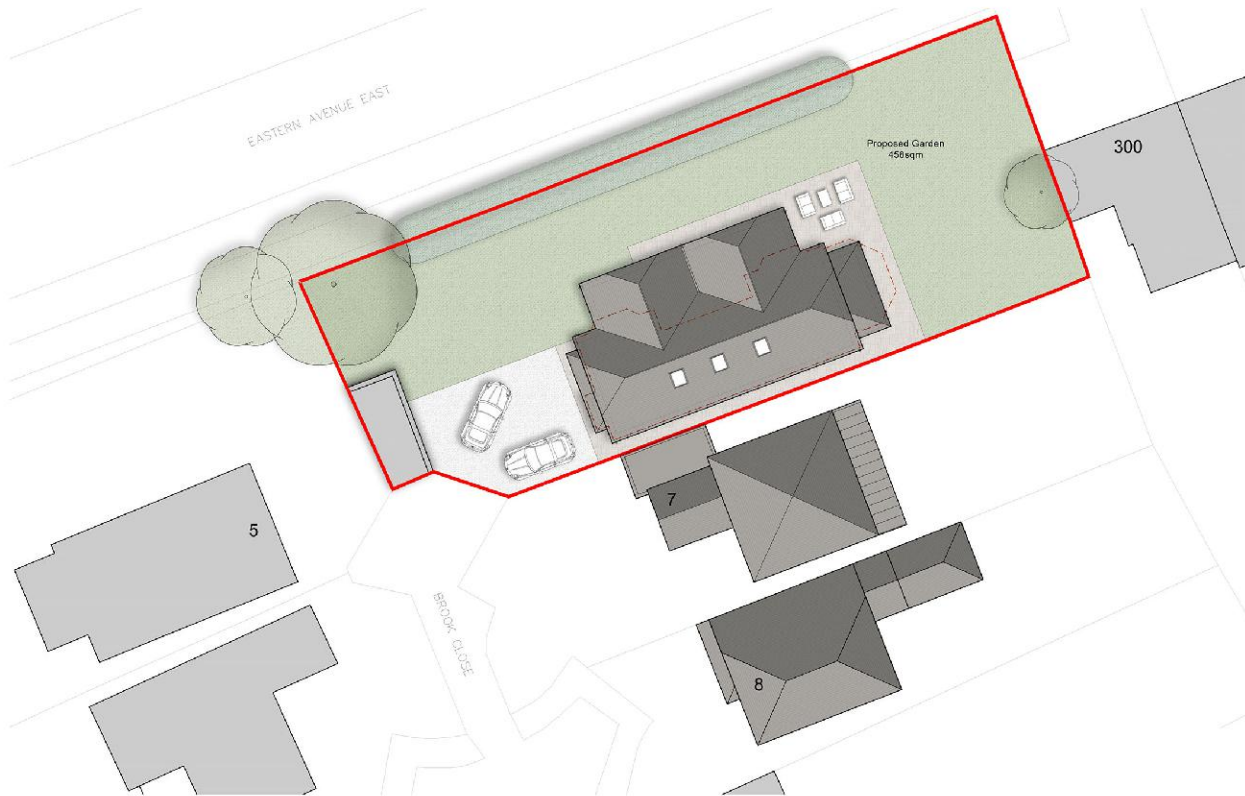




Design and Access Statement

Proposed works for the removal of the existing roof & rear conservatory, the addition of a second floor, internal modifications and extensions to the side and rear.

at

6 Brook Close, Gidea Park, Romford, RM2 5QU

Introduction

This Design Statement has been prepared by Ashby Design Ltd on behalf of the applicant in support of a Householder planning application to the London Borough of Havering. The proposed works include a complete remodel of the existing dwelling which includes the removal of the existing roof and rear conservatory, the addition of a second floor, internal modifications and extensions to the side and rear. This document should be read in conjunction with the following drawings prepared and submitted by Ashby Design Ltd:

