

DESIGN AND ACCESS STATEMENT

Note; the applicant; MMD Developments, have confirmed the use of all third party consultant images within this statement

LAND ADJACENT BULGENEN HOUSE
AND WICK PLACE COTTAGE (SITE)
BULPHAN, ESSEX, RM14 3TJ

CLIENT: MMD DEVELOPMENTS LTD



Beresford & Barnes
Architecture, Planning & Investments



IMAGE: AERIAL PHOTOGRAPH OF SITE CONTEXT

CONTENTS:

OVERVIEW	SECTION 00
SITE LOCATION	SECTION 01
PHYSICAL CONTEXT	SECTION 02
BRIEF	SECTION 03
DESIGN PROCESS	SECTION 04
USE	SECTION 05
LAYOUT	SECTION 06
BUILT FORM AND APPEARANCE	SECTION 07
LANDSCAPE	SECTION 08
SUSTAINABILITY	SECTION 09
ACCESS	SECTION 10
SECURITY	SECTION 11
CONCLUSION	SECTION 12



00



	0 Strategic Definition	1 Preparation and Briefing	2 Concept Design	3 Spatial Coordination	4 Technical Design	5 Manufacturing and Construction	6 Handover	7 Use
<p>The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.</p> <p>Stage Boundaries: Stages 0-4 will generally be undertaken one after the other. Stages 4 and 5 will overlap in the Project Programme for most projects. Stage 5 commences when the contractor takes possession of the site and finishes at Practical Completion. Stage 6 starts with the handover of the building to the client immediately after Practical Completion and finishes at the end of the Defects Liability Period. Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.</p> <p>Planning Note: Planning Applications are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a Planning Application is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required. See Overview guidance.</p> <p>Procurement: The RIBA Plan of Work is procurement neutral – See Overview guidance for a detailed description of how each stage might be adjusted to accommodate the requirements of the Procurement Strategy.</p> <p>ER Employer's Requirements CP Contractor's Proposals</p>	<p>Stage Outcome at the end of the stage</p> <p>The best means of achieving the Client Requirements confirmed</p> <p>If the outcome determines that a building is the best means of achieving the Client Requirements, the client proceeds to Stage 1</p>	<p>Project Brief approved by the client and confirmed that it can be accommodated on the site</p>	<p>Architectural Concept approved by the client and aligned to the Project Brief</p> <p>The brief remains "live" during Stage 2 and is delegated in response to the Architectural Concept</p>	<p>Architectural and engineering information Spatially Coordinated</p>	<p>All design information required to manufacture and construct the project completed</p> <p>Stage 4 will overlap with Stage 5 on most projects</p>	<p>Manufacturing, construction and Commissioning completed</p> <p>There is no design work in Stage 5 other than responding to Site Queries</p>	<p>Building handed over, Aftercare initiated and Building Contract concluded</p>	<p>Building used, operated and maintained efficiently</p> <p>Stage 7 starts concurrently with Stage 6 and lasts for the life of the building</p>
<p>Core Tasks during the stage</p> <p>Project Strategies might include:</p> <ul style="list-style-type: none"> - Conservation (if applicable) - Cost - Fire Safety - Health and Safety - Inclusive Design - Planning - Plan for Use - Procurement - Sustainability <p>See RIBA Plan of Work 2020 Overview for detailed guidance on Project Strategies</p>	<p>Prepare Client Requirements</p> <p>Develop Business Case for feasible options including review of Project Risks and Project Budget</p> <p>Ratify option that best delivers Client Requirements</p> <p>Review Feedback from previous projects</p> <p>Undertake Site Appraisals</p>	<p>Prepare Project Brief including Project Outcomes and Sustainability Outcomes, Quality Aspirations and Spatial Requirements</p> <p>Undertake Feasibility Studies</p> <p>Agree Project Budget</p> <p>Source Site Information including Site Surveys</p> <p>Prepare Project Programme</p> <p>Prepare Project Execution Plan</p>	<p>Prepare Architectural Concept incorporating Strategic Engineering requirements and aligned to Cost Plan, Project Strategies and Outline Specification</p> <p>Agree Project Brief Derogations</p> <p>Undertake Design Reviews with client and Project Stakeholders</p> <p>Prepare stage Design Programme</p>	<p>Undertake Design Studies, Engineering Analysis and Cost Exercises to test Architectural Concept resulting in Spatially Coordinated design aligned to updated Cost Plan, Project Strategies and Outline Specification</p> <p>Initiate Change Control Procedures</p> <p>Prepare stage Design Programme</p>	<p>Develop architectural and engineering technical design</p> <p>Prepare and coordinate design team Building Systems information</p> <p>Prepare and integrate specialist subcontractor Building Systems information</p> <p>Prepare stage Design Programme</p>	<p>Finalise Site Logistics</p> <p>Manufacture Building Systems and construct building</p> <p>Monitor progress against Construction Programme</p> <p>Inspect Construction Quality</p> <p>Resolve Site Queries as required</p> <p>Undertake Commissioning of building</p> <p>Prepare Building Manual</p>	<p>Hand over building in line with Plan for Use Strategy</p> <p>Undertake review of Project Performance</p> <p>Undertake seasonal Commissioning</p> <p>Rectify defects</p> <p>Complete initial Aftercare tasks including light touch Post Occupancy Evaluation</p>	<p>Implement Facilities Management and Asset Management</p> <p>Undertake Post Occupancy Evaluation of building performance in use</p> <p>Verify Project Outcomes including Sustainability Outcomes</p>
<p>Core Statutory Processes during the stage:</p> <p>Planning Building Regulations Health and Safety (CDM)</p>	<p>Strategic appraisal of Planning considerations</p>	<p>Source pre-application Planning Advice</p> <p>Initiate collation of health and safety Pre-construction Information</p>	<p>Obtain pre-application Planning Advice</p> <p>Agree route to Building Regulations compliance</p> <p>Option: submit outline Planning Application</p>	<p>Review design against Building Regulations</p> <p>Prepare and submit Planning Application</p>	<p>Submit Building Regulations Application</p> <p>Discharge pre-commencement Planning Conditions</p> <p>Prepare Construction Phase Plan</p> <p>Submit form F10 to HSE if applicable</p>	<p>Carry out Construction Phase Plan</p> <p>Comply with Planning Conditions related to construction</p>	<p>Comply with Planning Conditions as required</p>	<p>Comply with Planning Conditions as required</p>
<p>Procurement Route</p> <p>Traditional</p> <p>Design & Build 1 Stage</p> <p>Design & Build 2 Stage</p> <p>Management Contract</p> <p>Construction Management</p> <p>Contractor-led</p>	<p>Appoint client team</p>	<p>Appoint design team</p>	<p>ER</p>	<p>ER</p> <p>Pre-contract services agreement</p>	<p>ER</p> <p>CP</p> <p>Appoint contractor</p> <p>CP</p> <p>Appoint contractor</p> <p>CP</p> <p>Appoint contractor</p>	<p>ER</p> <p>CP</p> <p>Appoint contractor</p>	<p>ER</p> <p>CP</p> <p>Appoint contractor</p>	<p>Appoint Facilities Management and Asset Management teams, and strategic advisers as needed</p>
<p>Information Exchanges at the end of the stage</p>	<p>Client Requirements</p> <p>Business Case</p>	<p>Project Brief</p> <p>Feasibility Studies</p> <p>Site Information</p> <p>Project Budget</p> <p>Project Programme</p> <p>Procurement Strategy</p> <p>Responsibility Matrix</p> <p>Information Requirements</p>	<p>Project Brief Derogations</p> <p>Signed off Stage Report</p> <p>Project Strategies</p> <p>Outline Specification</p> <p>Cost Plan</p>	<p>Signed off Stage Report</p> <p>Project Strategies</p> <p>Updated Outline Specification</p> <p>Updated Cost Plan</p> <p>Planning Application</p>	<p>Manufacturing Information</p> <p>Construction Information</p> <p>Final Specifications</p> <p>Residual Project Strategies</p> <p>Building Regulations Application</p>	<p>Building Manual including Health and Safety File and Fire Safety Information</p> <p>Practical Completion certificate including Defects List</p> <p>Asset List</p> <p>If Verified Construction Information is required, verification tasks must be defined.</p>	<p>Feedback on Project Performance</p> <p>Final Certificate</p> <p>Feedback from light touch Post Occupancy Evaluation</p>	<p>Feedback from Post Occupancy Evaluation</p> <p>Updated Building Manual including Health and Safety File and Fire Safety Information as necessary</p>

