



PLANNING DESIGN AND ACCESS STATEMENT

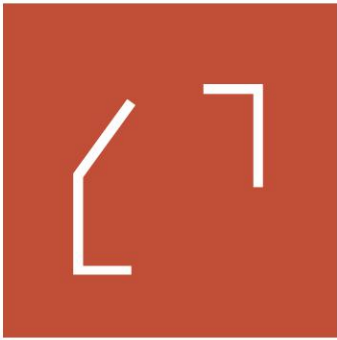
Proposed front gable extension, loft conversion and alterations, and
refurbishment works to external elevations (Revised scheme)

On behalf of Mr and Mrs Dawson

17a Heath Drive, Gidea Park, Romford, RM2 5QH

Reference: 21833 R02

July 2021



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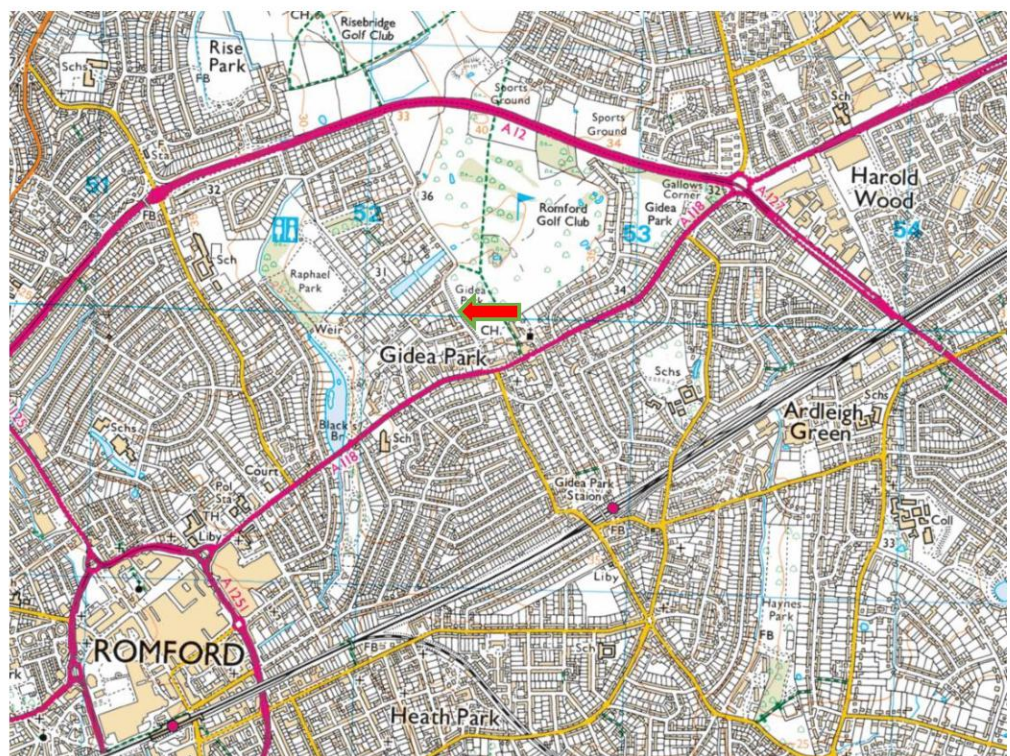
1 INTRODUCTION

- 1.1 The following statement has been prepared on behalf of Mr and Mrs Dawson and relates to their home at 17a Heath Drive, Gidea Park, Romford, RM2 5QH. Planning permission is sought Proposed front gable extension, loft conversion and alterations, and refurbishment works to external elevations.
- 1.2 The application site is located within the London Borough of Havering in the Gidea Park area. It is situated in a residential area, in a row of detached houses and bungalows of varying styles and designs.
- 1.3 The owners would like to modernise and improve the property, whilst adding a loft conversion. This would involve removing the hipped gable ends and replacing these with full gables. The roofing material would be retained as clay tiles, with new matching tiles used on the alterations.
- 1.4 To the front of the property, the existing flat roofed dormer at the first floor and tile hung section of roof would be removed and replaced with a first-floor gabled extension, replicating the design of the existing gable in the centre of the elevation.
- 1.5 The existing property is a brick built detached house, which is believed to be around 30 years old. It is an infill plot set in between a two-storey dwelling and a bungalow. Opposite the property is the Romford Golf Club course, screened behind a hedgerow and mature trees. It is within the Gidea Park Conservation Area, which covers the original the Garden Village development that commenced in 1910. The property at the application site was not one of the original garden village designs.
- 1.6 A planning application was submitted in April 2021 seeking alterations to the property, including new doors and windows, a new slate roof, and alterations to the elevations and a grey rendered finish. The application was refused in June 2021 on the grounds of the impact that the grey colour and slate roof would have on the character and appearance of the Conservation Area.
- 1.7 In light of that refusal, the scheme has been revised to retain the clay tiles and brickwork elevations, more in keeping with the existing building and the character of the surrounding area.
- 1.8 The application is accompanied by existing and proposed plans prepared by Link Architectural Planning and Design.



2 SITE DESCRIPTION AND PLANNING HISTORY

- 2.1 Gidea Park is a neighbourhood to the north east of Romford in the London Borough of Havering. The area has good transport links, with the A12 into the City to the north, whilst the main line out from Liverpool Street lies to the south. The area is characterised by tree lined streets and spacious gardens, befitting of a garden village development.



