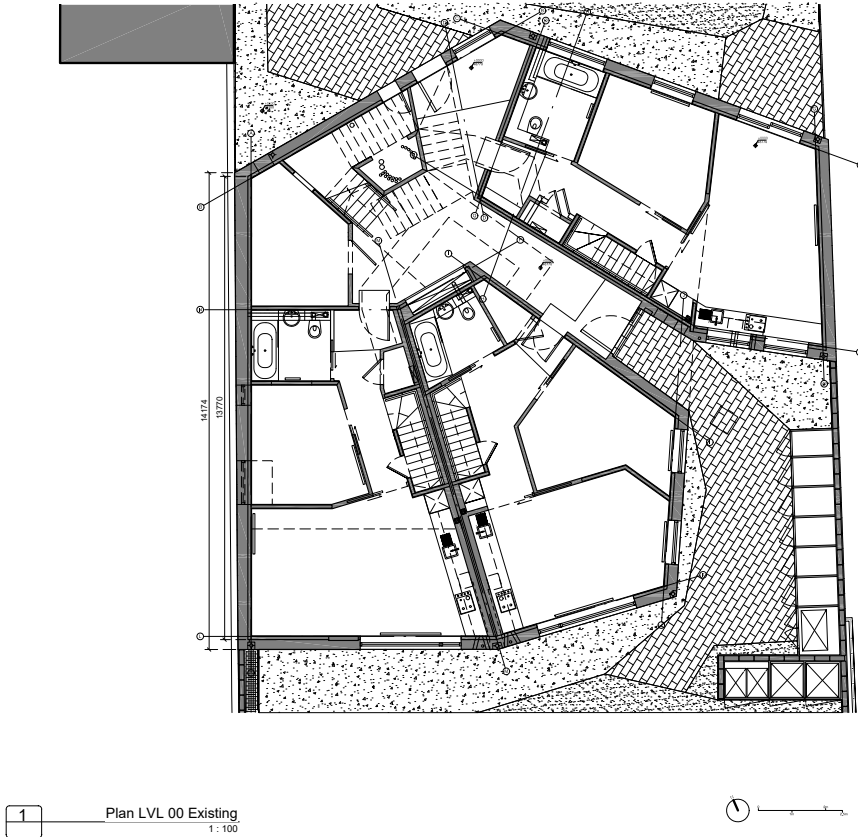
2.3 Existing Drawings



Location plan



Existing Site plan





1 North Elevation Existing
1:100

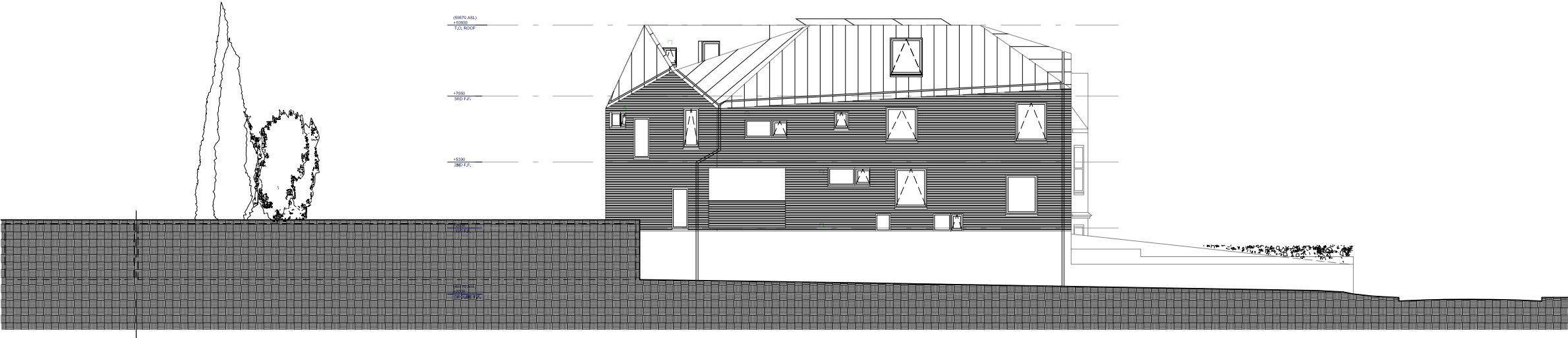


2 South Elevation Existing
1:100

Existing Elevations



1 East Elevation Existing
1 : 100



2 West Elevation Existing
1 : 100

Existing Elevations

3.0 Involvement

Summary of Planners Response to the Pre-Application submission (17/04/2018 P0089/19):

The proposal would in principle be acceptable subject to the provision of further detail in terms of design and ensuring an appropriate dwelling mix, as follows:

- A 3 bed family sized unity should be included
- The townhouse was considered to be incompatible with the nature of the flats and not an acceptable option.
- The footprint should be amended to create a rectangular footprint, avoiding the stepped facade to the East and inset from the boundary there.
- Fenestration should be more vertical in arrangement
- The 6 proposed parking spaces would be insufficient and further spaces provided or a parking stress survey provided.
- 14 secured and sheltered cycle spaces should be provided.
- In terms of accessibility, the proposal for the flats to be M4(2) compliant at ground floor and M4(1) compliant on the first and second storey is acceptable. No lift would be required for access to upper levels.

Evaluation and Response.