Core RIBA Plan of Work terms are defined in the RIBA Plan of Work 2020 Overview glossary and set in Bold Type.

Further guidance and detailed stage descriptions are included in the RIBA Plan of Work 2020 Overview.

© RIBA 2020

0.0 OVERVIEW

This Design + Access Statement is intended to provide an overview of the proposed project detailed within this application. The statement will explain how consideration has been applied to the proposals. It will also display an understanding of the feasibilities in direct context to the proposed site as well as national and local context.

We have prepared this submission to provide an outline of the clients early ideas and intentions and to allow discussions during the application process with the LPA. The main discussion points are the principle of the development and the identified need to support the very special circumstances to allow a departure from the Green Belt and allow a development for a crematorium.

The statement has been prepared in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

The content of the statement has been presented to closely follow the advice provided under section 6 of the Communities and Local Government (CLG) Guidance.

This document provides a guide to the proposed form and nature of the development envisaged for the site. It explains the thinking behind the concept proposal, and the principles on which they are based.

It has been laid out to highlight and justify the required principles by breaking the statement down into separate sub titles that accurately address each point and will simplify the breakdown of information further ensuring that important points are addressed and easy to locate.





INTRODUCTION

Beresford & Barnes have been appointed by the representatives of Land adjacent to Bulgen House and Wick Cottage to evaluate options for redeveloping this site to assist with a much needed crematorium facility

The proposal has gone through an outline design development phase carried out by SL Architectural Ltd to proposed an indicative strategy.

An important goal for the project is to deliver a high-quality sustainable development that has aspirations to enhance the existing area whilst still sitting comfortably in its setting and context. The proposal will seek to form a balance between formal and natural environments and it is hoped that the Local Authority will be supportive of the approach that has been taken.

Beresford and Barnes have been instructed to compile the produced documentation from consultants and agents and submit an outline Planning Application. The following Supporting Design Document forms part of that submission alongside a series of architectural drawings, statements and reports.

SITE OVERVIEW

The application site is located to the east of an old section of Brentwood Road and the junction with the Bulphan By-pass (A128).

The site is situated adjacent to residential properties with both Wick Place Cottages to the north and Portland Lodge to the south with the recently built Bonham Grange residential development situated approximately north east of the application site.

There are also commercial operation within the Wick Place Industrial Estate, on the western side of the A128, which is diagonally opposite the south western corner of the application site.

The village of Bulphan is located approximately 0.5km to the west and approximately 0.3km north of the site lies Doesgate Lane.

The site area is approximately 5.8 Ha and contains overhead power cables across part of the site.

The application area mainly comprises of a large open undeveloped plot of land within the Metropolitan Green Belt with the existing access to the site entering from the old Brentwood Road along the western boundary.



01





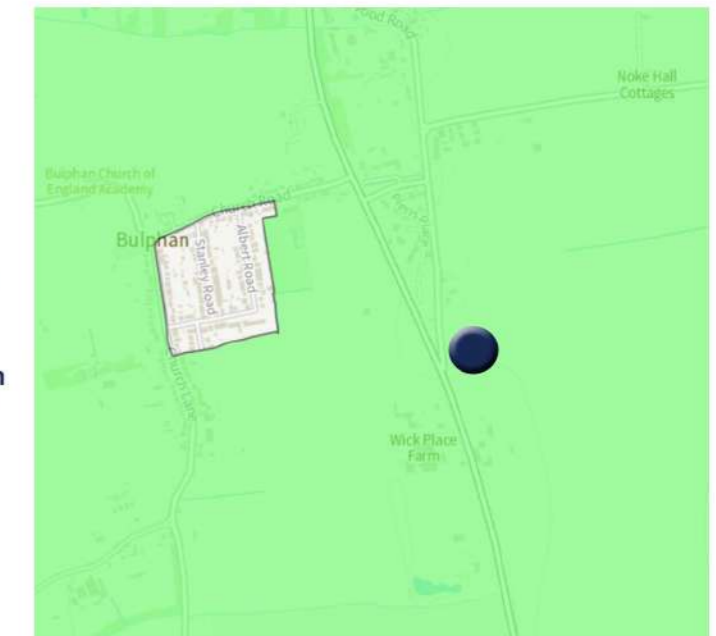
SITE - AERIAL CONTEXT
Left: (Image 1) Aerial Photo 1
Below: (Image 2) Aerial Photo 2
Right: (Image 3) Local Plan Map

