Design & Access Statement

40 Hall Lane, Upminster, RM14 1AF



RIBA Royal Institute of British Architects

arb Architects Registration Board REG NO: 15446495

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1 - Introduction

This proposal seeks planning approval for alterations to an existing loft conversion at 40 Hall Lane, Upminster, RM14 1AF.

The works involve increasing the main roof ridge height by approximately 600mm and introducing a centrally positioned concealed flat roof element to create the headroom required for the existing loft accommodation to function properly as a habitable living space.

The current loft conversion suffers from significant limitations due to inadequate internal head height, restricting its usability and resulting in an impractical layout. The proposed alterations have been carefully designed to improve functionality while maintaining the character of the dwelling and ensuring the changes remain sympathetic to the surrounding streetscape.

This statement is to be read in conjunction with drawing numbers:
AHUB_2602007_01_SitePlanEx
AHUB_2602007_02_PlanEx
AHUB_2602007_03_PlanEx
AHUB_2602007_04_PlanEx
AHUB_2602007_05_RoofPlanEx
AHUB_2602007_06_ElevationEx
AHUB_2602007_07_ElevationEx
AHUB_2602007_08_SectionEx
AHUB_2602007_09_SectionEx
AHUB_2602007_10_OutbuildingEx
AHUB_2602007_11_PlanPR
AHUB_2602007_12_PlanPR
AHUB_2602007_13_PlanPR
AHUB_2602007_14_RoofPlanPR
AHUB_2602007_15_ElevationsPR
AHUB_2602007_16_ElevationPR
AHUB_2602007_17_SectionPR
AHUB_2602007_18_SectionPR

and is submitted as part of the pre-planning application to London Borough of Havering.
The application is being made on behalf of Carlie Barron who is the owner of the site outlined on drawing:
AHUB_2602007_01_SitePlanEx

2 - Context

- Wider Site Location
- Site Location
- Site Context
- Family's need for change
- Surrounding Context

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40 Hall Lane, Upminster, RM14 1AF

Wider Site Location

The application site is located within Upminster, a well-established suburban town situated within the London Borough of Havering on the eastern edge of Greater London. Upminster is recognised for its strong residential character, attractive suburban streetscapes and excellent transport connectivity, making it a highly desirable location for families and commuters alike.

The area benefits from a wide range of local amenities including independent shops, cafés, restaurants, schools, recreational facilities and open green spaces. Upminster railway station provides direct rail and Underground connections into central London via the District Line, London Overground and C2C rail services, offering convenient access for both work and leisure travel.

The surrounding area also benefits from strong vehicular connections via the A127, A13 and M25 corridors, linking Upminster with neighbouring towns including Romford, Brentwood and Hornchurch.

The wider context is characterised by a mixture of established residential development, community infrastructure and accessible greenbelt and countryside areas to the east and south of the borough.



Site Location

Hall Lane acts as an important local route connecting surrounding residential areas with nearby amenities, schools and transport links. The property benefits from close proximity to Upminster town centre and local shopping parades, while still maintaining a quieter suburban character.

As you approach the site along Hall Lane, the streetscape is defined by mature landscaping, established front gardens and varied architectural styles ranging from traditional suburban housing to more contemporary alterations and additions. The application property sits comfortably within this residential setting and forms part of the wider suburban grain that characterises this part of Upminster.



Site Context

The application site is situated at 40 Hall Lane within a predominantly residential section of Hall Lane. The street is characterised by a mixture of detached and semi-detached family homes set within generous plots, many of which have been altered or extended over time to accommodate changing family requirements.

The property has previously undergone a loft conversion (P0903.18) but is impractical with limited head height.



