HAVERING PARK STABLES

HAVERING PARK STABLES, BOWER FARM ROAD
ATTE-BOWER

MASSING COMPARISON
PREPARED BY FRONT. ARCHITECTURE LTD

FRNT_620_P01_Massing Comparison
SEPTEMBER 2025
ISSUE V2

01 Scale.

Existing and proposed massing.

1.1 - Introduction

This document has been prepared in response to the reasons for refused for the application ref: P1698.24. The following documents should be read in conjunction with the accompanying documents. The planners comments have been highlighted in red for reference, with our response being in black.

1.2 - Height

Havering Council Comment

"The height of the proposed buildings would have a visual impact which will be much greater on openness… the proposed development would introduce 2 storey buildings which would be clearly visible (not partially visible as the existing agricultural barns are considered) and would significantly alter the rural setting – resulting in a notable and substantial impact on the openness of the site."

FRONT. Response

The proposed dwellings have been carefully designed to minimise their perceived height, mass, and overall volume. The first-floor accommodation is set at an internal eaves height of 1.5m, keeping the eaves low and reducing the apparent bulk of the buildings. Ridge heights have been set in line with the existing large barn and training building, ensuring that the volumetric scale is sympathetic to the existing built form on the site.

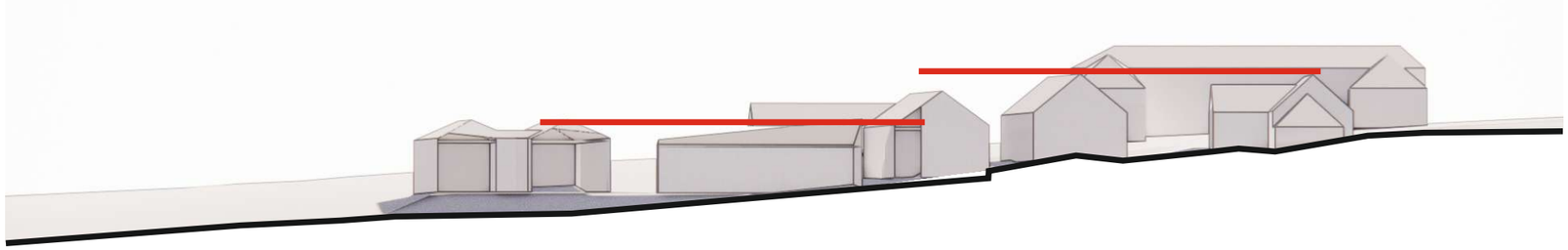
Critically, the total volume of built form across the site is reduced by 1000.1m^3 to the existing rural structures. The existing volume is 8,600.1m^3 with 2,951.9m^3 being retained for the existing stable building. This allows for a useable volume of 5,648.2m^3 for the proposed dwellings. In total the proposed volume would calculate to 7,600m^3.

While the dwellings provide modern residential accommodation, they replace several large, high-volume barns whose combined mass is greater than the new buildings. This represents a net reduction in volumetric impact, directly addressing concerns about openness and visual dominance in the Green Belt.

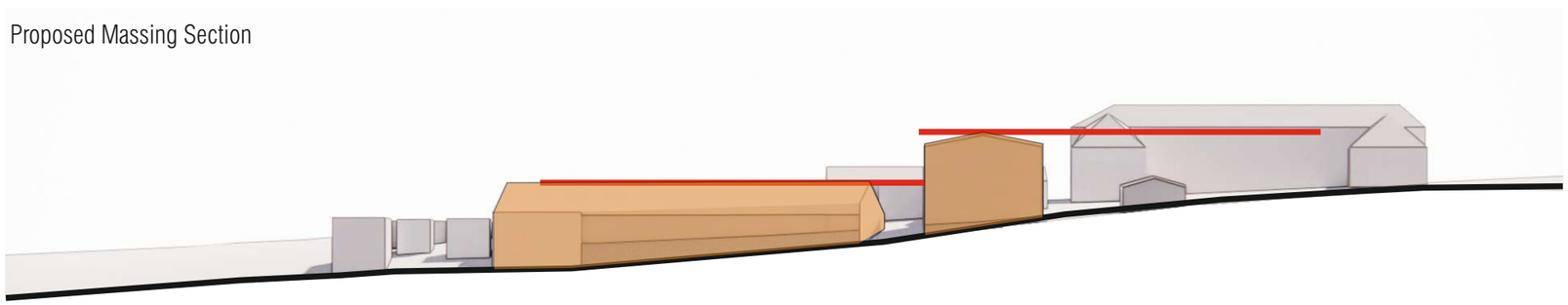
The arrangement of the dwellings has been optimised to avoid creating large, continuous massing blocks; instead, buildings are grouped and separated in a courtyard layout, which reduces perceived bulk and maintains sightlines through the site. Modest re-grading and careful consideration of roof forms further minimise visual impact, ensuring that the scheme does not appear more imposing than the existing structures when viewed from surrounding roads or public vantage points.