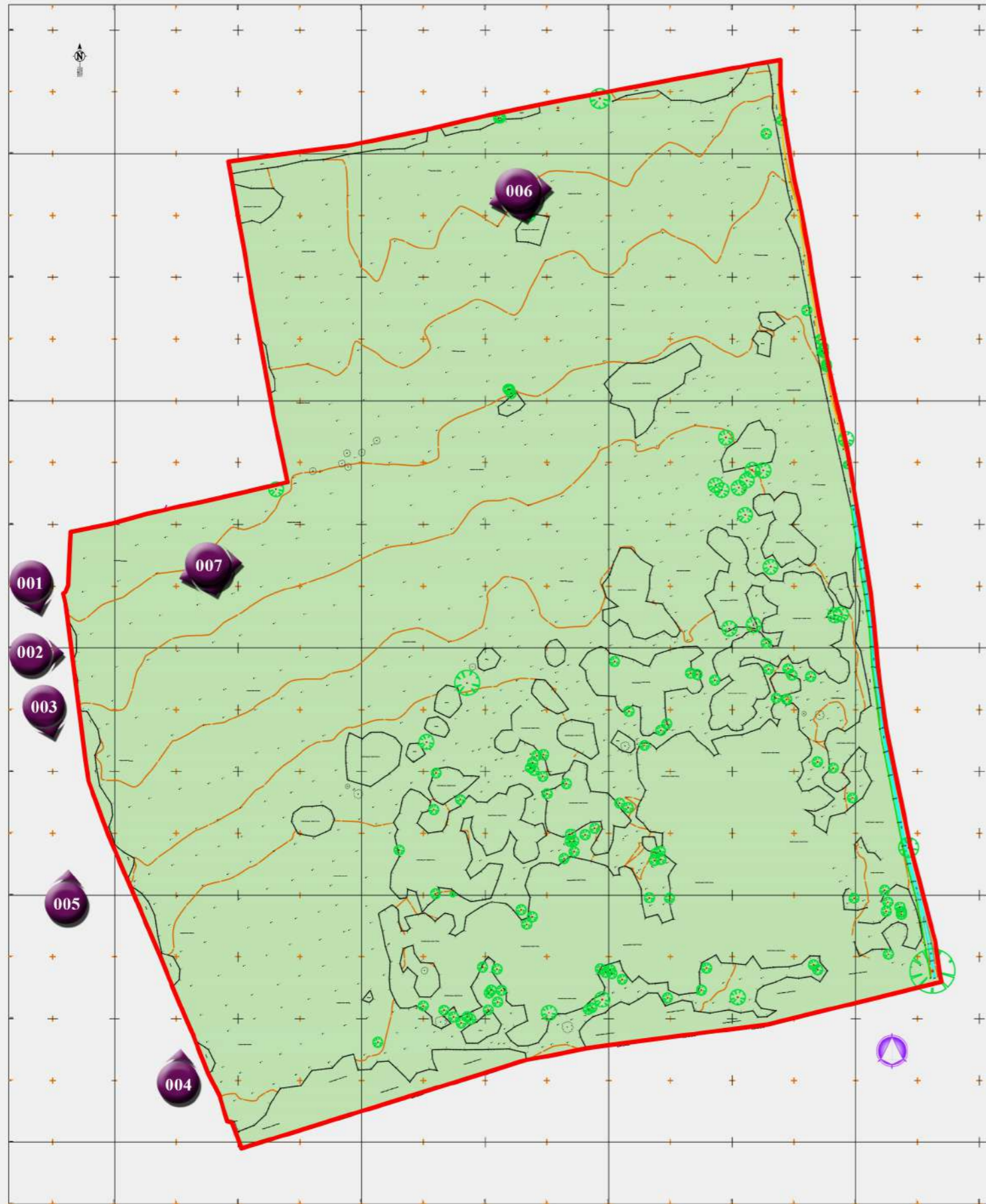
SUMMARY

The site is set in a rural area within the Green Belt with commercial and residential uses in close proximity. To the north and west are established residential development with the main built up area of Bulphan further to the west.

The site is currently free from development but benefits from good access via the A128 which links the A13 and the A127 for connectivity to London and beyond.

The proposed development will focused on the northern part of the site retaining open countryside and Green Belt to the south.





SITE LOCATION

The site is located on Brentwood Road and the A128 in Bulphan. The topographical survey to the left shows the level changes on the site as well as the current low grade vegetation.

The site is currently free from built form.





IMAGE 01.001



IMAGE 01.002



IMAGE 01.003



IMAGE 01.004



IMAGE 01.005

01.1 SITE PHOTOGRAPHS

Study sheet of photographs

Documentation of the existing site from the road side frontages and from public vistas

- Image 01.001 – Northern corner of the site on Brentwood Road
- Image 01.002 – Main existing entrance into the site.
- Image 01.003 – Southern end of Brentwood Road - site on the left
- Image 01.004 – Northern end of the site on the A128
- Image 01.005 – Junction of Brentwood Road and the A128 looking north





