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Design and Access Statement

In connection with a retrospective planning application at:

100 Ingrebourne Gardens, Upminster RM14 1BW



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Contents

1. Introduction
2. Site and Building
3. Relevant Planning History
4. As Built Variations
5. Current garden View Images
6. Conclusion
7. List of Supporting Drawings

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1. Introduction

This Design and Access Statement has been written to support a retrospective planning application to Havering Council for permission to retain works carried out without planning approval. These works include an alternative configuration of dormer windows, rear first floor extension roof and ground floor door and window locations.

2. Site & Building

The building is originally a two-storey semi-detached house located on the south side of Ingrebourne Gardens. It has off street parking and a large rear garden of approximately 60m in length. The street and adjacent properties are of similar design.

3. Relevant Planning History

Planning approval was granted in February 2016 (ref: P1815.15) for a single storey rear ground floor extension, part first floor rear extension and roof conversion. Refer to enclosed drawing 493/101 for the existing rear elevation prior to the works and drawing 493/102 for the approval under this permission.

4. As Built Variations

- a) Large rear dormer in place of 2no small dormers – The property owner has implemented the build of a flat roof dormer within the footprint of the existing roof. This means the roof is subservient to the house as a whole and the materials used reflect those of the existing. It should also be noted that the existing dormer to 98 Ingrebourne Gardens, the attached property, is larger in size to that of no.100.
- b) Part first floor rear extension – The overall scale, bulk and mass of the extension has not changed, however a gable end to the roof has been constructed instead of the hipped end as approved. That said, we still believe the design is within the council's guidelines, does not harm the character of the rear garden and has no impact on the street scene.
- c) The sliding patio doors and the window to the ground floor rear extension have been installed in a mirrored location, ie the doors are on the right and the window is on the left when viewed from the rear garden.

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5. Current Garden View Images



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6. Conclusion

We feel that the differences between what was approved under application P1815.15 and what has been constructed do not harm the property or the surrounding area. The changes also do not have a detrimental impact on the neighbouring properties given that those adjacent both have similar constructions.

7. List of Supporting Drawings

1. 493/100 – Site Location Plan
2. 493/101 – Pre Planning Rear Elevation
3. 493/102 – Approved Rear Elevation
4. 493/103 – As Built Rear Elevation