- 562_21_HH_PL1000_Site Location Plan
- 562_21_HH_PL1001_Existing Block Plan
- 562_21_HH_PL1002_Proposed Block Plan
- 562_21_HH_PL1003_Proposed Site Layout Plan
- 562_21_HH_PL1004_Existing Street Scene
- 562_21_HH_PL1005_Proposed Street Scene
- 562_21_HH_PL10.01_Existing Floor Plans
- 562_21_HH_PL10.02_Existing Elevations
- 562_21_HH_PL20.01_Proposed Floor Plans
- 562_21_HH_PL20.02_Proposed Elevations
- 562_21_HH_PL20.03_Proposed Sections

Planning History

There does not appear to be any prior planning application of note relative to the application site. The applicant requested Pre-Application advice from Havering Council in December 2021. A written response to the request was provided in August 2022 and included the below key points:

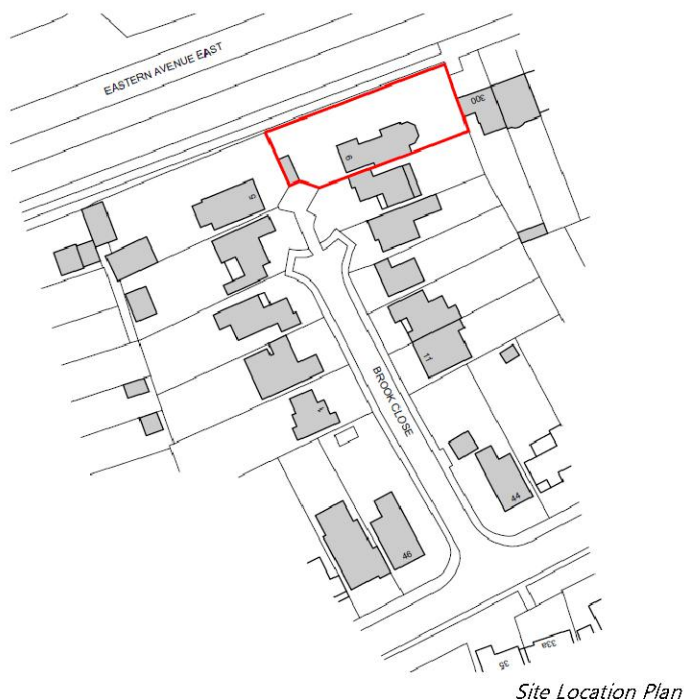
- *Brook Close benefits from a mixture of single and two storey detached properties of varying ridge heights. An argument can be made that the increase in height would not be harmful to character of the surrounding area or the amenity of neighbouring properties.*
- *Side extension and its roof being of similar height to that of the main gabled roof form, may relate poorly to the design of the main dwelling and would look incongruous in the street scene owing to its scale, bulk, mass and roof form.*
- *The extensions would detract from the original character of the existing dwelling, its impact exacerbated by the gabled roof form of the side extension which would likely be judged as an uncharacteristic feature of a street which is generally characterised by hipped roof dwellings.*

- *The degree of inset between the extended dwelling and no. 7 means the projection of the extended dwelling beyond this neighbouring property would be within reasonable tolerances in terms of loss of light, outlook and privacy.*
- *Particular care needs to be taken on the impact of the proposal on outlook and light received by the flank windows of the neighbouring property.*

Following the Pre-Application advice, we have reviewed the recommendations and have made amendments to the proposal to address the concerns raised. In particular, these relate to the bulk/height of the side extension and the relationship with the neighbouring habitable window to No.7 Brook Close. These points are addressed and discussed as part of this Design & Access Statement.

The Site

The application site is an existing dwelling situated within an established residential area and is effectively surrounded by dwellings to its eastern, southern and western boundaries with the Eastern Avenue East (A12) located to the north.