IMAGE 01.006



IMAGE 01.007

01.1 SITE PHOTOGRAPHS

Study sheet of photographs

Documentation of the existing site from inside looking at the internal vistas

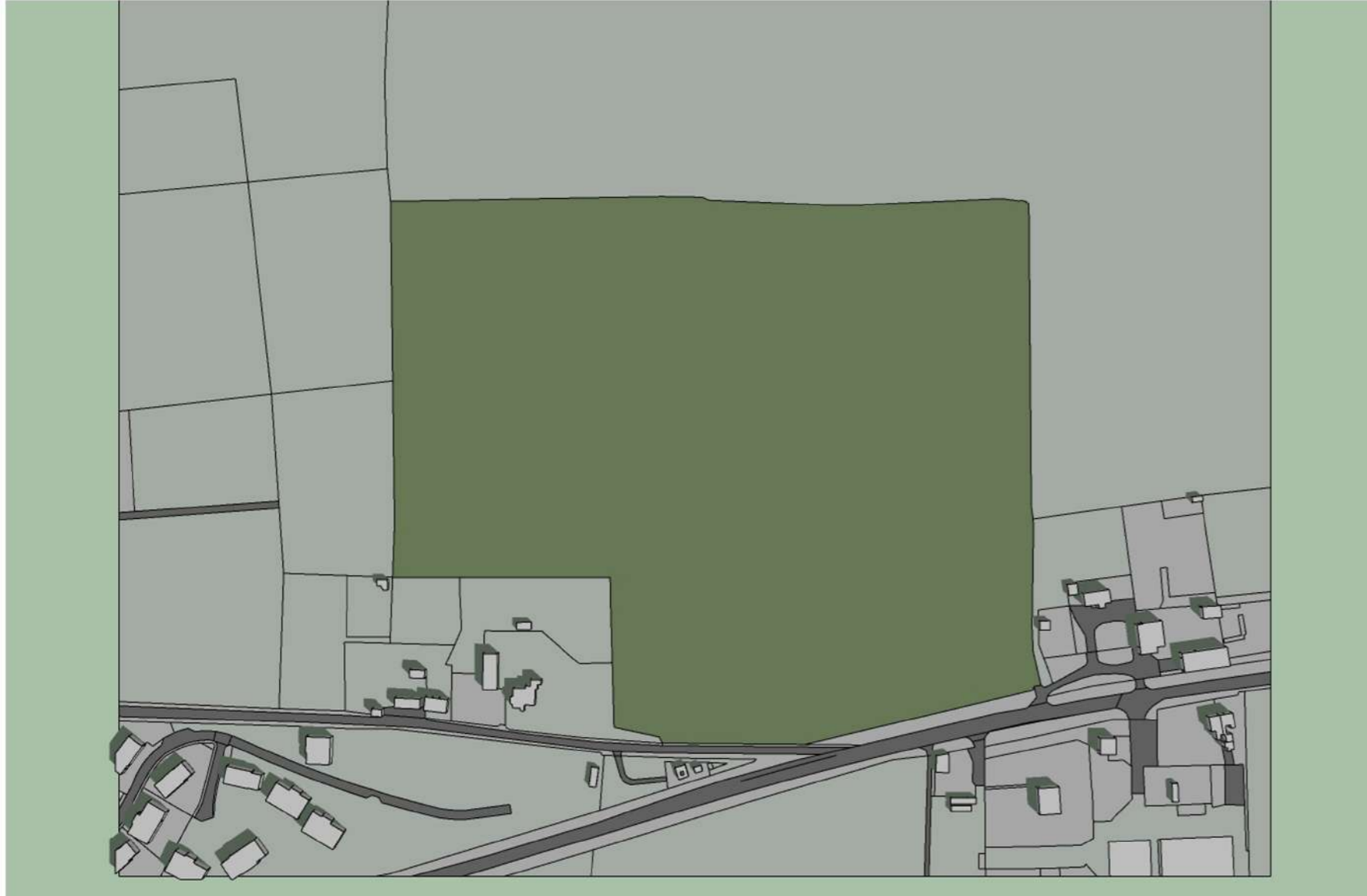
Image 01.006 – 180 degree angle looking south from the furthest northern boundary

Image 01.007 – 180 degree angle looking south from the stepped northern boundary



02



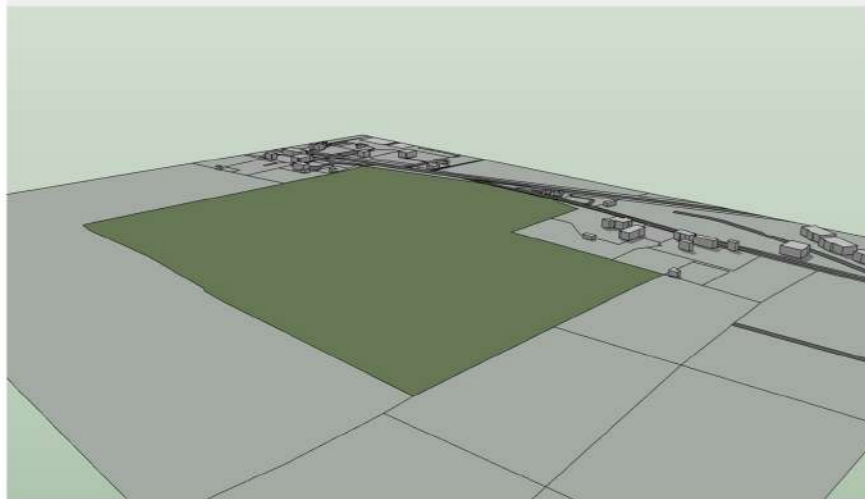


PHYSICAL CONTEXT

Left: Model Showing Surrounding Built Form Context

The total site measures 380m north to south and 320m east to west and is approximately 10.8Ha. The site is undeveloped and is a mixture of overgrown grassland and dense unmanaged shrubs and hedges. There are two gates on the site, one accesses the A128, the other accesses Brentwood Road. An overhead power line crosses the site running approximately north to south.

The boundary treatment consists of dilapidated and missing fencing with patches of hedges and scrub. The site generally slopes from the north east corner with an AOD of 13.0m down to the south west corner with an AOD of 9.7m.





SITE CHARACTERISTICS

Left: Plan showing the site characteristics

- A. The connection between Brentwood Road and the A128 is a dangerous tight angle junction with poor visibility.
- B. There is dense planting along the majority of the boundary and the surrounding area.
- C. The site is only visible from the road in small breaks of the dense planting or at the access points onto the road.
- D. The site is overgrown which limits any views or sense of openness across the site as you move away from the road.
- E. The north east corner of the site has less dense boundary planting but has limited visibility from the road
- F. The northern part of the site is screened by the housing fronting onto Brentwood Road. Its lack of visibility means that it contributes minimally to the openness of the greenbelt.