- The internal layout of the building has been amended to include one 3 bed family unit at ground floor with a private garden to the rear.
- The townhouse design with its own separate entry to the east has been removed and all flats are now entered from the principal entrance..
- The request to amend the footprint to remove the stepped facade and create a rectangular building form was discussed further with the planning officers via email. The purpose of the stepped facade is to retain this feature as existing which is a purposeful measure to avoid negatively impacting on the daylight to the habitable room window at ground floor in the neighbours house at Number 81. Following discussion the planning officer agreed that the footprint as proposed was acceptable.
- Fenestration has been rationalised and matches the proportions of those at number 81. Further detail on the larger openings providing private amenity space for the flats as external terraces is shown in drawing A5001 attached to this planning application.
- The parking provision has been increased to 7 spaces
- 14 secure and sheltered bicycle spaces are now provided



Pre-application Glengall Road Elevation



Revised Glengall Road Elevation



Pre-application ground floor plan



Revised ground floor plan

Community Engagement

A public exhibition and consultation meeting was held with local residents on the 17th September 2019. A Statement of Community Involvement has been prepared and is submitted as a separate document with the planning application

4.0 Design

4.1 Amount

The existing building's GIA amounts to 588m² with a Gross External area of 1023m², however its layout is inefficiently designed.

The proposed building has a GIA of 547.5m² with a Gross External area of 621m².

The GEA to GIA ratio has been improved from 0.51 to 0.81.

The proposed building has a reduced building footprint and a more efficient layout. This has been achieved by reducing communal circulation space and double height voids.

We have Increased the number of apartments from 6 to 7 in a smaller building form.

The amount of accommodation provided in the existing 6 apartments has been improved from 6 x 2B3P to 1 x 1B2P, 2 x 2B3P, 3 x 2B4P and 1 x 3B5P family unit.

The building creates 21 habitable rooms within 7 units on the 0.086 ha site with a density of 81u/ha. The site has a PTAL rating of 3 and its nature is a mix of Urban and Suburban, defined by the surrounding mixed density developments comprised of 3 storey blocks of flats immediately to the West, North and North East and large detached houses to the South and East (see fig 1 opposite). The proposed density of 81 u/ha is in accordance with the London Plan density matrix and therefore considered to be appropriate for this site. The gross external area of existing is 1023m² compared to the proposal which is 621m²

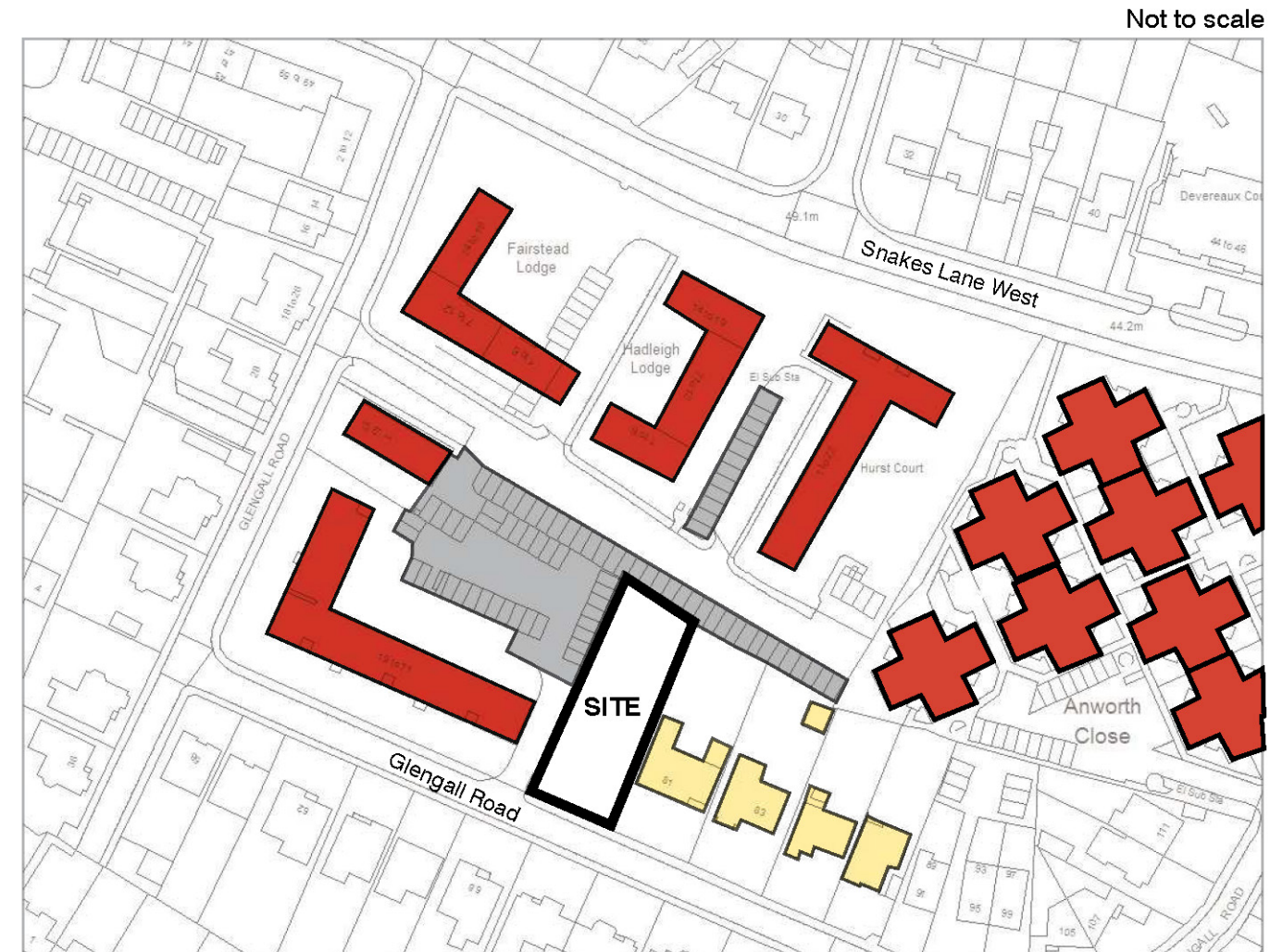
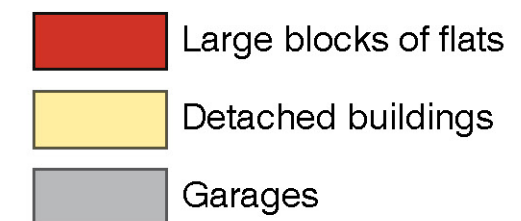