Front of Property



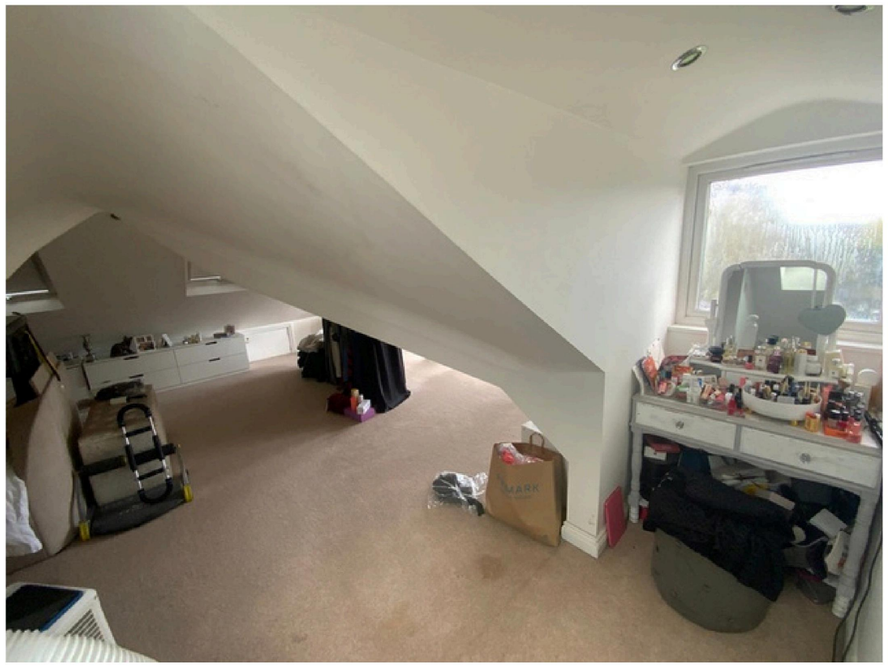
Rear of Property

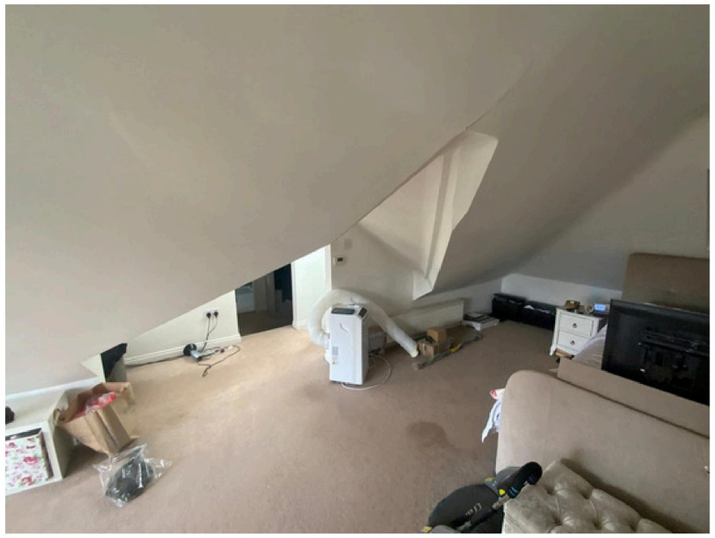
Family’s need for change

The proposal has been developed to address the shortcomings of the existing loft conversion, which currently fails to provide suitable accommodation for the family's needs.

As demonstrated within the accompanying photographs, retrospective alterations have previously been undertaken to facilitate access to the loft space. However, the resulting layout falls significantly short of modern standards and expectations. The restricted headroom throughout the stairwell and principal bedroom creates an uncomfortable and impractical environment, with portions of the circulation route measuring below 1.8 metres in height.

These constraints have left the family with a loft conversion that is difficult to use on a day-to-day basis and does not maximise the potential of the available space. The proposal seeks to rectify these issues by creating a safer, more comfortable and functional second-floor accommodation that better serves the needs of the occupants whilst making efficient use of a loft conversion that has already been established.







Surrounding Context – new builds or extended loft conversion examples

As part of our assessment of the surrounding area, a number of nearby properties have been identified that have undergone significant roof alterations, loft conversions or the addition of entirely new upper floors.

These examples demonstrate that the surrounding streetscape contains a variety of roof forms, dormer arrangements and enlarged roof structures, many of which introduce substantially greater mass and volume than the original dwellings. Front dormers, enlarged roof profiles and extended ridge lines are established features within the locality and contribute to a diverse architectural character rather than a uniform roofscape.

Whilst each property has evolved in its own way, these examples illustrate that carefully considered roof enlargements and loft accommodation can be successfully integrated into the area without causing harm to the character of the street.