IMAGE 02.001



IMAGE 02.002



IMAGE 02.003



IMAGE 02.004



IMAGE 02.005

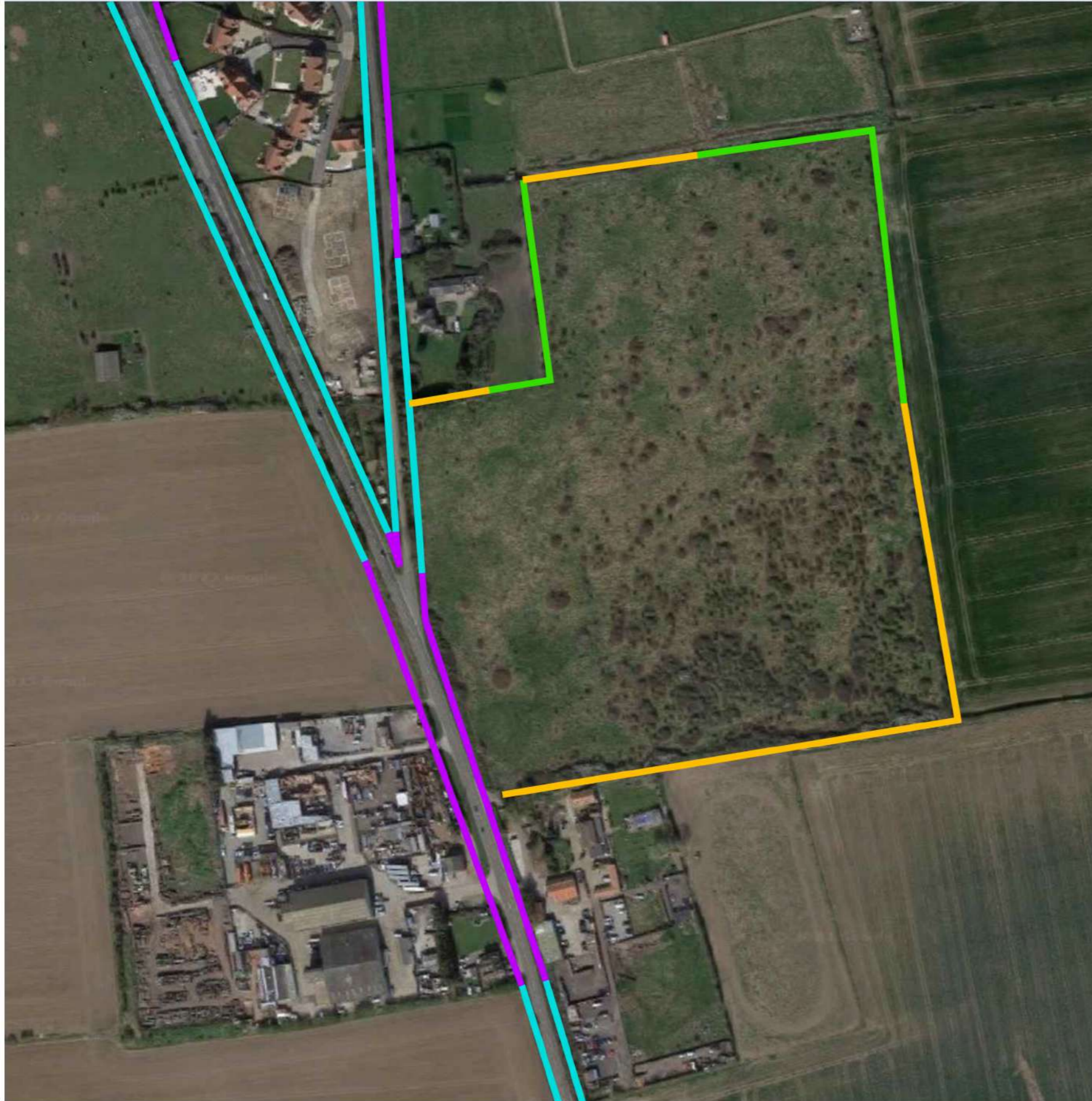
SITE PHOTOGRAPHS

Study sheet of photographs

Documentation of the existing housing types within the immediate area looking at massing and scale as well as design typology.

It is also clear to note that there is not a standardised material palette for the area with a good range of external finishes present.