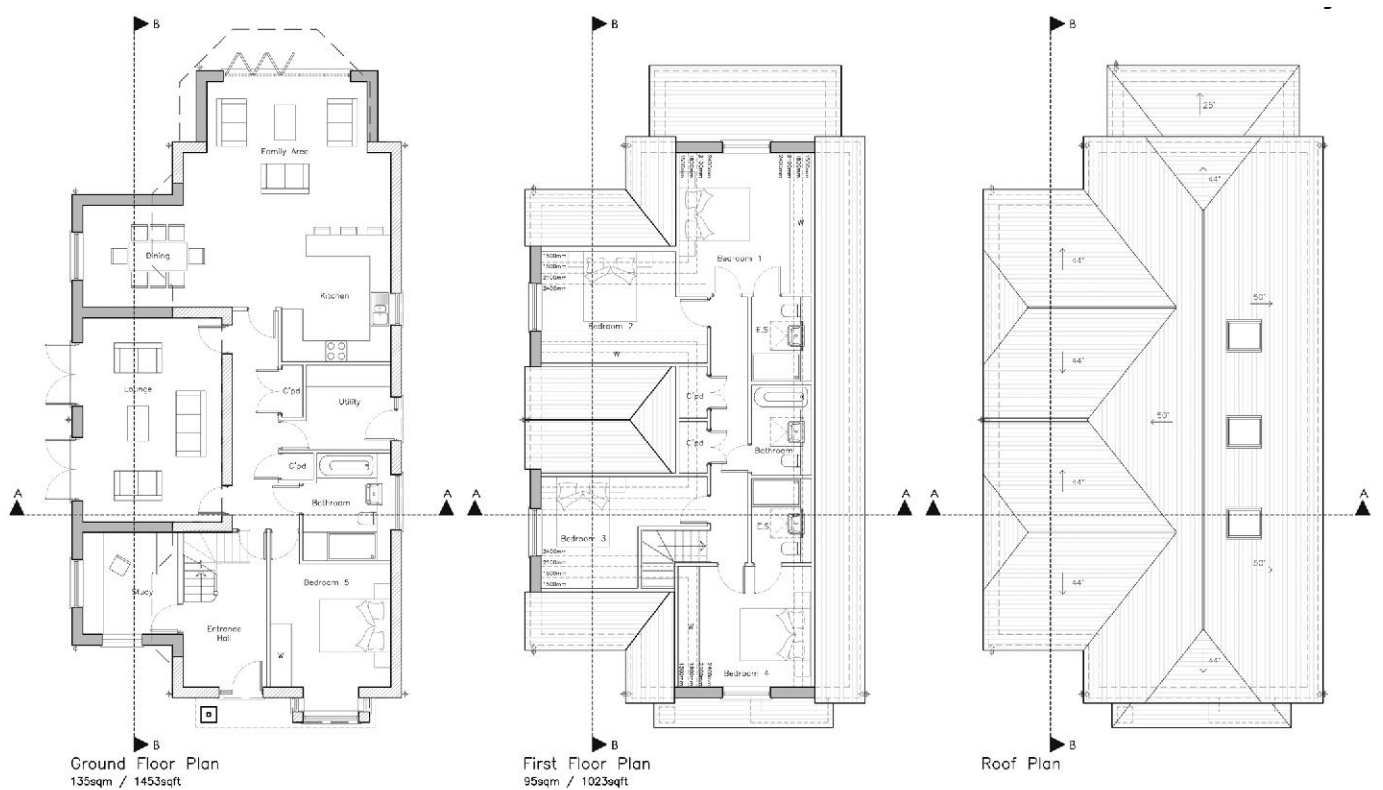
Brook Close is characterised by a mix of single and two storey detached properties of varying bulk, scale and form. They are all traditional in construction and typically consist of brick, render and similar roof styles consisting of hipped, barn hipped and gable features.

The Proposal

Layout

The proposed works include a complete remodel of the existing dwelling which includes the removal of the existing roof and rear conservatory, the addition of a second floor, internal modifications and extensions to the side and rear.

The current entrance to the dwelling lies along the side of the property, facing towards the A12 via the garden. The design intent of the proposed works focuses on the opportunity to give this dwelling a new entrance with what can be considered the principal elevation fronting Brooks Close. With this in mind, the internal modifications to this property start with the existing second bedroom forming a new spacious entrance hall and staircase and the remaining ground floor bedroom retained as a guest bedroom.