62 Hall Lane



55+57 Hall Lane

Site Location:
40 Hall Lane, Upminster,RM14 1A

56 Hall Lane



Surrounding Context – Flat Roof examples

A review of the surrounding area also identifies numerous examples of properties incorporating flat roof elements within their roof structures.
These include crown roofs, concealed flat roof valleys, flat-roofed dormers and larger roof extensions that have been introduced to create additional habitable accommodation and improve internal headroom. Such design solutions are now a common feature within the local context and demonstrate an established approach to maximising usable roof space.

The proposal adopts a similar principle. However, unlike many nearby examples, the proposed flat roof element will be positioned centrally within the roof structure and concealed from both the street scene and rear garden. As a result, the visual impact of the development will be significantly reduced whilst still delivering the functional benefits required internally.

Site Location:
40 Hall Lane,
Upminster,
RM14 1A



3 - Design Statement

- Proposed Design
- Proposed Site Layout
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40 Hall Lane, Upminster, RM14 1AF

Proposed Design

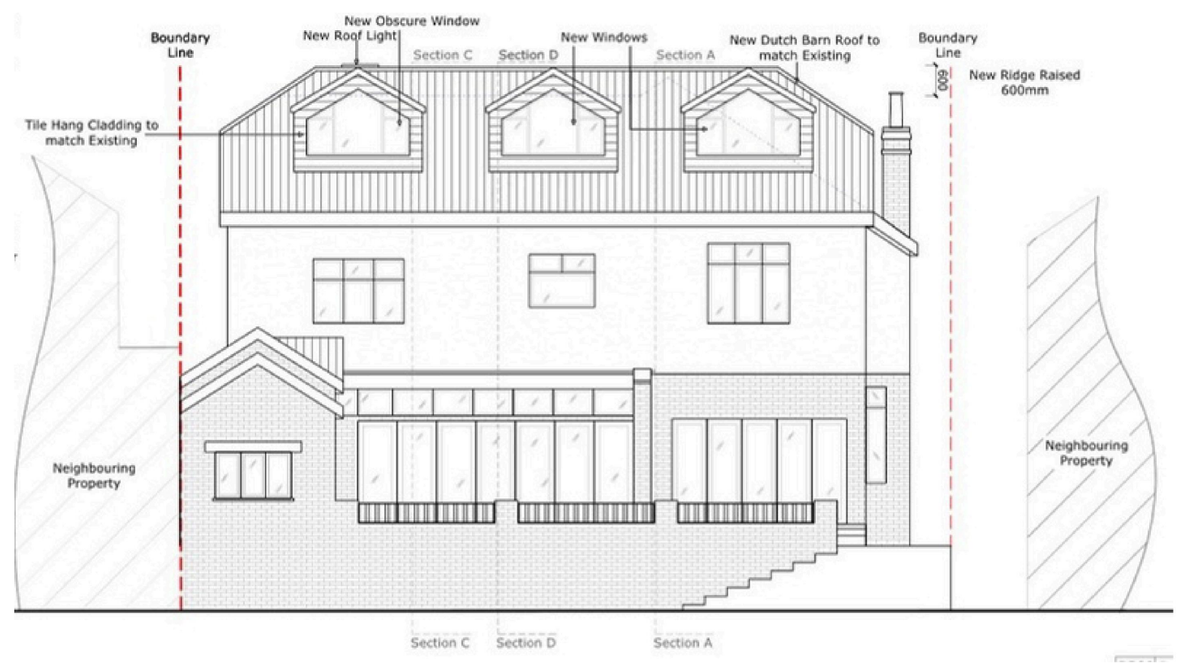
The proposal seeks to improve and regularise the existing loft conversion by creating the headroom necessary for comfortable day-to-day occupation whilst also enhancing the external appearance of the property.

To the front elevation, the roof form will be simplified to create a more consistent and cohesive appearance, with a continuous roof slope and chamfered roof corners introduced to soften the overall massing and reduce visual impact.

To the rear, the existing collection of differing dormer styles and roof forms will be replaced with a more balanced and symmetrical arrangement of pitched roof dormers. This approach creates a cleaner and more considered architectural composition whilst maintaining the character of the dwelling.

Overall, the design represents a significant improvement both functionally and aesthetically, providing the family with a practical living environment whilst enhancing the appearance of the property.