Taken together, these measures ensure that the development:

- reduces total site volume compared to the current built form;
- maintains low eaves and ridge heights to limit perceived bulk;
- preserves key views and openness; and
- complies with national and local Green Belt policy regarding visual and spatial impact.



Proposed Massing Section



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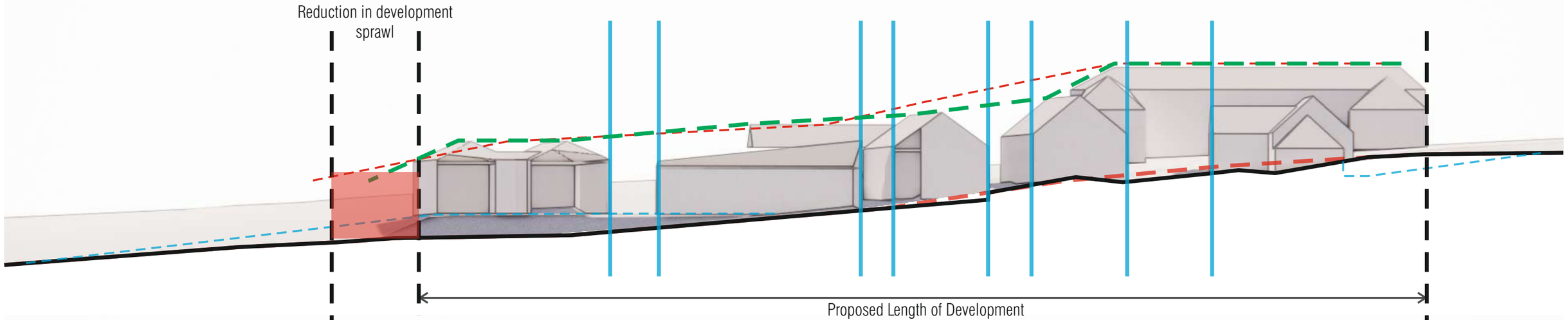
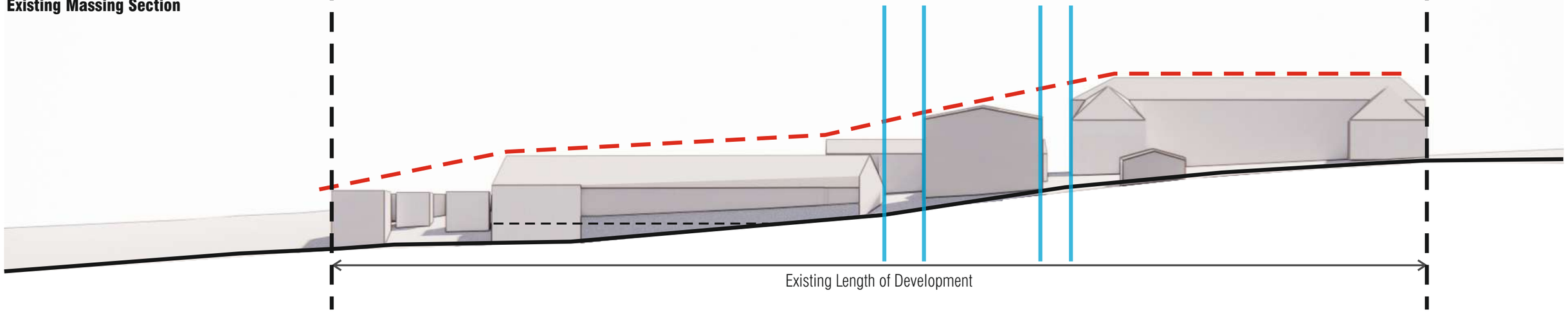


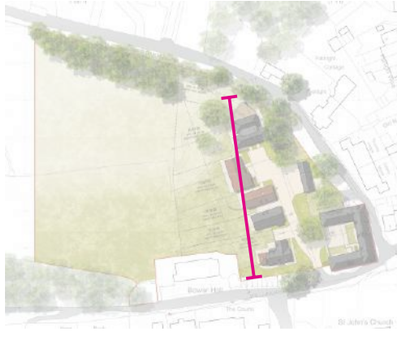
Existing Massing Section



Key

- Building Separation
- Existing Building Line
- Proposed Building Line
- Development Sprawl
- Proposed Grading to Ground Level
- Sprawl Reduction