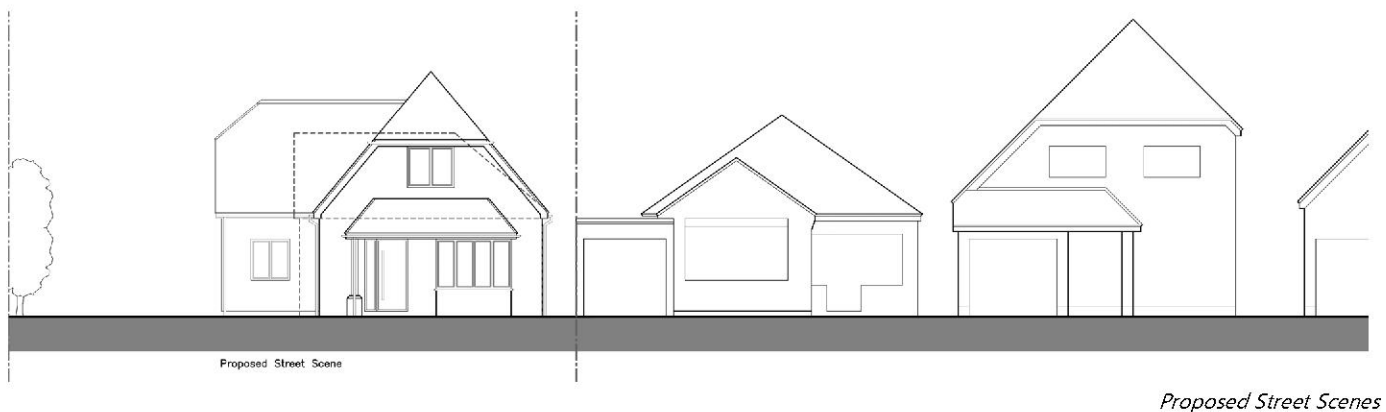
Proposed Ground and First Floor Plans

As part of the newly proposed side and rear extensions, a study, separate lounge and open plan kitchen, dining and family area will be formed, completely transforming the ground floor space. The existing bathroom will be converted into a utility / boot room with secondary entrance. At the newly formed upper level which has been designed within the roof space, a further four bedrooms are proposed, two with en-suites and an additional family bathroom. There is also sufficient provision of storage proposed for a dwelling of this size.

The existing bungalow contains three bedrooms, a living / dining room with separate kitchen, bathroom and conservatory contributing to a total GIFA of 98m². As part of the complete remodelling of this property, the proposed works will provide an additional 118m² of floor area (which includes the demolition of the existing conservatory), increasing the total GIFA of the dwelling to 216m².

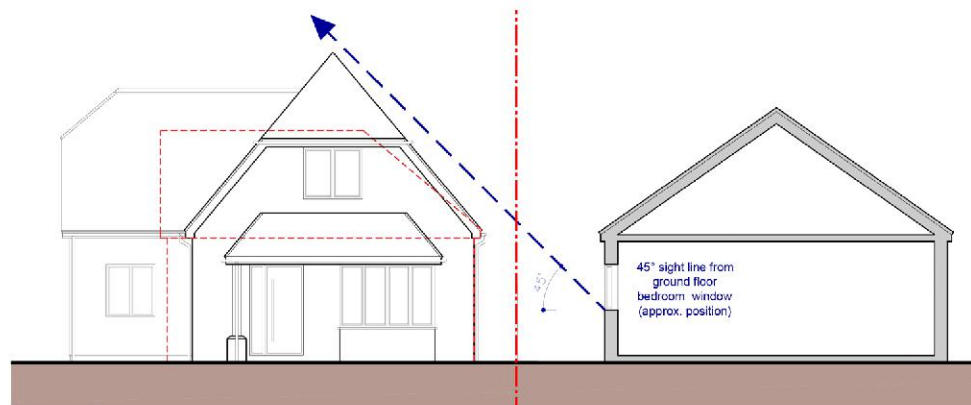
Scale

The properties along Brook Close are a mix of bungalows and two storey dwellings all with a variety of architectural styles and varied roof forms. It is proposed to increase the ridge height of the existing property by approx. 1.8m at the highest point to incorporate the addition of an upper floor, which would still result in the dwelling falling subservient in height to the majority of two storey dwellings on the northern side of Brook Close.



In terms of the size of the extensions, the side extension extends the width of the property by an additional 2.85m, significantly less than half of the width of the original dwelling. With the removal of the existing conservatory which currently extends out to the rear by approx. 3.2m, the single storey extension proposed only extends out by 2m from the existing rear building line, therefore increasing garden space to the rear and alleviating any potential overshadowing or loss of privacy concerns to the neighbouring dwellings by improving the current built form relationship at the rear. The proposed lean-to extension will also visually be less intrusive than the existing conservatory. The two-storey side extension has been recessed back 1.5m from the front wall in line with the guidance set out within the Residential Extensions & Alterations SPD 2011.