AHUB_2602007_15_ElevationsPR

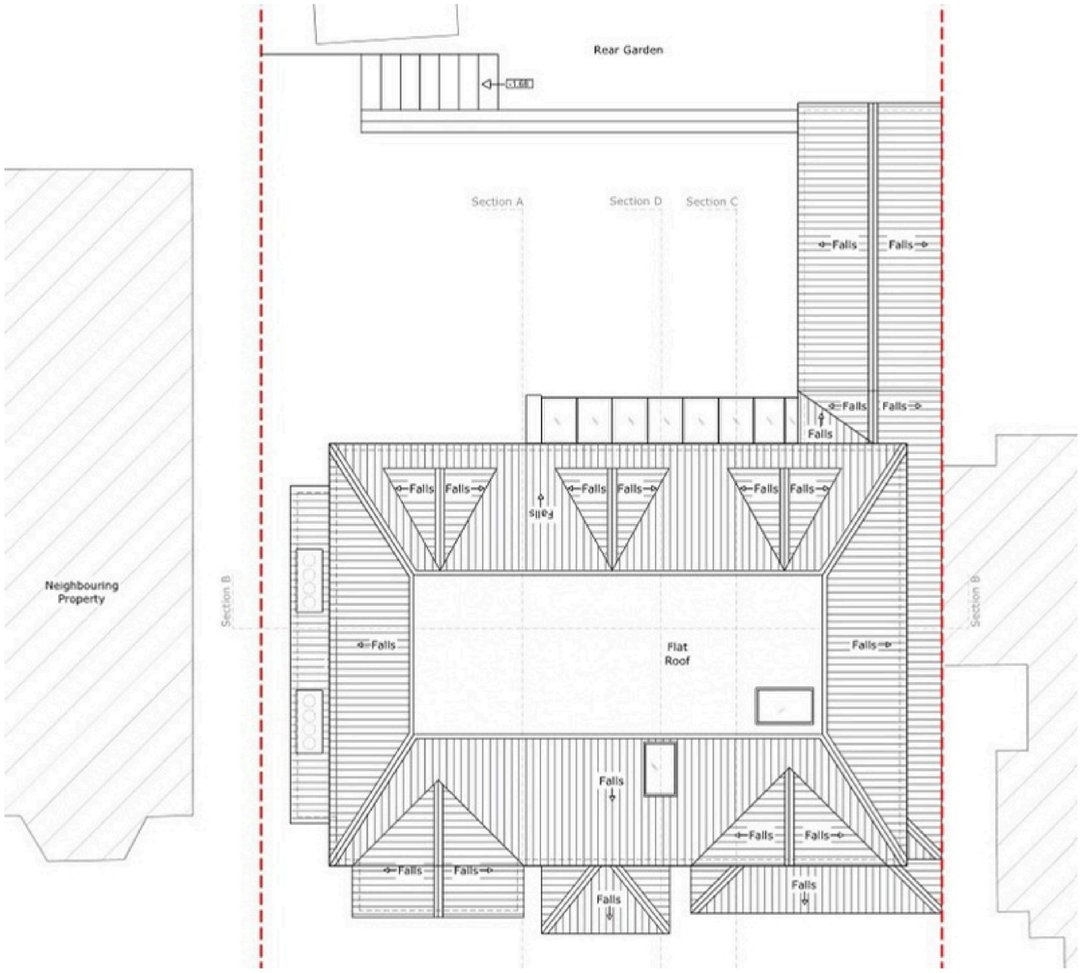
Proposed Design

The principal alteration involves increasing the existing ridge height by approximately 600mm and creating a Dutch barn-style roof profile with a concealed central flat roof section.

This design approach allows the creation of substantial additional headroom within the loft space whilst minimising the visual impact of the alterations. The chamfered corners further reduce the perceived bulk of the roof when viewed from surrounding areas.

To the rear, the existing assortment of dormers will be replaced with three evenly spaced pitched roof dormers, creating a more balanced and symmetrical appearance.

This arrangement provides improved natural light and ventilation whilst contributing positively to the overall design of the dwelling.



AHUB_2602007_14_RoofPlanPR

Proposed Site Layout

The revised second-floor layout has been carefully designed to create a functional and comfortable living environment.