fig.1 Site Plan - building typologies and density



Area Schedule

Existing						
Residential Flats						
Level	Flat No.	Type	Hab.Rooms	GIA	Amenity	Comments
00-01	A	2B/3P Duplex	3	87	12	Balcony
00-01	B	2B/3P Duplex	3	82	2	Balcony
00-01	C	2B/3P Duplex	3	88	4	Balcony
02-03	D	2B/3P Duplex	3	84	7	Balcony
02-03	E	2B/3P Duplex	3	101	4	Balcony
02-03	F	2B/3P Duplex	3	84	12	Balcony

Residential totals			
No. of flats	Hab. Rooms	GIA	Amenity
6	18	526	41

Other Areas		
Level	Type	GIA
0	Corridor	42
	Services	10
2	Corridor	10
		62

TOTALS	Existing	Proposed
GEA	1023	621
Residential GIA	526	500
Other GIA	62	47.5

Resi GIA/GEA Ratio	0.51	0.81
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Proposed						
Residential Flats						
Level	Flat No.	Type	Hab.Rooms	GIA	Amenity	TOTAL
0	1	2B4P	3	74	ext	74
0	2	3B5P	4	97	ext	97
1-2	3	1B2P Duplex	2	58	5	63
1	4	2B3P	3	67	6	73
1	5	2B3P	3	64	6	70
2	6	2B4P	3	70	7	77
2	7	2B4P	3	70	7	77

Residential totals			
No. of flats	Hab. Rooms	GIA	Amenity
7	21	500	31

Other Areas		
Level	Type	GIA
0	Lobby	12
0	Cleaners Cpd	4.5
1	Corridor	21
2	Corridor	10
		47.5

4.2 Accommodation schedules

The building has been designed to National Space Standards and in accordance with Redbridge Policy M4(2) at ground floor for accessible and adaptable dwellings and M4(1) at upper levels. The accommodation schedule demonstrates that the dwelling satisfactorily meets the Technical housing standards – ‘nationally described space standard (2015)’ and therefore that individual rooms are of a sufficient size and quality for the occupancy level proposed.