Proposed Site Plan



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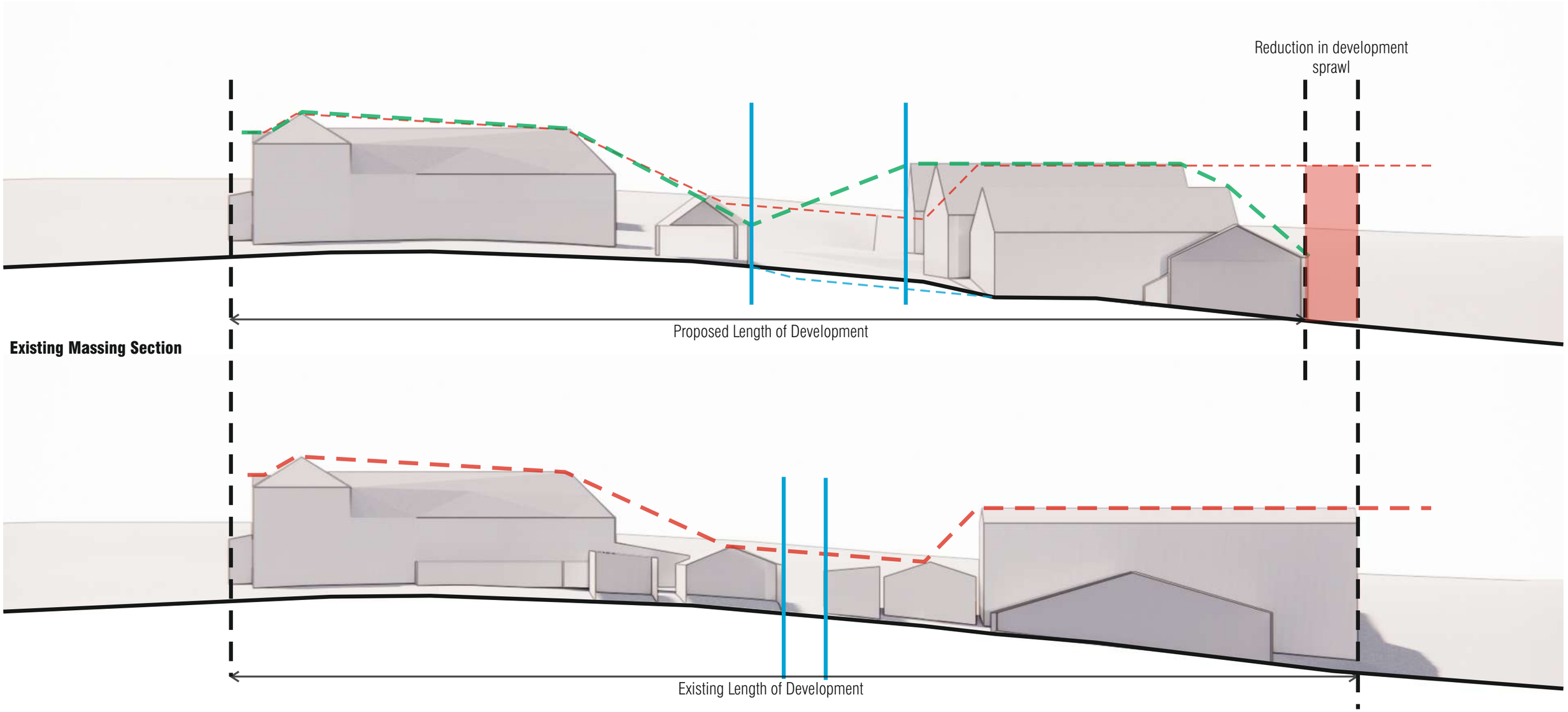
Existing and proposed massing.

