

DESIGN & ACCESS STATEMENT

5 Silver Birch Mews, Upminster,
RM14 1BF

INTRODUCTION

5 Silver Birch Mews is a contemporary five bedroom, red brick property located in Upminster. It is one of six similarly designed properties granted planning in 2010, as per planning application P1914.08.

This planning application seeks the addition of a detached outbuilding for use as a summer house in the rear garden of 5 Silver Birch Mews. The applicant consulted a duty planner in March 2022, who then made recommendations as to the parameters, size and scope of this outbuilding design. The resulting planning application (P1159.22) was unsuccessful due to factors including the height and depth of the proposal. Such points have been addressed in this resubmission, taking into account further advice from the duty planner.

DESIGN PROPOSAL

The proposed outbuilding is traditional in design; it's size and form are modest and in keeping with the surrounding houses. The design is influenced by similar outbuildings in the area, such as the one at number 1. Following advice from the duty planner, the previously proposed pitched roof has been replaced with a flat roof in order to minimise visual impact on the street and neighbouring properties. In addition, the depth of the proposed outbuilding has been reduced to 4m. This proposal replaces a shed which currently occupies the east end of the garden.

MATERIALS

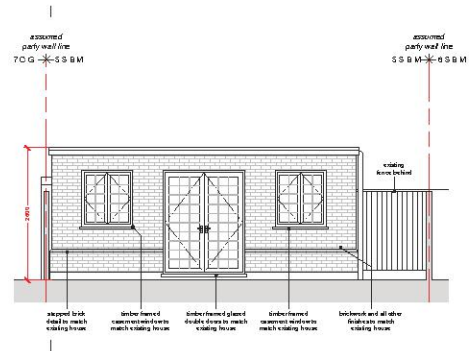
A limited palette of high-quality materials will be used in order to closely match the existing house and character of the local area.

ACCESS

Access to the main property is unaffected. Access to the proposed outbuilding will be directly from the rear garden, as per the existing shed arrangement.



^ EXISTING SHED / REAR GARDEN



^ PROPOSED OUTBUILDING, FRONT ELEVATION



^ VIEW OF PROPERTY FROM REAR GARDEN

ARCHITECTURE
SEAR / STEPHENS

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