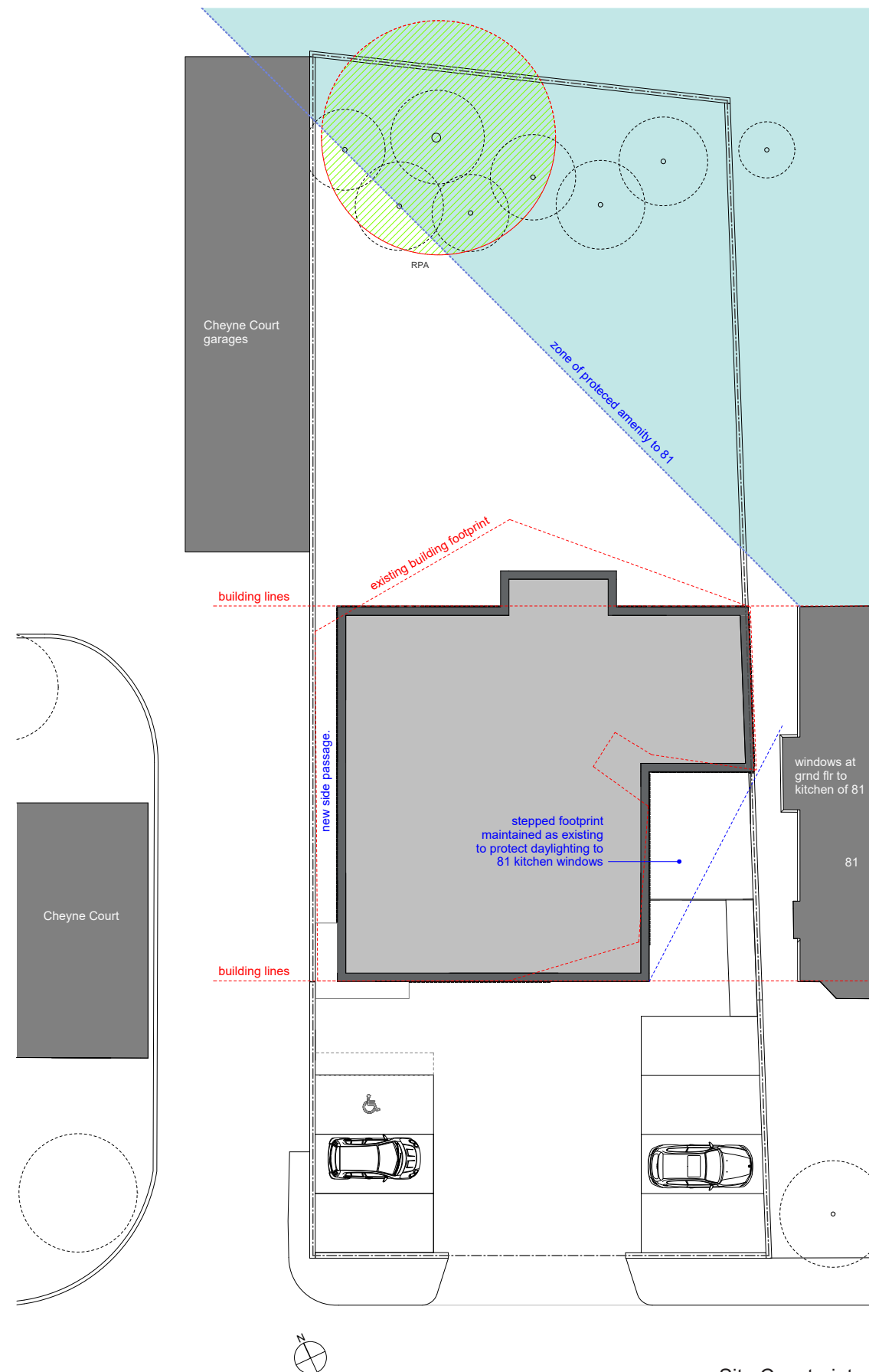
Room Schedule		
Use	Name	Area
Apt 1		
	Bedroom	11.5 m²
	Ensuite	4.5 m²
	Hall	7.0 m²
	Kitchen/Living/Dining	26.5 m²
	Bedroom	15.5 m²
	Store/Utility	3.0 m²
	WC	3.0 m²
Apt 2		
	Bathroom	4.5 m²
	Bedroom	11.5 m²
	Bedroom	8.0 m²
	Bedroom	13.5 m²
	Ensuite	3.0 m²
	Hall	13.5 m²
	Kitchen/Living/Dining	37.5 m²
	Store	2.5 m²
Apt 3		
	Bathroom	5.5 m²
	Bedroom	13.5 m²
	Hall	4.5 m²
	Kitchen/Living/Dining	27.5 m²
	Store	1.0 m²
	Store	1.5 m²
	WC	1.5 m²
Apt 4		
	Bathroom	4.0 m²
	Bedroom	7.5 m²
	Bedroom	12.0 m²
	Ensuite	2.5 m²
	Hall	11.0 m²
	Kitchen/Living/Dining	24.0 m²
	Store	1.0 m²
	store	0.5 m²
	store	0.5 m²
Apt 5		
	Bathroom	4.0 m²
	Bedroom	9.0 m²
	Bedroom	12.5 m²
	Hall	8.5 m²
	Kitchen/Living/Dining	24.5 m²
	Store	2.0 m²
Apt 6		
	Bathroom	4.0 m²
	Ensuite	2.0 m²
	Hall	11.0 m²
	Kitchen/Living/Dining	26.0 m²
	Room	11.5 m²
	Room	11.5 m²
	Store	1.0 m²
	Store	1.0 m²
Apt 7		
	Bathroom	4.5 m²
	Bedroom	11.5 m²
	Ensuite	3.0 m²
	Hall	6.5 m²
	Kitchen/Living/Dining	26.0 m²
	Master Bedroom	11.5 m²
	Store	1.5 m²
	Store	0.5 m²

4.3 Constraints and Opportunities

The design has been progressed with reference to the existing building's planning history, which has previously been approved in terms of amount & mass. Having regard to the proximity of neighbouring properties, the protection of residential amenities for existing occupiers has been very carefully assessed so as to avoid any issues arising from overlooking/loss of privacy, dominance or sense of enclosure and is presented as one that is considered to successfully avoid any detriment to residential amenities.

We have created a more efficient building form than existing and as a result:

- The proposed building is smaller and sits within the existing building footprint.
- The front and rear building lines are maintained.
- The neighbours amenity views are retained.
- There is no impact on daylighting to the immediate neighbour at no. 81



