

Project ref.: 028 Bunting, Upminster

To: London Borough of Havering
Planning Services, The London Borough of Havering, Havering
Town Hall, Romford, RM1 3BB

15 March 2024
Rev -

DESIGN & ACCESS STATEMENT

*For the application of the proposed alterations to the existing dwelling - rear extension and new exterior finish -
at 30 Fleet Avenue, Upminster, RM14 1PY*

CONTENTS		PAGE
00	INTRODUCTION	2
01	SITE INTRO	3
02	CONTEX	4
03	SCALE AND MASSING	5
04	DESIGN CONSIDERATIONS	6

00 INTRODUCTION

This Design and Access Statement accompanies a Planning Application for the proposal of alterations to an existing two-storey semi-detached house located at 30 Fleet Avenue, Upminster, RM14 1PY: demolishing a small rear single-storey extension in order to build a rear single-storey extension (protruding 3 meters from the rear fall exterior face, almost full-width of the rear elevation, with eaves less than 3 meters), as well as externally cladding the existing walls with insulation and a new render finish (of similar colour of the exiting pebbledash, to a proposed cream/off white). The rear access gate to the garden will shift slightly to accommodate the extension.

This Design and Access Statement accompanies a full Planning Application. Pre-Application Advice has not been sought for this application, although a previous application for virtually the same proposed works has been submitted (before 6 December 2023) and approved (18 January 2024): application number P1697.23. As the client was looking for a small variation to the roof configuration (lean-to single-pitch instead of three pitches, with same height, materials, approach, and impact) and about 200mm in width increase, it has been decided for an 'application resubmission of the same proposal and same application type (i.e.: Householder) or less than the previously proposed works' of an 'application of the same type'. This will therefore qualify basically as a submission for an amendment of the same Planning Application type and qualify for fee exemption.

Project references

Client

Mr Daniel Bunting
30 Fleet Avenue, Upminster, RM14 1PY

Architect (and Agent)

Richard Bruschi
86-90 Paul Street, London, EC2A 4NE, UK
07 763 713975
richard.a.bruschi@gmail.com

01 SITE INTRO

This property is a two-storey semi-detached house occupying a footprint in the order of 257.98 sqm total. It is located at 30 Fleet Avenue, Upminster, RM14 1PY, in the London Borough of Havering.

The townhouse was built in 1953 (Title Register from the HM Land Registry date of reference) and it is in good condition.

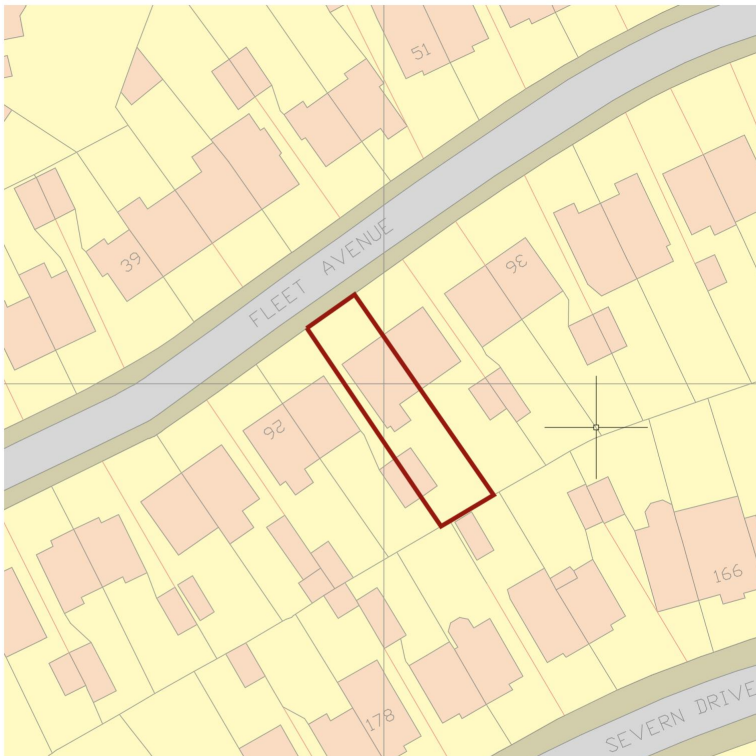
The property is formed of two floors with a front patio, paved with flowerbeds, and a rear garden. The garage is accessible through a driveway along the side of the property. This driveway also separates the property, number 30, to the neighbour to the west, number 28. The driveway is just under 3.00m (2.979m) wide.

The property line is halfway through the driveway, with the other half likely belonging to the neighbour at number 28, who also has a garage at the end of it (mirrored to the one at the project property). The two garages are two different constructions.

Pedestrian access is from the front, along Fleet Avenue, as the main entrance to the house, and to the front through the rear garden gate and then into the property. The rear garden is accessible through a gate located between the existing rear extension and the garage.

The property side along the public highway is marked by a very short boundary wall (like virtually all other properties).

The site is not within a Conservation Area nor in any other area of special interest.



Location plan. Red border indicates Project Site Boundary.

02 CONTEX

The front of the house, its north side, faces Fleet Avenue to a length of approximately 8.0 meters. It is set back from the public pedestrian pavement for about 6.5 meters.

All the other adjacent properties are residential semi-detached houses.

To the east side, the rear garden abuts the rear garden of the adjacent property, a semi-detached house along Severn Drive, with the adjacent property about 33 meters away (between the faces of the main buildings rear elevations).

A number of the neighbouring houses, many in the close proximity and in direct view, present additions or alterations of varying degree, such as single-story or double-story extensions, conservatory, loft extension, rooflights onto both front and rear roof pitches, or different color and materials (pebbledash, render, brick, and siding) of the main facade - as confirmed by a search on the Planning portal of the Local Council of Havering. Few recent examples below.