OS extract showing the location of the application site

- 2.2 The application site is a rectangular plot with a landscaped rear garden. To the front of the property is a block paved driveway providing parking for several vehicles and access to an integral garage. The house has a tiled overhanging porch and forward projecting roof over the garage.



- 2.3 An aerial view of the application site can be seen below, which also shows the nature of the surrounding houses and bungalows.



Aerial view of the application site (shown with red arrow)

Planning History

- 2.4 Planning history searches for the application site have revealed the following:
- P0873.97 Single storey side & rear extensions, approved on the 2nd September 1997.
 - T0163.20 Removal of two fir trees from front and rear garden, approved 5th November 2020.
 - P0732.21 Proposed front gable, loft conversion and refurbishment work to external elevations, refused 11th June 2021.
- 2.5 No other applications have been made on the property that are listed on the Public Access system.



3 THE PROPOSED DEVELOPMENT

3.1 The proposed development is described as follows:

"Proposed front gable extension, loft conversion and alterations, and refurbishment works to external elevations (Revised scheme)."

Scope of works

3.2 The proposals will now include the following works:

- Alterations to roof to create gables to each side to be finished in matching brickwork and clay tiles.
- Conversion of roof space to create additional bedroom with ensuite bathroom.
- Installation of three Velux roof lights to the rear elevation.
- Removal of ground floor bay window, front section of tiled roof and flat roof dormer from the front elevation.
- Construction of first floor front extension with gabled roof, with matching brickwork and clay tiles.
- Existing black UPVC gutters and downpipes to be removed and replaced with black aluminium profile gutters and downpipes.
- Existing UPVC french doors and windows to be replaced with white aluminium frames.
- Enlarged window to be installed on 2nd floor side elevation.
- New hardwood timber front door.
- New garage door.

Design

3.3 The existing dwelling is a 1980's era dwelling with various design elements that are not particularly harmonious, including the bay fronted window on the ground floor. This would be removed and replaced with a more traditional 4 panel casement window.



The revised front elevation

- 3.4 The front elevation would then be extended up at the first floor to create a second gable on the front elevation, with a valley with the existing gable, incorporating a rainwater hopper between. This references the design detail of the adjacent property at Number 17 Heath Drive, which includes a similar feature in between the front gables on that property.
- 3.5 It is proposed to remove the existing windows and doors and replace these with modern energy efficient double-glazed units, that have thin aluminium frames suitable for a Conservation Area location. The front door and garage door on the property would be changed for items that have a more 'rural planked' style, more in keeping with the garden village location.
- 3.6 The alterations to the roof to create the gables also reference the design approach taken on the adjoining property at Number 17, which has a similar ridge height and gabled roof. It should be noted that the height of the roof would not be changed, only the gable ends are altered to remove the existing hips.
- 3.7 The front elevation would be constructed in brickwork to match the existing elevation, as would the roof, which would be finished in matching clay tiles in keeping with the Conservation Area location. The proposed alterations would positively contribute to character and appearance of the Conservation Area, by improving certain elements of the property, such as the garage door and removal of the bay window.

Layout

- 3.8 The internal configuration would not be changed on the ground floor. On the first floor, bedroom 2 would be enlarged slightly as a result of the replacement of the dormer and sloping roof with the new gable. A new staircase would be installed to give access to the loft space, which would provide an additional bedroom with ensuite and storage.



Access

- 3.9 There are no changes to the external parking on the driveway and the access point to Heath Drive.

Heritage

- 3.10 The application site is within the Gidea Park Conservation Area. There are no listed buildings in the vicinity of the site, however, north east of the site there is a Scheduled Monument identified under list entry 1001987, and described as "*Section of Roman road on Gidea Park golf course*". The application proposals would have no impact the Scheduled Monument.
- 3.11 As explained in the design section, the approach taken to the gables on the front elevation make reference to the adjacent property at Number 17 Heath Drive, which also includes a valley and rainwater hopper arrangement between each of the gables.
- 3.12 The revised materials maintain the brick and clay tile finishes found on the existing building and match those used on the neighbouring properties. The revisions give the property a pleasing appearance that would sit well within the street scene, complementing the character and appearance of the Conservation Area.
- 3.13 The windows have been selected to improve the environmental performance of the property which can incorporate double glazed units. The aluminium window frames have slim frames and detailing that are similar to the existing windows and in keeping with the Conservation Area setting.
- 3.14 Similarly, the front door and garage door would be more in keeping, with a more 'rural style' planked finish.
- 3.15 Overall, the scheme is considered to be harmonious with the street scene and will not cause harm to the character and appearance of the Conservation Area.



4 CONCLUSION

- 4.1 Number 17a Heath Drive was an inset building constructed in the 1980's. It was not one of the original Garden Village designs and therefore plays a lesser role in defining the character of the Conservation Area.
- 4.2 The proposed alterations take cues from other properties and reflect certain design elements seen on the neighbouring properties, such as the gabled side elevations and front gables and valleys from Number 17 Heath Drive, and the rendered finish from Number 22 Heath Drive.
- 4.3 Overall, the proposals create a harmonious design that would not harm the character and appearance of the Conservation Area. We respectfully request that the application is supported.



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