Site Constraints Plan

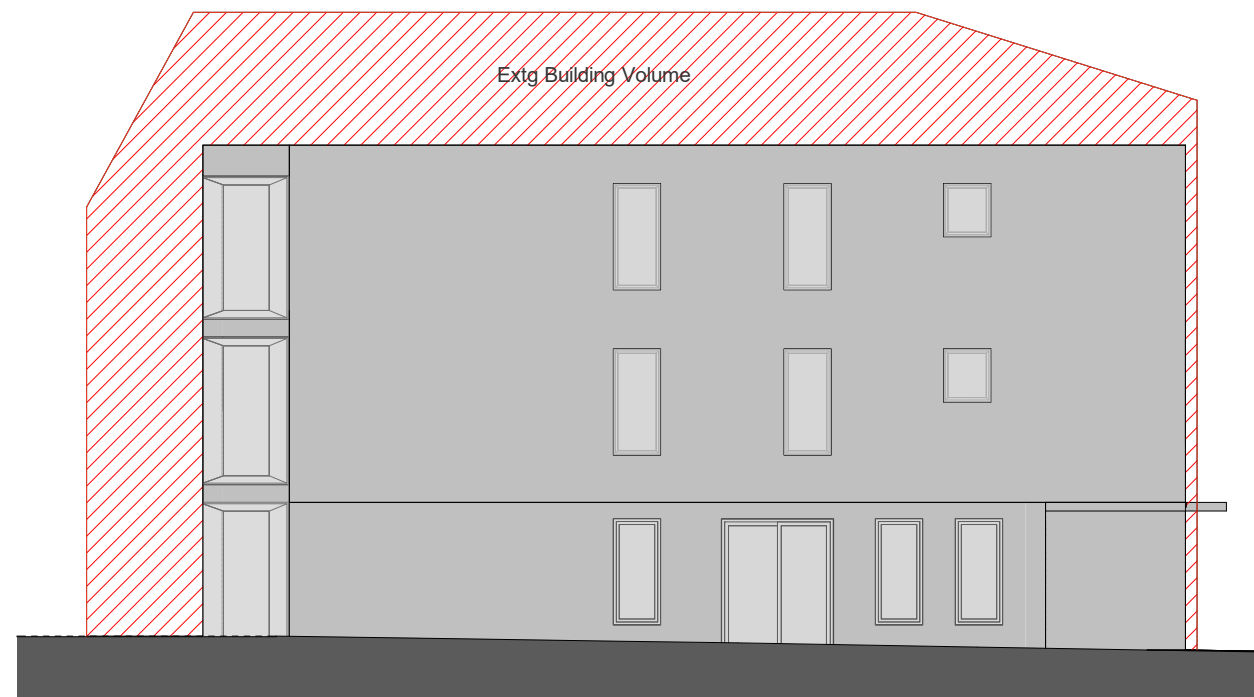
4.4 Scale

In evolving the design, great consideration has been given to ensuring that the form and scale of the proposal relates to the scale and the character of its immediate surroundings. The proposed scheme sits within and is smaller than the existing building's footprint and continues the building lines set out by the buildings to either side on Glengall Road.

The GEA has been reduced from 1023m² to 621m² which represents a reduction in building size of 40%. Building Height is reduced by approx. 2.6 meters.



South Elevation - Existing and New Scales superimposed



West Elevation - Existing and New Scales superimposed

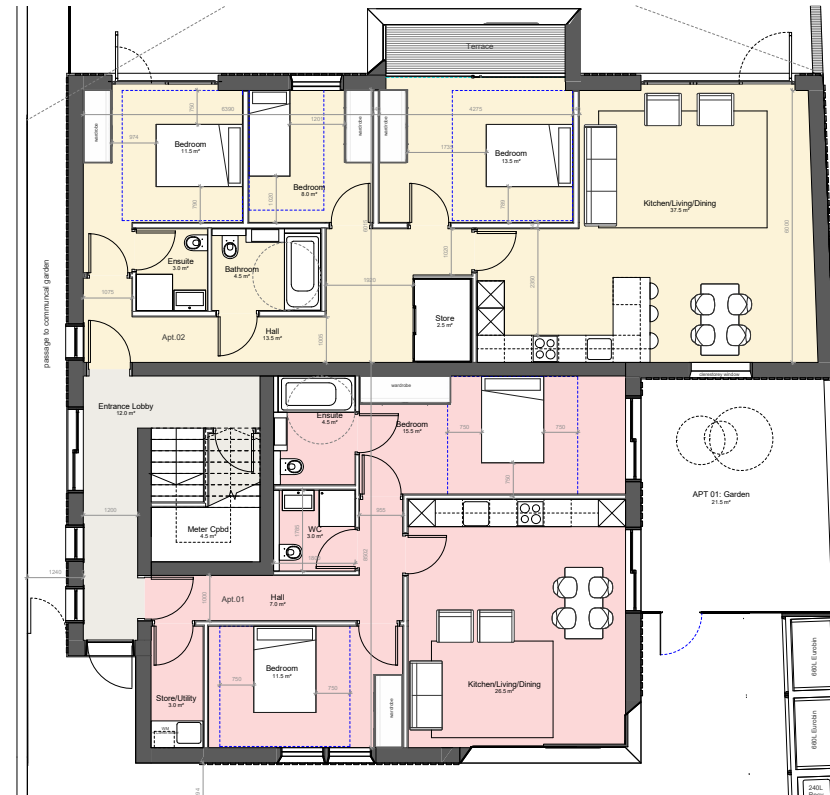
4.5 Layout

Seven flats are proposed over 3 storeys. All of these are accessed via a communal entrance on the south western corner with a single stair core providing vertical circulation.

A mix of dwelling types are proposed with 3 x 2 bedroom 4 person flats, 2 x 2 bedroom 3 person flats, 1 x 1 bedroom 2 person duplex flat and 1 3 bedroom 5 person family sized flat at ground floor.