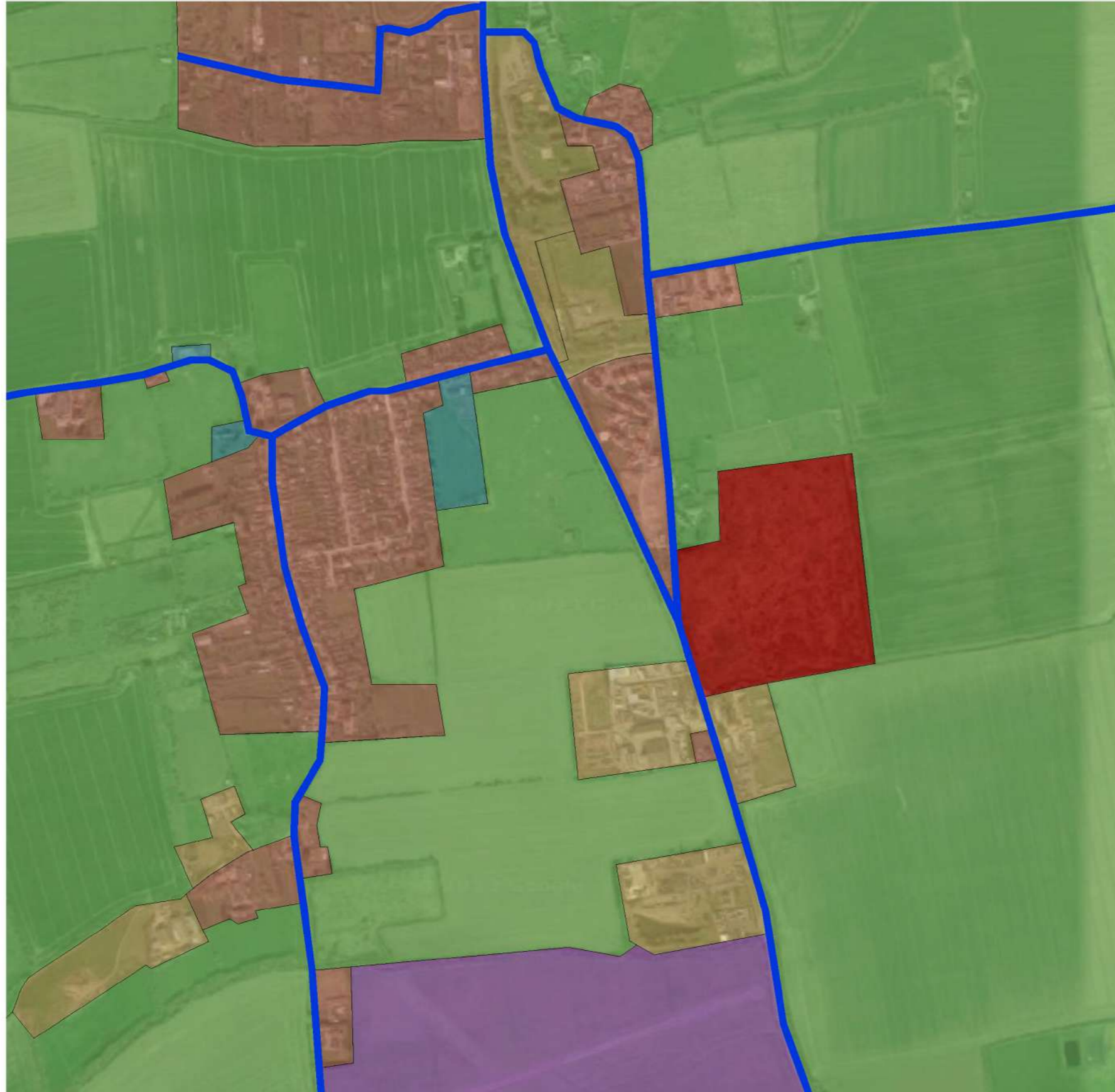
BOUNDARY TREATMENTS

Left: Plan showing the boundary conditions for the site and surrounding roads

The site has a mixture of boundary treatments ranging from dense planting to sparsely planted areas defined only by wooden fences. The roads in the surrounding area predominantly comprise of small verges with dense hedgerows that provide zero visibility into the site behind. This is only broken up where properties require access onto the road network.

-  Sparsely planted boundary
-  Densely planted boundary
-  Wide grass verge with sporadic hedgerow
-  Small or not verge with dense hedgerows







LAND USE

Left: Plan showing surrounding land use and type

Whilst there surrounding area is predominantly farmland and open space, there is a significant amount of developed land. This includes dense housing areas, commercial units and some community uses.

-  ROADS
-  SITE
-  FARM LAND OR OPEN SPACE
-  AIRFIELD
-  HOUSING
-  COMMERCIAL
-  COMMUNITY





STREET GRAIN

Left: Diagrams showing street grains in the surrounding area Throughout the surrounding area there is no consistent grain. The vary considerably in range and include:

- Regular orthogonal dense residential plots
- Large commercial plots
- Irregular housing developments plots
- Detached houses with large gardens





STREET PATTERN

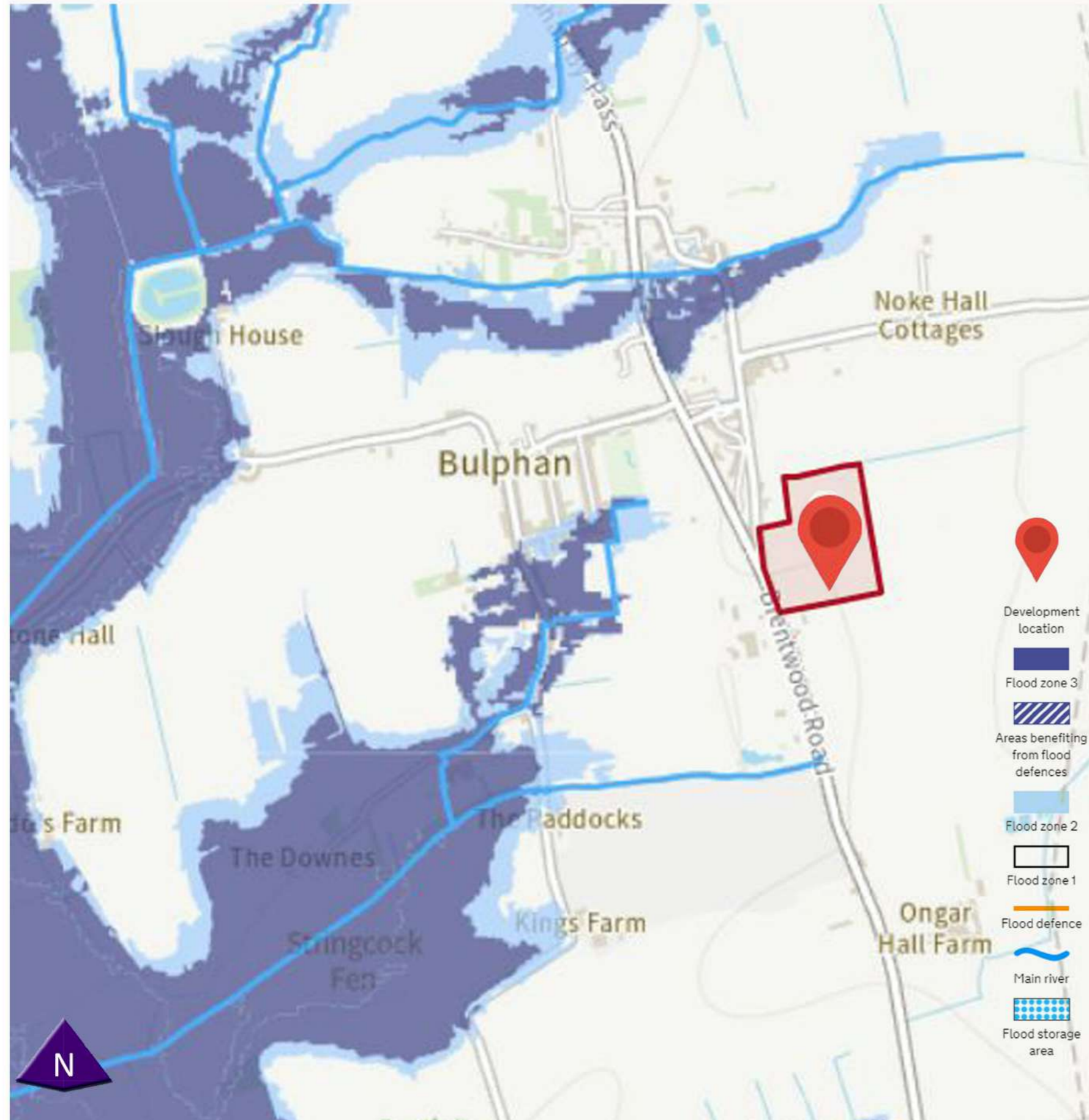
Left: Diagrams showing street patterns in the surrounding area

