

Shorten

DESIGN AND ACCESS STATEMENT

PROJECT : 10 ELLINGTON ROAD

DATE : 30/04/2026

DOCUMENT NO : E002-SHO-XX-ZZ-RP-A-0001

1.0 Introduction

2.0 Proposed amendments

2.1 Massing, scale and height

2.2 Internal layouts

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1. Introduction

1.0 INTRODUCTION

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The extant permission (Ref: HGY/2023/1406, dated 26 April 2024) is for the demolition of the existing buildings and the construction of five replacement residential units, comprising two terraced houses and three flats.

This request for planning permission does not introduce a new development concept but instead refines the previously supported scheme. While the demolition of the existing buildings remains unchanged, the revised proposal now comprises four replacement residential units, arranged as four terraced houses.

The proposed amendments are modest in nature and are outlined within this document. The purpose of this Design & Access Statement is to clearly set out the nature and scope of the proposed amendments to assist the Council in its application assessment. The statement demonstrates that the revised scheme continues to align with the established design principles, planning considerations, and development parameters agreed through the previous consent.



Site Location Plan

2.0 Proposed Amendments

2.1 Massing, scale and height

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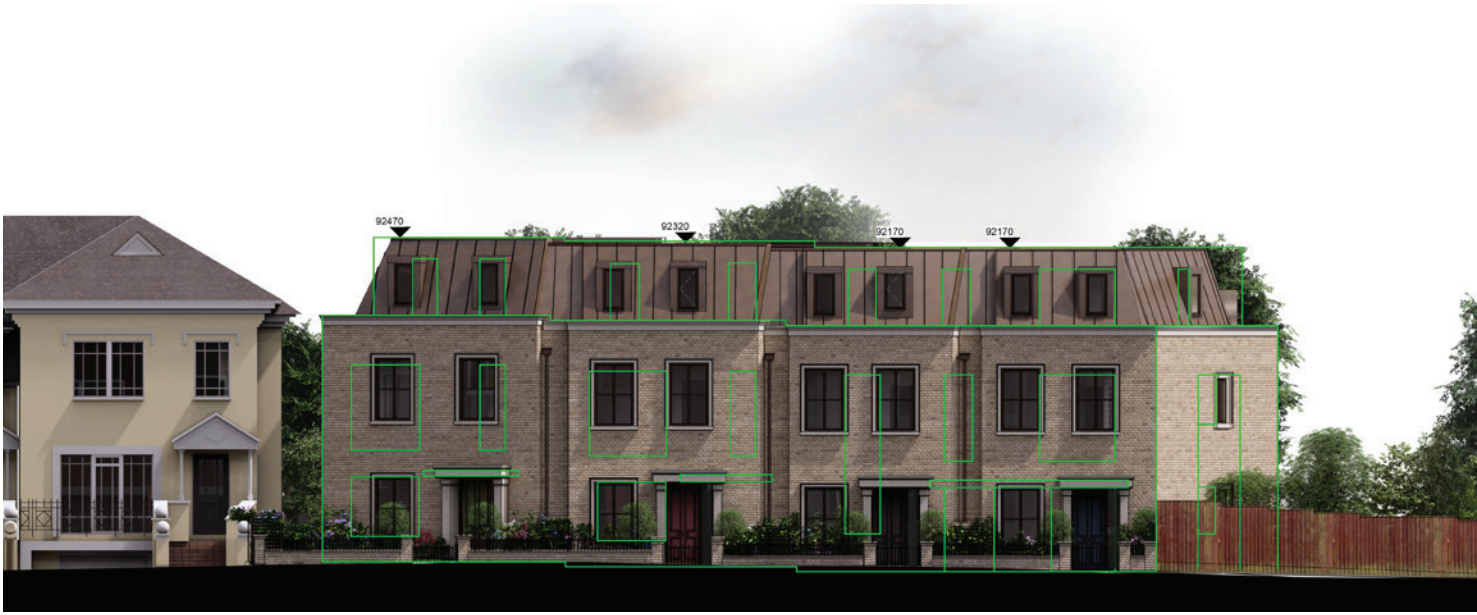
The proposed amendments do not result in any change to the overall massing, scale, or height of the development when compared with the previously approved scheme. The buildings remain identical in height and maintain the same established proportions, ensuring that the development continues to respond appropriately to the surrounding townscape context.