Proposed Massing Section



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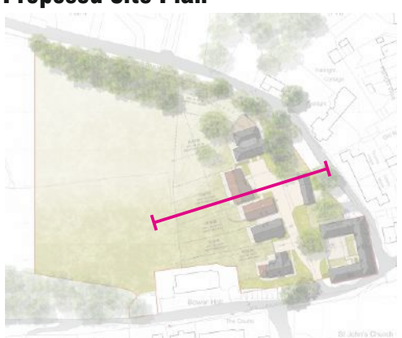

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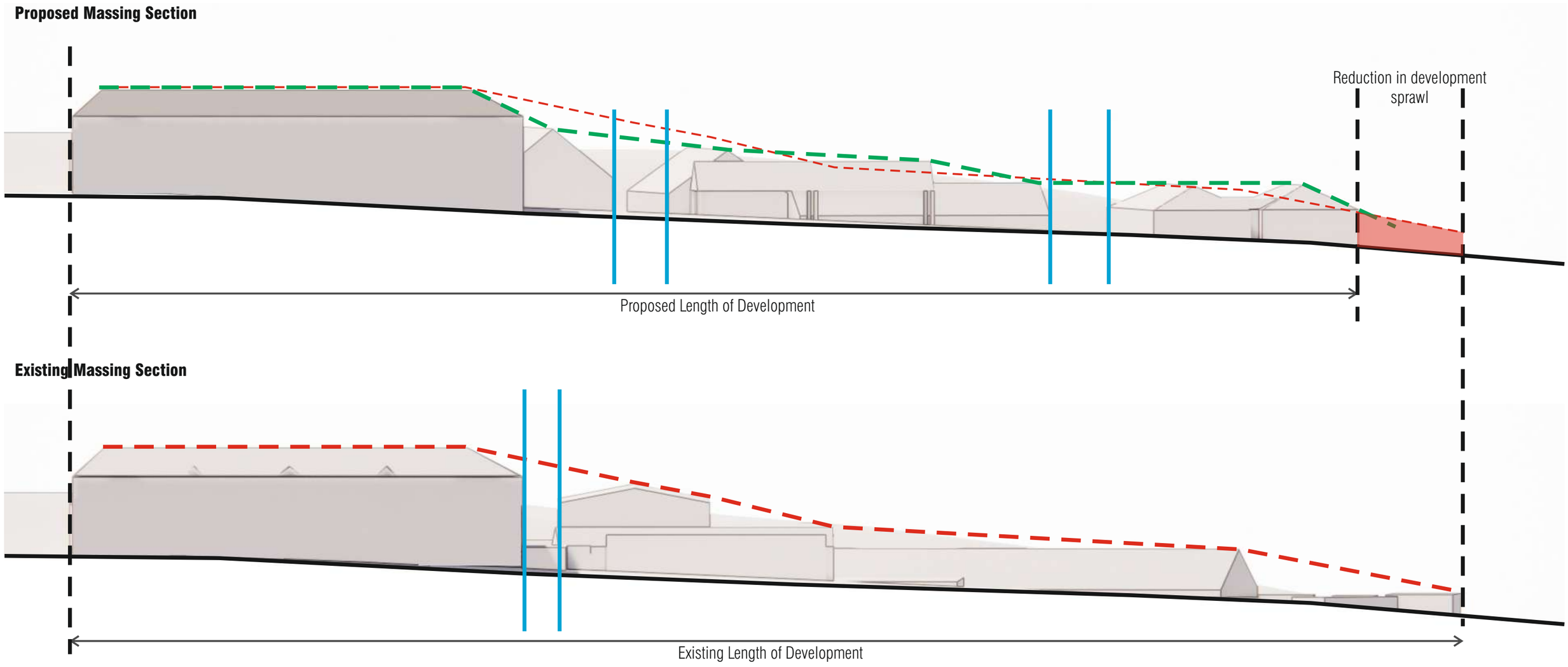

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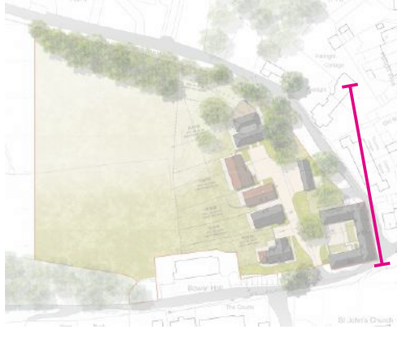