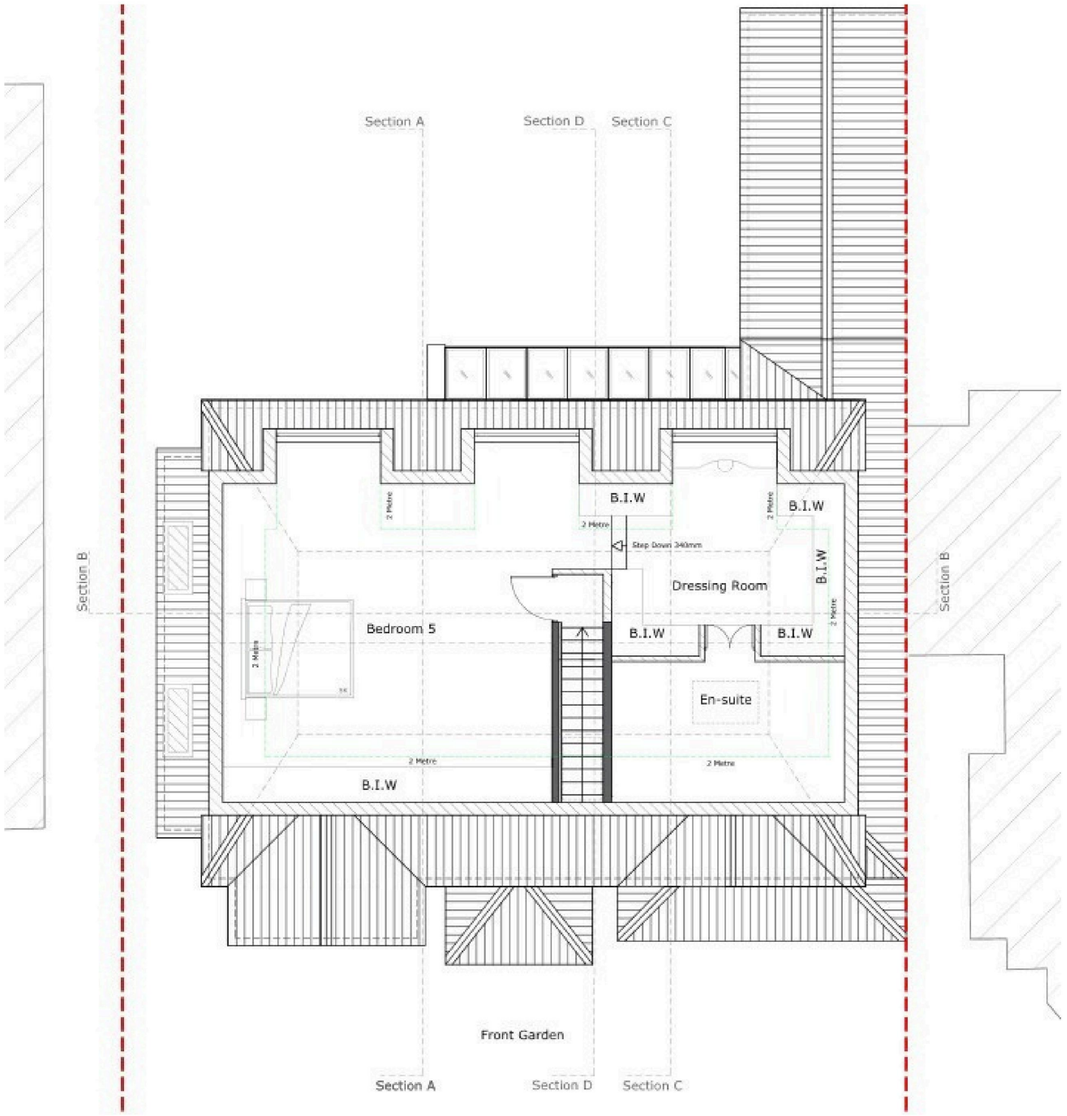
The increase in headroom allows the installation of a compliant and practical staircase arrangement, significantly improving circulation and accessibility throughout the loft space.

The existing accommodation, comprising a bedroom, dressing area and en-suite, will be retained and enhanced through the improved proportions and usability of the rooms.

The rear pitched dormers introduce additional natural light into the principal accommodation, whilst a rooflight positioned above the stairwell provides valuable daylight to the circulation space below.