The Ground Floor apartments have private gardens in excess of the minimum private amenity requirements for flatted developments. All of the apartments to the 1st and 2nd floors have private amenity terraces of between 5 and 7sqm in accordance with Redbridge Policy LP29. The terrace design has been carefully articulated with screening and control of views to ensure overlooking to the neighbouring gardens is not possible. A communal garden is proposed to the back and a total of 395sqm of communal amenity has been provided, which complies with Policy ES4 of the Redbridge Amenity Space SPG.

A new passage is proposed on the Cheyne Court boundary creating a route from the side door in the entry hallway to the back garden.



Ground Floor Plan



First Floor Plan



Second Floor Plan

4.6 Principles behind the intended appearance

The design of the building is informed by the building's specific use together with references to its local context. It has been designed sensitively with respect to dwellings typical of this area of Glengall road, with a 21st Century design appropriate for the client and their brief. The intention is to create an honest building that is reflective of its character as an apartment block and which responds to the prevailing character of flatted developments in the immediate vicinity.

The impact on amenity to neighbouring properties has not been affected by the new proposals. To avoid any issues of overlooking, the private amenity terraces have been carefully designed to screen views to neighbouring amenity spaces with restricted openings that are no larger than a typical window. All private terraces are recessed into the building to protect privacy to and from adjoining neighbours. Terraces to the front are screened to their sides so that it will not be possible to look into the rooms of number 81. Terraces to the rear are screened on each side to prevent overlooking into Cheyne Court or 81.

Our proposal introduces a pallet of materials, contemporary in style and in keeping with those found throughout the street using a palette of brick and dark ceramic window reveals.

Walls

At low level: dark brick with projecting headers in a staggered pattern.

At high level: light grey textured brick.

Windows

Aluminium framed with dark ceramic reveals and cills

Front door

Painted Timber with inset glazing panel

New Garden Fences

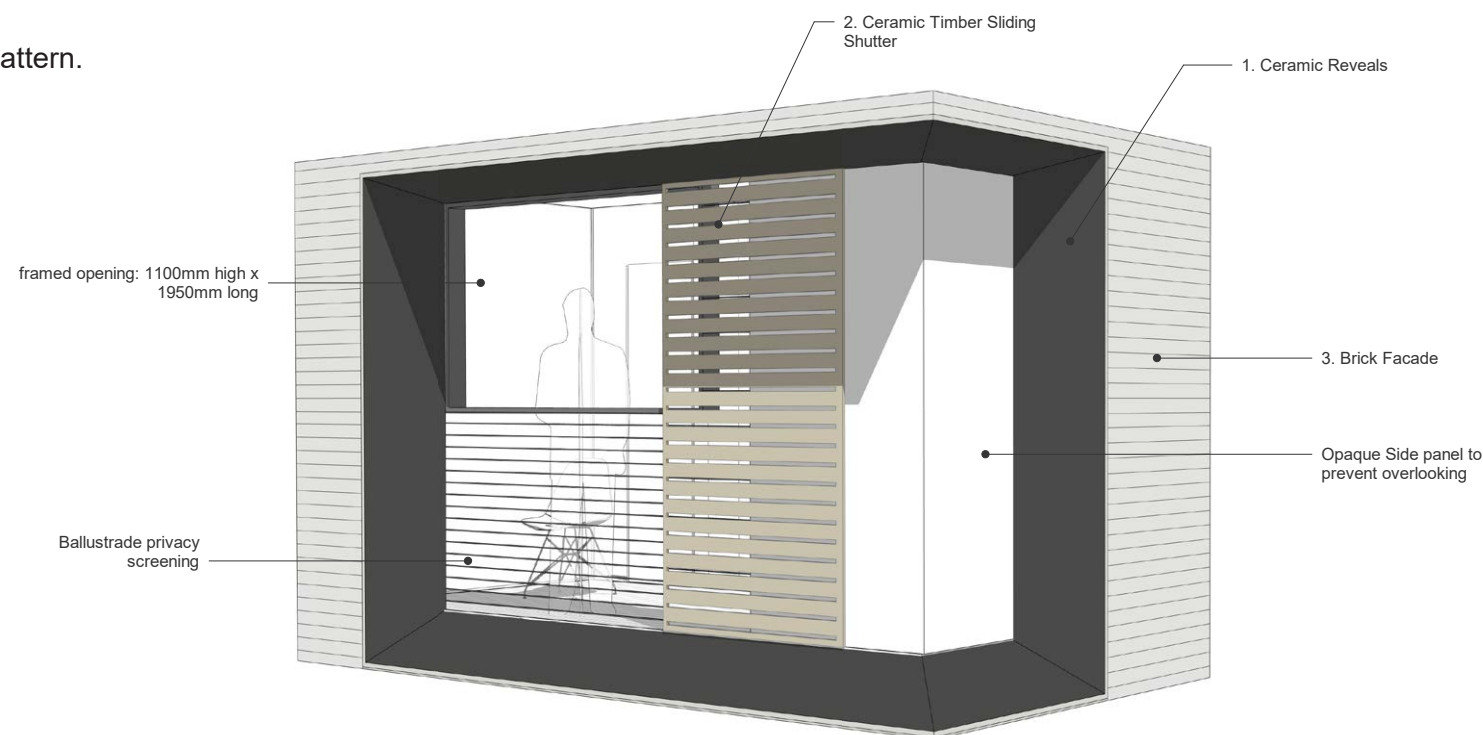
Hit and miss timber slatted fencing.