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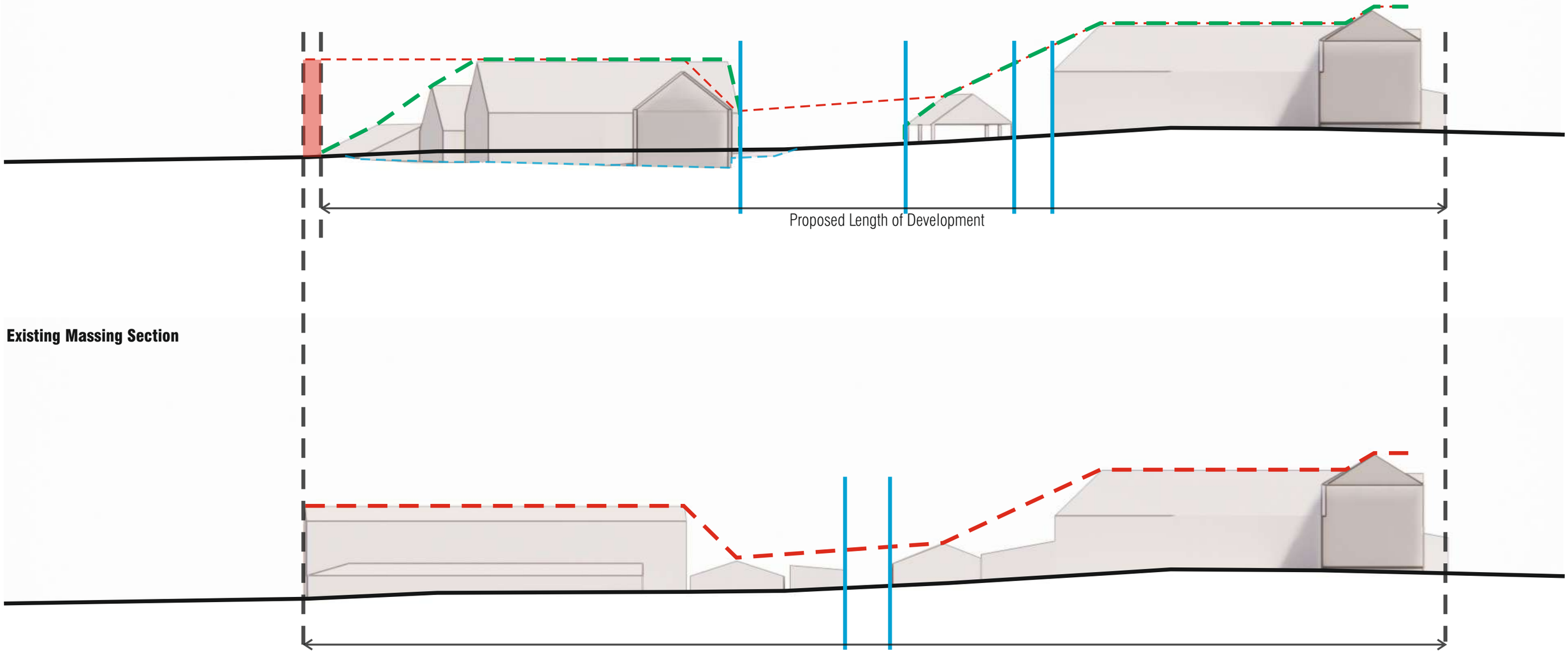

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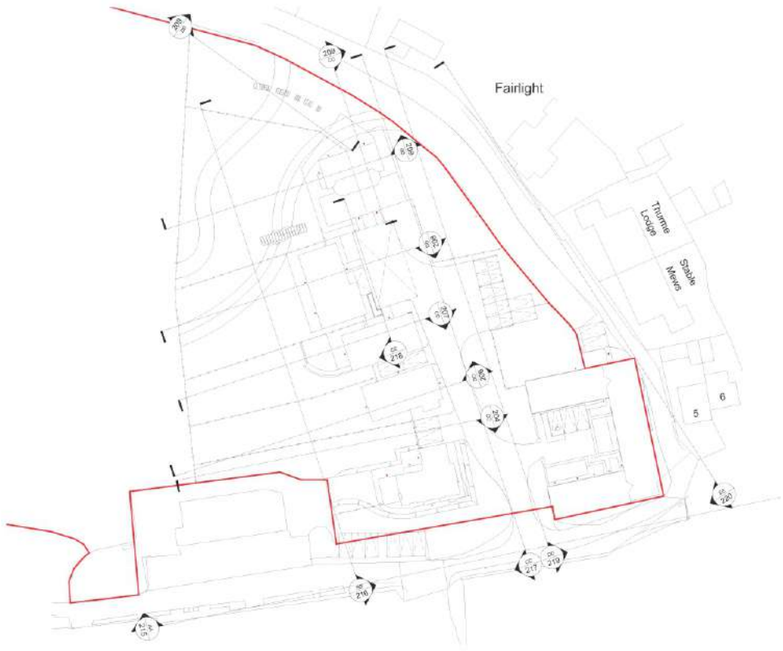
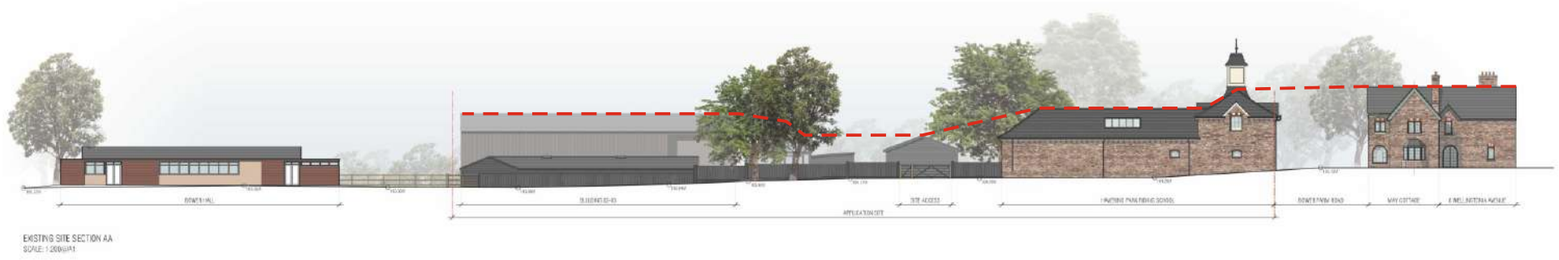