Together, these elements create a brighter, more welcoming and more usable upper floor.

Proposed 2nd Floor



AHUB_2602007_13_Plan Pr

Materials

All external materials will be selected to match and complement the existing dwelling.

The revised roof structure will be finished using roof tiles that match the existing in colour, profile and texture, ensuring continuity across the development. The proposed rear pitched dormers will be clad using matching tile-hung finishes, allowing them to integrate seamlessly with the main roof form.

This approach ensures that the alterations appear as a natural extension of the existing property rather than a separate or visually intrusive addition.

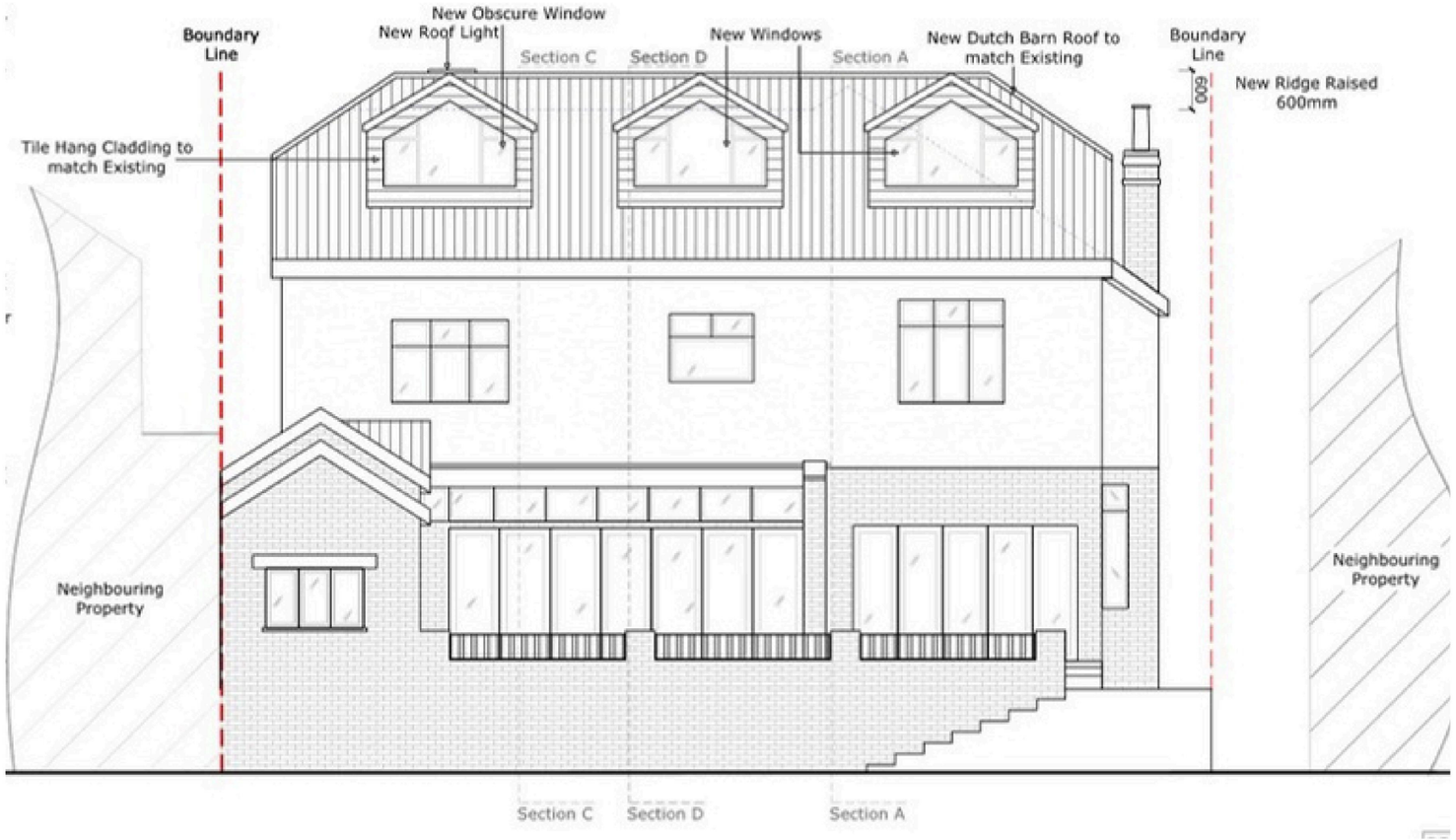


Scale

The proposed increase in scale has been carefully considered and limited to what is necessary to resolve the existing usability issues within the loft conversion.