Proposed Front Elevation



Elevation Detail



4.7 Amenity

Guidance on amenity space provision is identified in the LB Redbridge Amenity Space and Residential Development Supplementary Planning Guidance (SPG) 2005. The recommended amount of amenity space provision is 15m² for each habitable room with private balconies or 20m² for those without.

Amenity Space Calculation:

Policy ES4 of Redbridge Amenity Space SPG States:

15sqm per Hab Room with Balcony over 4sqm
20sqm per Hab Room without Balcony

Proposal for 21 Hab Rooms

5 Hab rooms with Balcony
16 Hab Rooms without

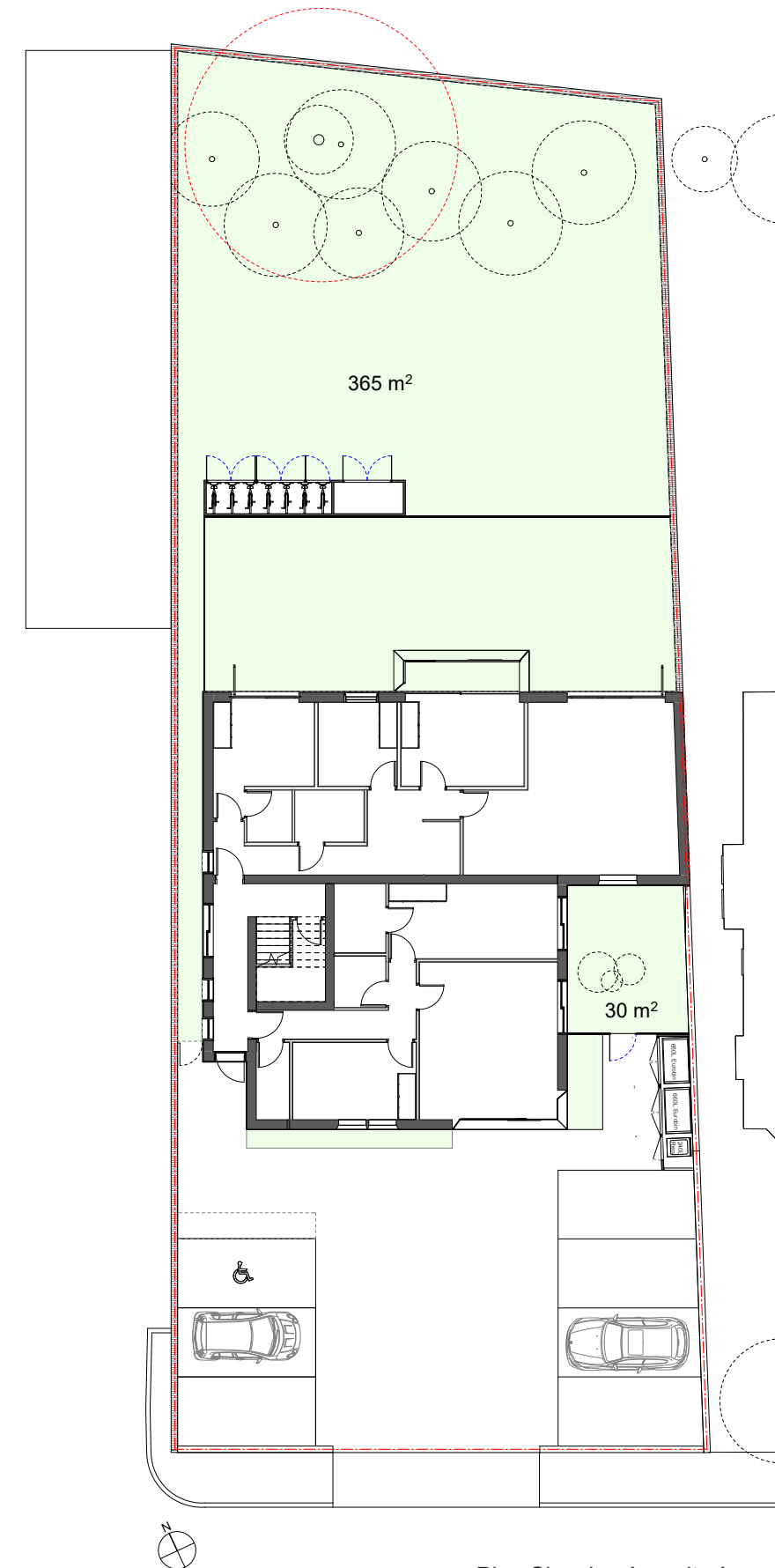
Amenity Space required:

$$5 \times 15 + 16 \times 20 = 395 \text{ sqm}$$

Amenity Space Provided as shown in drawing opposite= 395sqm

All flats have a private balcony and ground floor flats have private gardens.