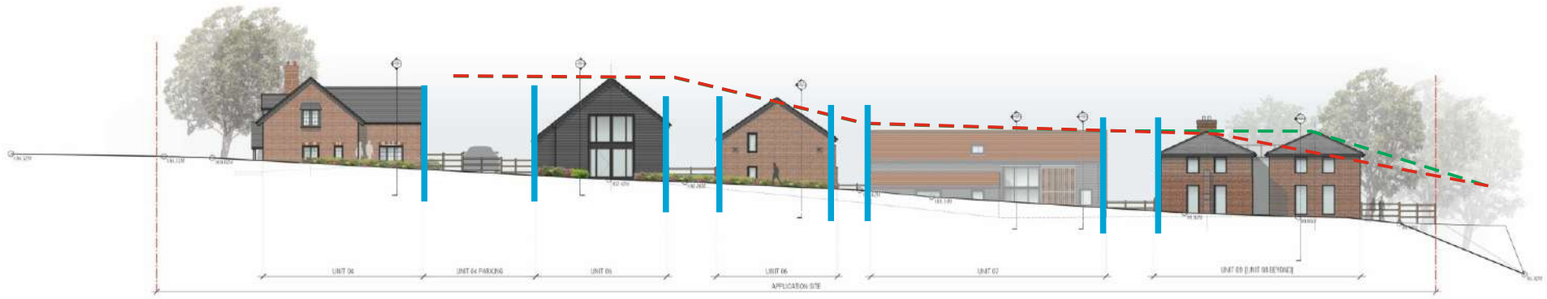
01 Scale.
CONCLUSION.
Finalised and proposed massing.

PROPOSED SITE SECTION BB
SCALE: 1:200@A1

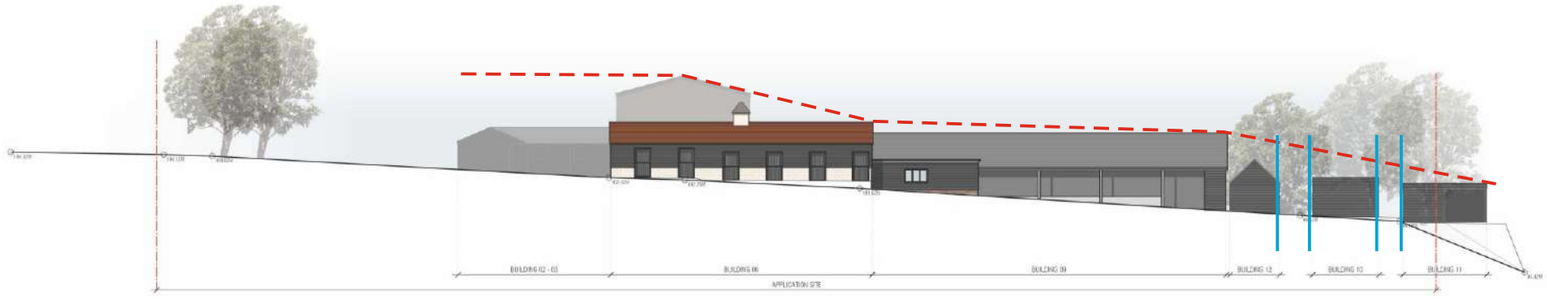
EXISTING SITE SECTION BB
SCALE: 1:200@A1

01 Scale.

Existing and proposed massing.