The only significant increase in height relates to the 600mm ridge lift, which is modest in the context of the overall dwelling. The introduction of chamfered roof corners further reduces the perception of bulk and helps soften the appearance of the enlarged roof structure.

Given the variety of roof forms, dormers and enlarged upper floors already present within the surrounding area, the proposal is considered proportionate and appropriate to its setting. The development will sit comfortably within the streetscape whilst delivering substantial improvements to the functionality of the property.



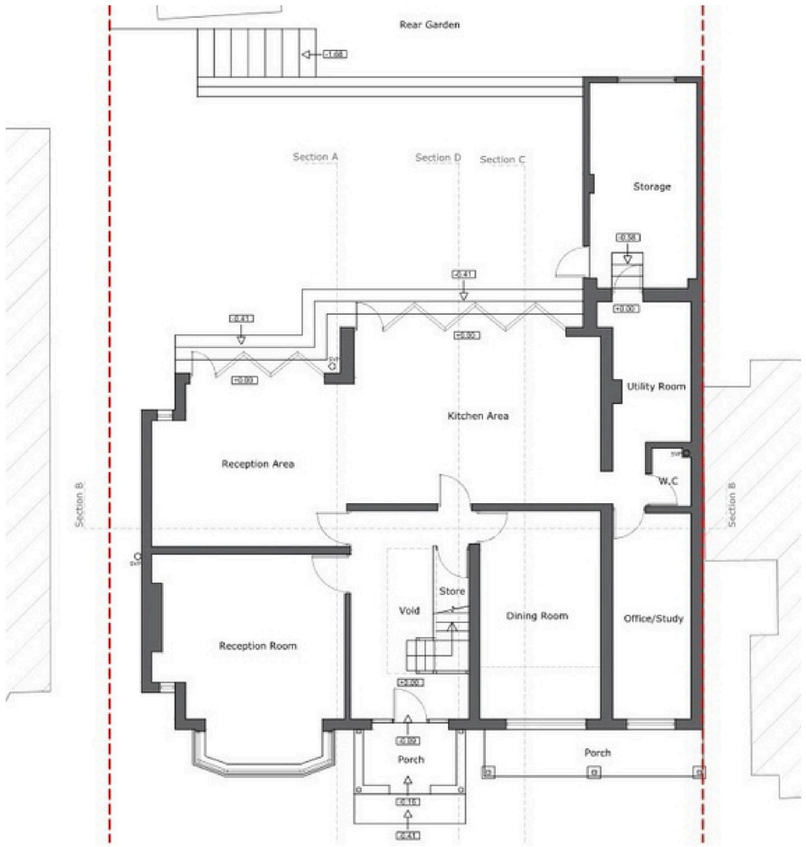
AHUB_2602007_15_ElevationsPR

Accessibility

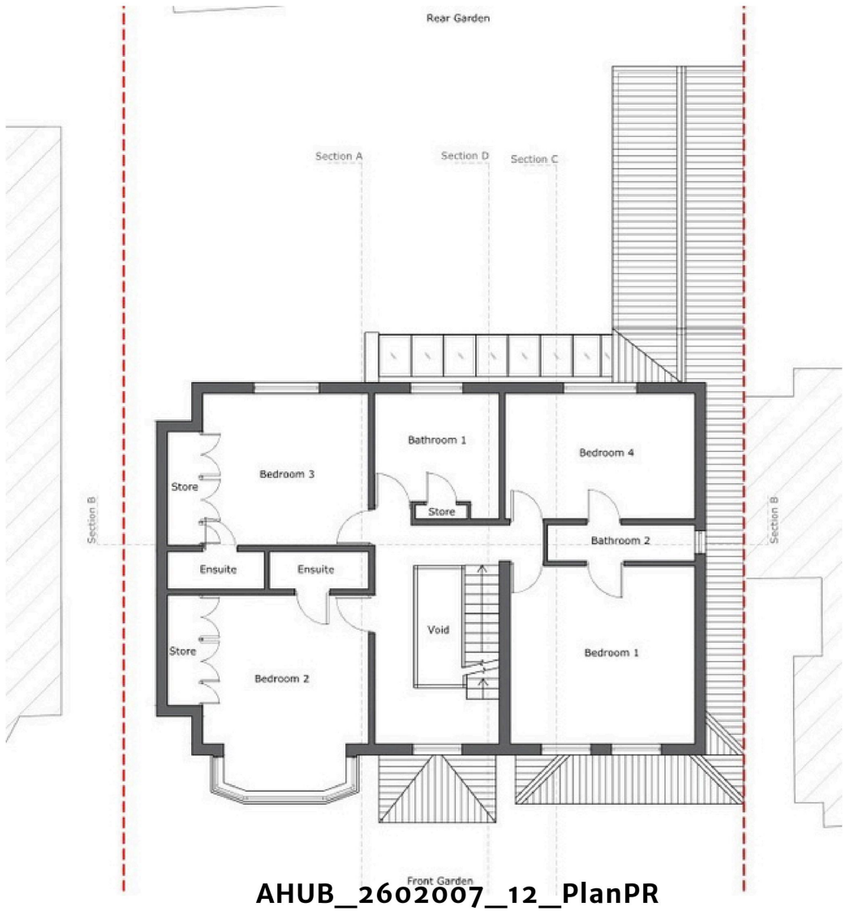
The property will continue to be accessed from Hall Lane via the existing driveway and central front entrance. Internal circulation remains largely unchanged at ground and first-floor levels.

The stair to the attic level will remain in it's current position.

External side access around the property will remain unaffected.



AHUB_2602007_11_PlanPR



AHUB_2602007_12_PlanPR

Sustainability

Sustainability has been a key consideration throughout the design process, ensuring the proposed extensions and basement level contribute positively to the long-term environmental performance of the property. The approach taken aligns with the aims of Basildon Council's emerging Local Plan, as well as national guidance within NPPF Section 14: Meeting the Challenge of Climate Change.

Building Fabric & Energy Performance
The proposed extensions will be constructed to modern, high-performance energy standards, exceeding the requirements of Building Regulations Part L. This will be achieved through:

- High-performance insulation to walls, roof and floors to minimise heat loss
- Air-tight construction detailing to improve overall building efficiency
- High-quality double or triple glazing with low-emissivity coatings
- Thermally efficient doors and window frames

These measures significantly reduce the demand for space heating and cooling, improving comfort while lowering operational energy consumption.