The property at 42 Fleet Avenue Upminster RM14 1PY had a 'Single storey rear extension following demolition of existing garage' approved (Planning Application P2040.22).

The property at 164 Severn Drive Upminster RM14 1PW had a 'Ground/first floor extension to side of existing building' approved (Planning Application number P1472.14).

The property at 17 Fleet Avenue Upminster RM14 1PZ had a 'Two Storey Side/Rear Extension, Single Storey Side Extension' approved (Planning Application number P1840.22).

Furthermore, as mentioned, these proposed works are virtually the same as of the approved Planning Application P1697.23 at this site. The only difference between this present proposed works and the previously approved ones is that the roof of the extension is now proposed to be a lean-to, single-pitch roof rather than being a three-pitched roof; also, the overall width of the extension is proposed about 200mm wider - with no impact to any other aspect of the proposed works or the existing construction. All the other parameters remain the same: materials, dimensions, heights, finishes, and impact.

03 SCALE AND MASSING

The existing building is asymmetrical. At the front (north elevation), the project property has an enclosed entrance hall, not present at the neighbour on the other half of the semi-detached building. To the rear (south elevation) the project property has a single-storey rear extension, absent on the other side.

The rear garden extends from the rear elevation (south side) for approximately 16.5 meters.

The proposed alterations externally would minimally impact the existing conditions.

The existing single-storey extension would be demolished and the new single-storey extension would be built of protruding 3 meters from the exterior face of the existing rear wall, while the existing extension protrudes 2.75 meters. The proposed extension would run almost the full length of the rear elevation and propose a single-pitch lean-to sloped roof instead of a flat roof, to better fit with the existing construction of the property and the neighbouring properties. The proposed roof's eaves are less than 3 meters in height, and the highest point of the roof is less than 4 meters in height.

The three sides of the project property would externally see the removal of the existing pebbledash finish, in order to apply a layer of external insulation (70mm Kingspan Kooltherm K5 External Wall Board or similar approved) to the existing solid-brick walls, and then a render finish of similar colour of the existing pebbledash, and specifically cream/off white. the new exterior layer of insulation+render to protrude no more than 100mm from existing finish face of exterior wall. This alteration would virtually not be noticeable, except for the finish coat which would be of different type, although of similar colour.

The existing timber gate with its support column will be shifted slightly, 250 millimeters towards the garage, in order to accommodate the proposed extension. Boundary lines, materials, finishes are unchanged.

The proposed works improve the quality of the existing living space to the family living in the flat; allow for homeworking; improve the connection between house and rear garden; reduce the energy footprint of the property on the environment.

The new insulation layer will ensure energy efficiency of the property through the reduction of heat loss and guarantee better cooling in the warmer period. This allows for a reduction in the energy consumption for heating of the property as well as an overall improved weatherproofing of the existing construction.

The proposed extension will be proportioned to the existing construction, and it will respect the adjacent ones. Also, it will avoid overlooking, as there will be no new windows proposed. Furthermore, of the skylights in the roof, those that might allow for overlooking, from the neighbours into the project property, would be proposed as obscured glazing (as per Building Control regulations as well).

The proposed insulation with render finish will not clash with the existing construction and the construction found in the area. The existing properties in the area present varying combinations of exterior finish materials - pebbledash, render, brick face, and slate - in varying colors - examples are: white or beige pebbledash; white render; red or dark-grey slate; different colours of brick face.

Existing rooflines will be maintained in the main body of the building, as no modifications will be carried out to the roof of the double-storey part of the house. The proposed extension eaves will be at the same height of the existing one (and less than 3 meters in height), with the only change being a proposed pitched roof. Nevertheless the pitch of the proposed extension will be approximately half of the one of the main part of the house, and its highest point will be aligned with the one of the roof at the front of the property.

The proposed design allows for a coherent construction that organically relates to its surroundings while maintaining a hierarchy with the existing construction, as well as blending into it. The proposal ensures to fit in the type, scale, and form of other alterations of the same type found along Fleet Avenue.

04 DESIGN CONSIDERATIONS

OBJECTIVES

A summary of the proposed development:

- Existing semi-detached house;
- Proposal of rear single-storey extension in place of an existing one; proposal of a new exterior layer of insulation + render finish throughout the house in place of the existing pebbledash one;
- Proposed single-storey extension lean-to single-pitched roof is proportioned to existing construction;
- Insulation layer to improve energy efficiency of the property; render finish colour similar to existing;
- The proposal seek to improve the quality to the existing living space for the family; allow for homeworking; improve the connection between house and rear garden; reduce energy consumption;
- No impact on the residential area, as the proposal design parameters follow existing construction style, finishes, and proportions, and the neighbourhood displays alterations in multitude of styles, sizes, and colors;
- No impact on rooflines of the main part of the house, especially the main elevation one facing the public highway;
- Site boundary or adjacent properties are not affected;
- Property in a residential area, and it is not in a Conservation Area. It is not in a floodrisk zone (Flood zone 1).

DESIGN DESCRIPTION

The proposed extension is considerate in size and location and is proportioned to the existing building; does not affect principal existing rooflines; and does not overlook into neighbouring houses. Proposed insulation layer is virtually not noticeable. Existing accesses and boundary lines are not affected. Any alteration and addition will blend into the existing and neighbouring construction in style, proportions, material, and finishes.

MATERIALS

- Existing wall finish is beige/cream pebbledash. Proposed wall finish is cream/off white render;
- Proposed extension walls, roof, windows, and doors materials to match adjacent ones of main part of the project house;
- The roof cover and material is not affected;
- The existing boundary walls, roof lines, and roof are not affected;

SUMMARY

The proposed works will highly enhance the property for the family, while appropriately and sensitively respect the surrounding residential setting.