Throughout the surrounding area there is no consistent street pattern or grain. The vary considerably in range and include:

- Regular orthogonal dense residential streets
- High speed A roads
- Meandering country roads
- Small cul-de-sacs off of main roads
- Sweeping residential access roads in new housing developments



FLOOD PROBABILITY MAP



<https://flood-map-for-planning.service.gov.uk/summary>

SITE - CONSTRAINTS

ENVIRONMENTAL AGENCY - FLOODING

Left: Map information dated 16.01.23

FLOOD ZONE 1

Land and property are in flood zone 1 and have a low probability of flooding

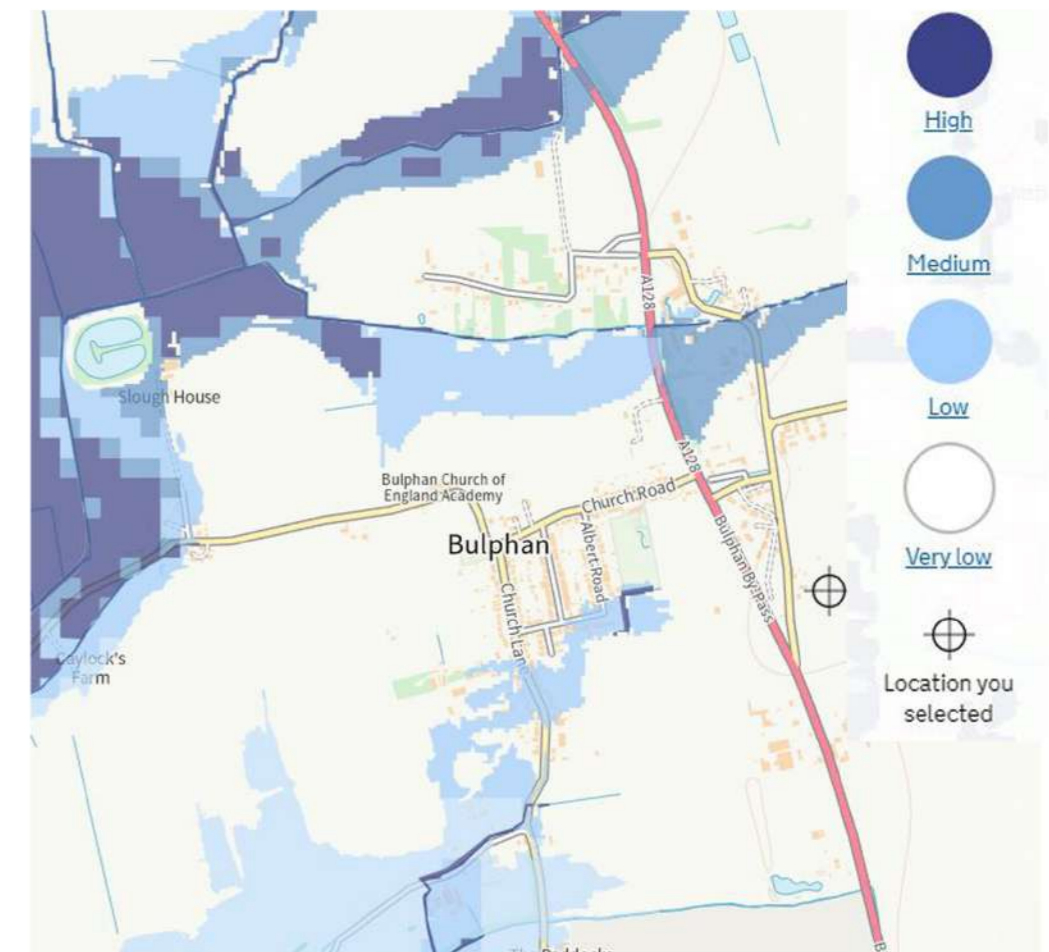
It is likely the site will be required to carry out a flood risk assessment as the development is in flood zone 1 and :

1. Is larger than 1 hectare

However it does not appear to be affected by sources of flooding such as rivers or the sea or surface water drains.

This is merely a desktop exercise to ascertain the likelihood of potential flooding to the site. A more detailed report can be provided if the LA feel this is necessary or part of their validation criteria.

Below: Risk of surface water flooding.



03





4.0 BRIEF

The applicant's target is to deliver a high quality sustainable proposal that responds to the district need and shortfall of adequate crematorium facilities.

The proposal will respond to the immediate and wider context and setting whilst nestling into the site to minimise the streetscene impact.

It is to make best use of the site and its location whilst also aligning with emerging LA strategies.

These objectives have been developed and expanded throughout the design process over a number of years in order to introduce a scheme that meets the project's goals and ambitions.

In assessing the development opportunity presented by the application site at; Land adjacent to Bulgenden House and Wick Place Cottage the surrounding context and area has been considered and evaluated to propose a subtly contemporary proposal within a mixed residential and commercial setting.

The proposal is to be unique and reflect elements of the locality whilst creating a high-quality development within this part of Thurrock Council.