PROPOSED SITE SECTION CC
SCALE 1:200@A1



EXISTING SITE SECTION CC
SCALE 1:200@A1

01 Scale.

Existing and proposed massing.

PROPOSED SITE SECTION DD
SCALE: 1:200@A1

EXISTING SITE SECTION DD
SCALE: 1:200@A1

01 Scale.

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SCALE 1:200@A1

EXISTING SITE SECTION DD
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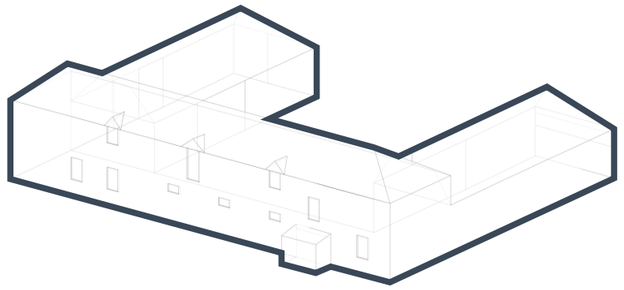
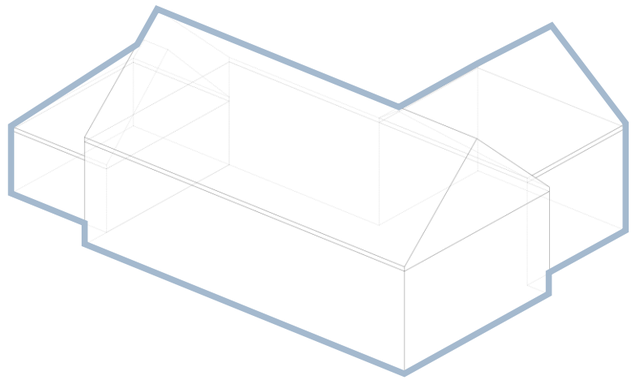


Unit 01-03 (Retained Dwelling)
Total Cubic Metres: 2951.9m^3



Unit 04
Total Cubic Metres: 755.6m^3

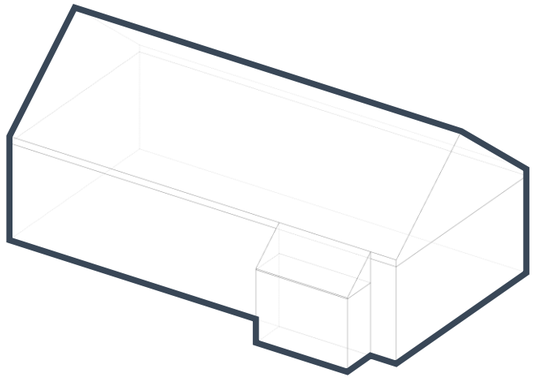
VOLUME

Existing volume: 8,600.1m^3
Existing retained: 2,951.9m^3
Useable volume from demolition: 5,648.2m^3
Proposed volume of new dwellings: 4,648.1m^3

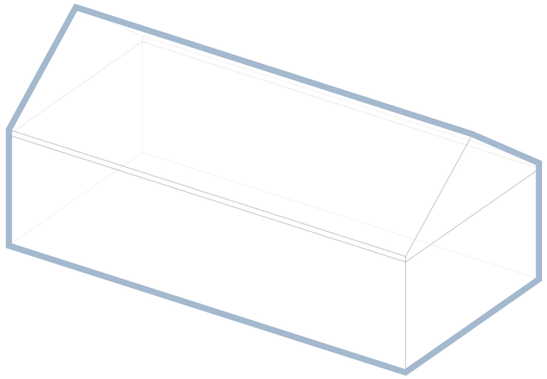
Total site volume: 7,600.0m^3
Total Reduction in Volume: 1,000.1m^3

01 Scale.

Existing and proposed massing.