A very minor adjustment to the building footprint is proposed. This involves a slight setback to House 2, which has been introduced to create a subtle articulation and visual distinction within the terrace. In addition, a modest step-out is proposed along the side elevation to align with the party wall arrangement between Houses 2 and 3. These changes are limited in extent and do not result in any increase in bulk or perceived mass.

A refinement is proposed to the approved top-floor metal cladding, with heights retained exactly as consented. The previously orthogonal cladding is re-expressed through a gently pitched profile in a bronze finish, maintaining equivalent balcony provision and internal layouts. The pitched treatment is limited to the front and side elevations, with the rear elevation retained as approved. The overall form, material palette, and architectural character of the development are maintained in line with the previously approved scheme. As such, the amended proposal preserves the design principles that were supported through the consented application process and continues to deliver a cohesive and well-articulated residential development.



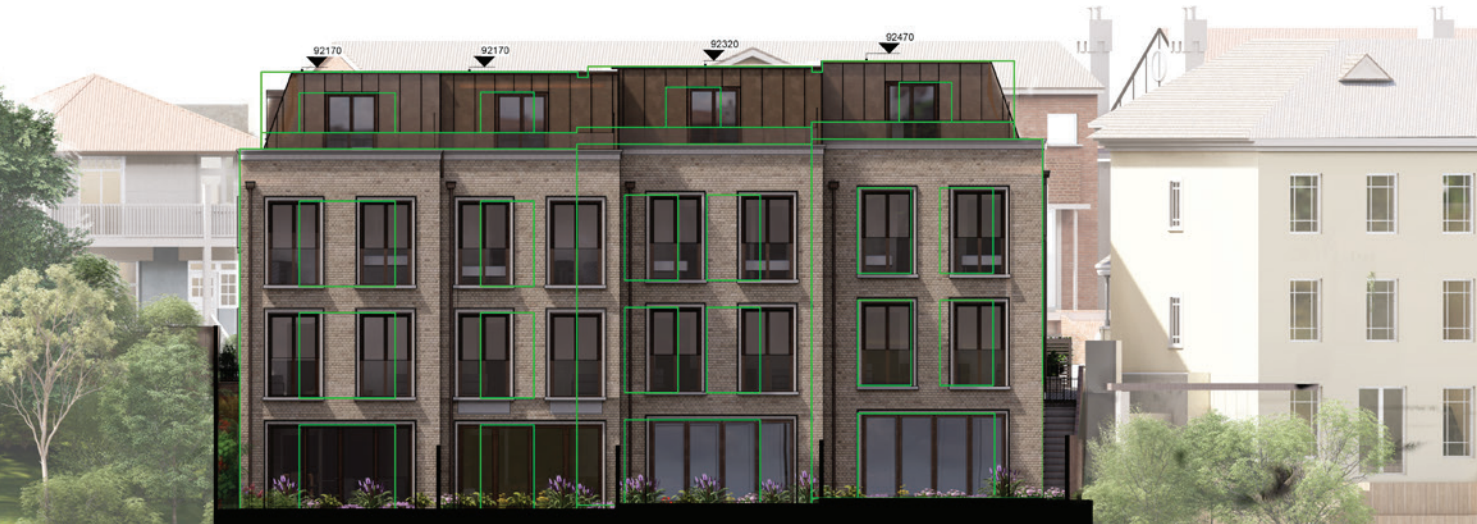
Approved Front (North) Elevation



Proposed Front (North) Elevation



Approved Rear (South) Elevation



Proposed Rear (South) Elevation

Approved Elevations

Proposed Elevations

LEGEND

Approved Scheme Massing