All flats have access to a secure communal garden which is accessible via the side passage



Plan Showing Amenity Areas

4.7 Sustainability

Key sustainable development considerations have been addressed as follows:

Quality of design and context relationship:

- The proposals are of a very high design quality and have been informed by their immediate local context

Use of Materials:

- Materials will generally be specified from the 'BRE Green Guide to Specification' and environmental profiling system for materials and components

Minimisation of heat loss, maximisation of natural light and heat:

- The fabric of the proposal is highly insulated and openings are sized to balance minimal heat loss requirements with those for good natural daylighting, creating a pleasant environment for all building occupants

Incorporate energy efficient technology:

- Different types of renewable technologies will be considered for inclusion in the development in order to reduce carbon emissions by generating energy on site. Where building services systems are being replaced new systems will meet the energy performance requirements of building regulations Part L. Energy efficient light fittings will be installed throughout to lower energy consumption. Over and above this every effort will be made to minimise energy consumption and carbon emissions within the limitations of planning restrictions, the existing building and the site context. The proposals include the following controlled services which will comply with the "Domestic Building Services Compliance Guide":

- Variable speed fans and pumps

Health and Wellbeing:

- The building will include measures that ensure all spaces provide comfortable levels of daylight and sound insulation to building occupants. The design will favour a healthy internal environment and access to fresh air. The design will also ensure that appropriate indoor temperatures are kept for all building users.

Waste:

- The build process will also minimise the impact of construction waste, encouraging diversion from landfill. All waste created by the development is treated in on-site Bio Septic tanks.

Water:

- Water efficient fittings and appliances, such as dual flush toilets and low flow taps will be used to reduce the water consumption of the development.

4.8 Parking

The existing site has 6 car parking bays serving 6 units. The proposal is for 7 parking spaces including one disabled bay. The site is in PTAL 3. The London Plan sets out criteria to create an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use.

Table 6.2 of the plan states that for units with 1-2 beds there should be less than 1 parking space per unit in areas with a PTAL 3 and for units with 3 beds up to 1.5 parking spaces.

The provision of 7 parking bays is therefore considered appropriate for the development and consistent with the provisions of the London Plan.

There is no change proposed to the existing vehicular entry from Glengall Road. The site currently benefits from a 7m wide car entrance with a dropped kerb. With low walls to either side the visibility splays for a vehicle leaving the site are in excess of 2.4m.

4.9 Refuse and Servicing

Refuse storage will be provided within a purpose built timber storage cupboard situated within the front driveway within approximately 10m of the public footpath.

There is storage space for 2 x 770L Eurobins and 1 x 240L recycling bin, appropriate for the number of units and in compliance with Redbridge Policy LP24 for Waste. Policy LP24 states that there should be a provision of 200L waste/unit and 30L recycling/unit, totalling 1400L waste and 210L recycling.

4.10 Cycle Parking

14 covered and secure cycle parking spaces are provided in the back garden. This is accessed through a locked gate along a lit side passage.

A semi vertical arrangement will be used with bicycles stored at 305mm centres as shown in the manufacturers specification sheet opposite. This will be enclosed within a bespoke purpose made timber storage shed 1150mm deep x 1800mm high with lockable doors.



The Semi Vertical Bike Rack is designed for areas where space is at a premium. The cycle racks can be infinitely extended making them ideal for commercial applications; both internally and externally.

They are extremely flexible, either being placed against a wall or back to back, creating a central island and drastically increasing the usage of space. The secure locking hoop allows for additional security with the use of a D-Lock to secure both the frame and wheels. This product has been designed to be BREEAM Compliant, for further information please contact us.

Lead Times – Approx. 2-10 days depending on quantity ordered.

- Hot Dipped Galvanised to BS EN ISO 1461:2011
- Includes secure locking hoop to lock your frame and wheel to the cycle rack
- 305mm Centres between channels
- Height – 1705mm
- Depth – 1115mm (Entrance space of 750mm advised)
- Fixtures and fittings included
- Racks priced per cycle space
- Manufactured in the UK
- Quantity Discounts and full installation service available – please call to discuss.



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The existing building on the site suffers from severe structural failure and there is no option but to demolish it. It is essential therefore to replace it with an appropriate and sustainable development.

The proposals have been carefully developed to create a high quality development that sits comfortably within its setting. The design proposals have been informed by pre-application consultation with local authority officers. Layout, massing and scale respond to key contextual criteria and elevations are appropriately sensitive, yet crisp and modern. Materials and finishes will be of a very high quality throughout.

In conclusion, the proposals represent an exciting, high quality, sustainable redevelopment that meets an identified need and is consistent with the policies set down within the Council's Development Plan and SPG's.

Drawing Register			
Sheet Name	Sheet Number	Sheet Scale	Sheet Issue Date
Site Photographs	A0010	NTS	25.09.19
Site Location Plan	A0900	1:1250	25.09.19
Site Plan Existing	A1000	1:100	25.09.19
Site Amenity Plan Proposed	A1005	1:100	25.09.19
Site Plan Proposed	A1006	1:100	25.09.19
LVL 00-03 Plans Existing	A1010	1:100	25.09.19
LVL Roof Plan Existing	A1014	1:100	25.09.19
Plan LVL 00 Proposed	A1100	1:50	25.09.19
Plan LVL 01 Proposed	A1101	1:50	25.09.19
Plan LVL 02 Proposed	A1102	1:50	25.09.19
Roof Plan Proposed	A1103	1:50	25.09.19
Nth & Sth Elevation Existing	A2001	1:100	25.09.19
Nth & Sth Elevs Proposed	A2010	1:100	25.09.19
East & West Elevs Proposed	A2011	1:100	25.09.19
East & West Elevations Extg	A2012	1:100	25.09.19
3D Facade System Details	A5001	NTS	25.09.19