Unit 05
Total Cubic Metres: 835.5m^3



Unit 06
Total Cubic Metres: 840.9m^3

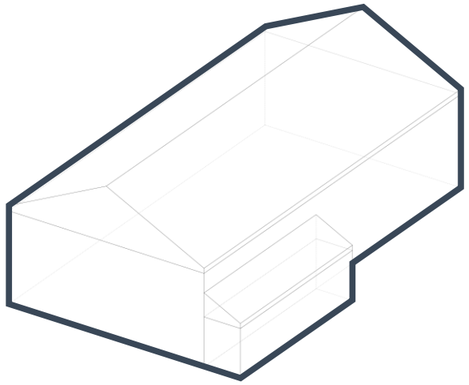
VOLUME

Existing volume: 8,600.1m^3
Existing retained: 2,951.9m^3
Useable volume from demolition: 5,648.2m^3
Proposed volume of new dwellings: 4,648.1m^3

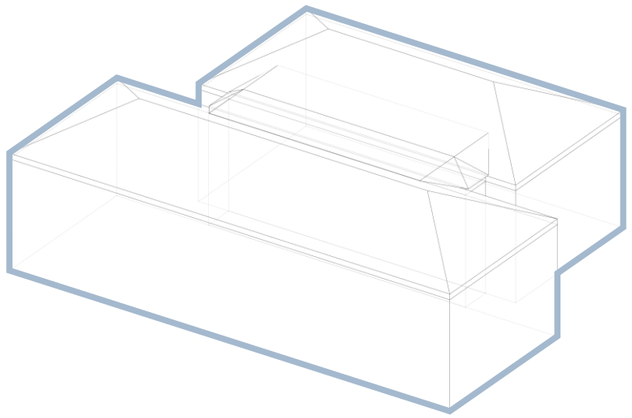
Total site volume: 7,600.0m^3
Total Reduction in Volume: 1,000.1m^3

01 Scale.

Existing and proposed massing.



Unit 07
Total Cubic Metres: 874.2m^3



Unit 08-09
Total Cubic Metres: 1252.5m^3

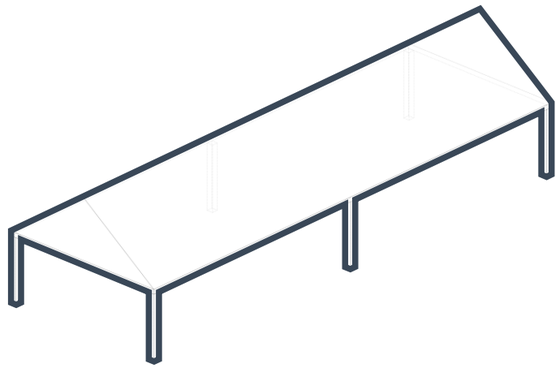
VOLUME

Existing volume: 8,600.1m^3
Existing retained: 2,951.9m^3
Useable volume from demolition: 5,648.2m^3
Proposed volume of new dwellings: 4,648.1m^3

Total site volume: 7,600.0m^3
Total Reduction in Volume: 1,000.1m^3

01 Scale.

Existing and proposed massing.



Car Port
Total Cubic Metres: 89.4m^3

12% DECREASE OF VOLUME

9.5 - Massing Conclusion

When assessing the existing and proposed volume on site, it is evident that the proposed massing is less in volume than the current buildings on site. By dividing the existing volume of 7600 by 8600.1, this allows us to gain an understanding of the percentage of volume lost within the development.

VOLUME

Existing volume: 8,600.1m^3
Existing retained: 2,951.9m^3
Useable volume from demolition: 5,648.2m^3
Proposed volume of new dwellings: 4,648.1m^3

Total site volume: 7,600.0m^3
Total Reduction in Volume: 1,000.1m^3

01 Scale.

Existing and proposed massing.

10.3 - Planning Application Percentages

EXISTING

Volume: 8,600.1m^3

PROPOSED

Volume: 7,600.0m^3

↓ 12% Decrease
1,000.1m^3 Reduction

Calculations:
7600/8600.1 = 0.883 x 100 - 88

7600 = 88% of 8600.1

100 - 88 = **12% Decrease in Volume**

EXISTING

Footprint: 1,421m^2

PROPOSED

Footprint: 843m^2

↓ 41% Decrease
578m^2 Reduction

Calculations:
843/1421 = 0.593 x 100 - 59.3

843 = 59% of 1421

100 - 59 = **41% Decrease in building footprint**

NOTE: Numbers used do not include the GIA of the retained building.
Footprint only includes ground floor of dwellings.

EXISTING

Hard-standing: 1,535m^2

PROPOSED

Hard-standing: 1,481m^2

↓ 3.5% Decrease
54m^2 Reduction

Calculations:
1481/1535 = 0.965 x 100 = 96.5

1481 = 96.5% of 1535

100 - 96.5 = **3.5% Decrease in hard-standing.**

Please note that the hard standing area does not include building footprint.

END OF DOCUMENT

PREPARED BY FRONT. ARCHITECTURE LTD

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