In response to the Pre-Application advice response from Havering Council, the previously proposed double gabled side extension feature has been reduced in overall height by 825mm by way of a reduced pitch and a barn hip style feature incorporated to further reduce the overall roof form. Barn hips are characteristic of the street scene, with examples at 1 Brook Close, 8 Brook Close and 9 Brook Close. In addition to the reduction in height, the proposed roof form is considered to be more appropriate and congruous with the street scene.



Impact on visual amenity of habitable window to side of no.7 Brook Close

The proposal has also been assessed in line with Residential Extensions & Alterations SPD 201 in relation to the visual amenity of the neighbouring habitable window to the side of No.7 Brook Close. The guidance highlights that any encroachment of built form within a 45-degree angle from the window cill of the habitable window, would negatively impact the visual amenity and/or light enjoyed by the room. In this instance, the built form does not encroach the 45-degree sight line and should therefore be considered acceptable. In addition, it should be noted that the habitable room in question is located to the north elevation of the dwelling and therefore is somewhat inhibited in its access to natural daylight.

Appearance

The existing property is of masonry construction with a red brick finish throughout. The existing U-shaped pitched slate roof is defined by two gable ended wings facing north with a conservatory to the rear. Even though the existing roof is to be removed, the traditional roof form has been retained within the proposals with the dual gable end feature retained to the north to tie in the two-storey extension with the main roof form reducing its overall visual impact. The single storey extension to the rear proposes a shallow pitched hipped roof, considered more appropriate and in keeping with the character of the existing dwelling as opposed to a flat roof.



Proposed Elevations

In terms of materials, both extensions are to be render painted white with a red brick plinth to match existing. The choice of material palette ties in with the overall street scene and will compliment the existing brickwork whilst giving the existing property an upgrade in appearance. The appearance has been designed to reflect the character and design of both the existing house and immediate surrounding area. The new roof is to be tiled in slate to match the existing roof and all windows and doors are to be aluminium framed in anthracite grey. Given the rear garden area essentially wraps around the proposed extensions, a mix of bi-fold and patio doors are proposed to flood natural light into the open spaces within and offer plenty of access out to the spacious garden area.

Landscaping

No landscaping is proposed as part of the works. All existing trees and hedgerows are to be retained on site and will remain unaffected by the proposed development.

In terms of site coverage, this generous plot falls at approx. 717m² and the total external footprint of the dwelling (including the proposed extensions) falls at just 151m², which equates to only 21% site coverage in total.

Access

The existing access arrangements are unaffected by the proposed development. There is adequate space for parking cars in front of the house on the existing driveway and the existing garage situated on the western boundary is to be retained.

Summary

The Pre-Application Advice received from Havering Council highlighted two potential concerns related to the proposal put forward at the time.

1. The design/bulk of the side extension's roof.
2. The relationship between the proposed dwelling and the neighbouring properties habitable window.

This document and the accompanying plans submitted are considered to rectify and clarify these points and propose works that will be consistent with the form and scale of the local vernacular, would be complimentary to existing dwellings in the surrounding area, and remain sympathetic to the existing architecture and natural landscape.

Whilst it is acknowledged that the scale of the proposed works in terms of additional floor area are substantial, it is considerate to the size and scale of the plot it sits in, with a site coverage of only 21%. Given the unique positioning of the dwelling fronting two public highways, as well as its orientation north of the neighbouring dwelling, the proposed extensions will not cause any overshadowing, loss of privacy, or be visually intrusive to surrounding properties. The Pre-Application advice from Havering would appear to concur with this position.

The proposed use of materials will significantly improve the overall appearance of the existing dwelling, taking advantage of the opportunity to provide the dwelling with a new principal elevation and entrance feature fronting Brook Close. The design of the proposed dwelling would appear to be congruous with the overall street scene, both in terms of appearance and in scale.

Internally, the modifications drastically improve the existing layouts providing the applicants with a spacious five-bedroom family home.

In light of the above, it is requested that the officer delegated to the determination of this application looks upon the proposals put forward positively.