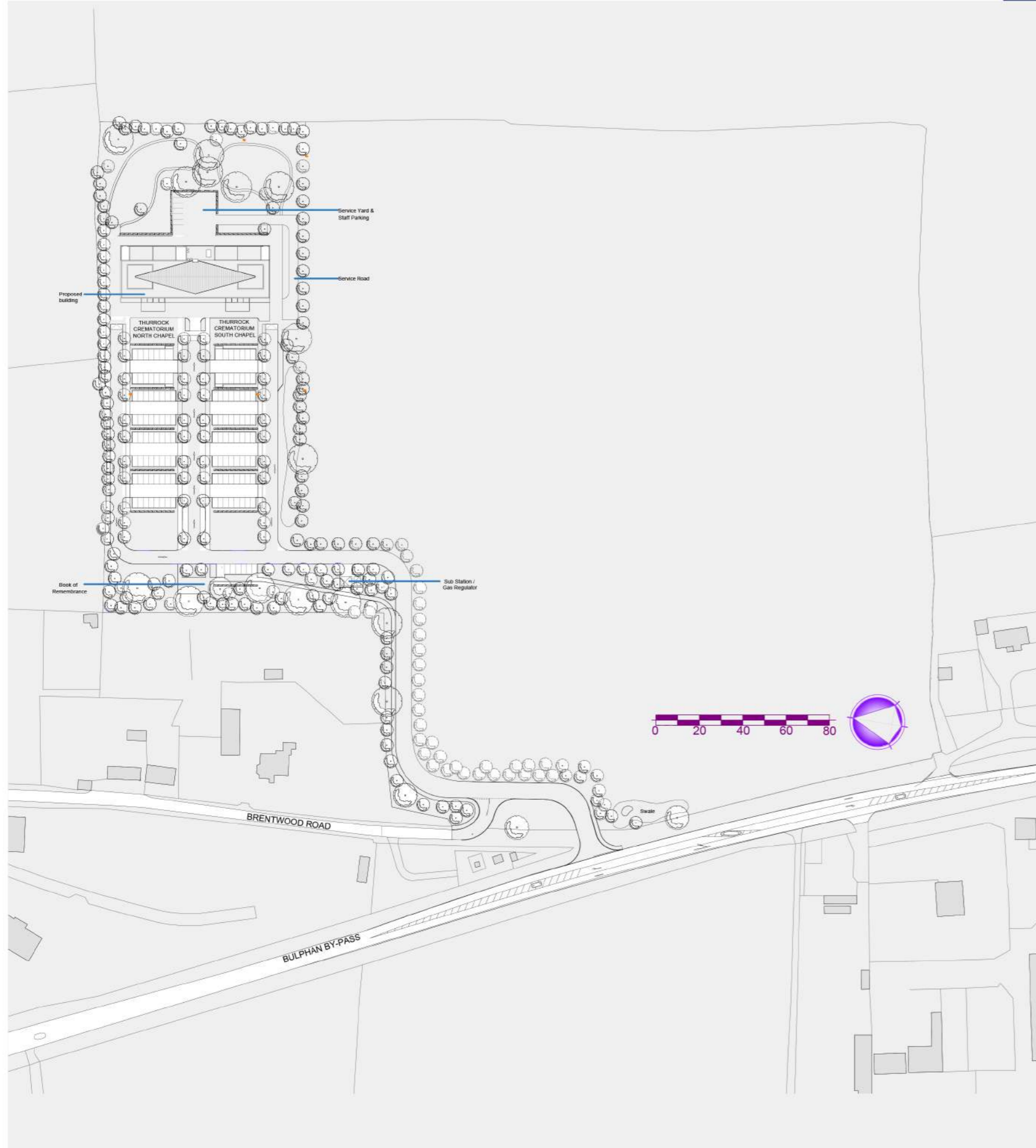
The scheme must have a coherent architectural language that sits comfortably within its context and helps to create a strong sense of place and stitches into the local community. The site requires a proposal with an easily recognisable quality and character and strong inter relationship with regard to massing, form and material.

Government strategies focus new developments to have reduced energy consumption and to create high quality contextual design to enrich and enhance local character and identity.



04





04.0 DESIGN PROCESS

LEFT: Outline proposal by SL Architectural Ltd, this proposal has been brought forward that meets the brief, a clear outline design process has been followed that includes a number of key stages and project principles.

04.1 CONSULTATION

The applicant has been committed to engaging with wider stakeholders, agents and representative groups throughout all stages of the design process in order for their comments and views to be taken on board throughout the progression of the development phase. This application is a result of those discussions and consultations as well as wider influences such as; political, economical, environmental and social trends.

Notw this application follows a previous submission on this site for a large scheme. The Crematorium element of the package was viewed favourably and therefore has come forward as a stand-alone proposal.

Due to the small scale of the development no community wide consultation was consider necessary.

04.2 NATIONAL AND LOCAL POLICIES

The concept and subsequent outline proposal has developed to be in accordance with all relevant policies and regulatory conditions where required. The main issues that are affecting this proposal are; principle of development, impact on neighbouring properties, mass, parking, access, landscaping, orientation, amenity and aesthetics.

A key consideration has been vehicle access and parking. The proposals have gone through numerous iterations to ensure that the parking spaces will be provided in accordance with local authority requirements and that all necessary vehcile access arrangements have been considered to ensure that the necessary access points and turning circles are in place. This has guided how the overall site layout has been organised. In addition to this, emergency access from the proposal to the street will be clearly marked and appropriately guarded in accordance with building regulations, in particular Parts M & K.

Note: this statement supports an outline submission on this site with all matters reserved and access and parking will be addressed at a later date. Further the applicant has adopted the highway changes from the previous application and has informed that the use of this design has been permitted to MMD (applicant)



05



IMAGE 15.001

6.0 USE

The application has considered and responded to the surrounding spatial context of the neighbouring area and the requirement to deliver a much needed crematorium facility within the planning area of Thurrock Council.

The site is currently under utilised and benefits from good connectivity to both the A13 and the A127 via the A128 link. Despite its Green Belt location the site is considered to be a good fit for a high performance carbon zero facility which can maximise environmental opportunities with significant gains in both biodiversity and ecology.

Extensive planting and large ponds can provide carbon sequestration whilst the proposed crematorium building can bring forward on site renewables to make the development a blueprint exemplar for future design.

The site will also provide considered parking areas with both passive and active EV charging infrastructure. There will also be bicycle storage on site with a focus on promoting greener transport methods.

Along with the on-site renewables, the building will also be built from high performance materials, to improve the efficiencies of the day to day running. Local resources will be central to the proposal with employment opportunities created as well.

The applicant believes in the proposal and feels the need and the strategy for such a high quality facility will support Thurrock in this key area.