Water Efficiency
The development incorporates a range of measures to reduce water consumption, including:

- Low-flow taps and shower fittings
- Dual-flush WC systems
- Water-efficient white goods and appliances
- Provision for rainwater harvesting for irrigation of landscaped areas

These measures collectively reduce pressure on local water infrastructure and contribute to responsible resource use.

Sustainability

Sustainable Construction & Materials
Material choices prioritise durability, low embodied carbon and local sourcing wherever possible. The proposal utilises:
• Brickwork and roof tiles that complement the existing dwelling while offering long service life
• Timber window and door frames from sustainably managed sources
• Reusable and recyclable construction materials
This approach supports the long-term resilience and sustainability of the building.

Landscape, Biodiversity & Surface Water Management
The updated front garden and wider site landscaping enhance the ecological value of the plot. The proposal includes:
• Retention of healthy existing vegetation
• Permeable surfaces where possible to assist with natural drainage
These measures reduce surface water run-off and support local biodiversity.

Future-Proofing
The layout and construction approach ensure the property can adapt to changing needs and
technologies over time. This includes:
• Flexible internal layout designed to accommodate future lifestyle changes
• Structural provisions to integrate additional renewable systems if required
This future-ready approach ensures the home remains sustainable, energy-efficient, and resilient for years to come.



Compost Box



Home EV Charging Point



Insulation



Bee House

4 - Conclusion

This proposal represents a carefully considered enhancement to an existing loft conversion that currently suffers from significant usability constraints due to inadequate headroom and circulation space.

By modestly increasing the ridge height and introducing a concealed central flat roof element, the scheme creates a practical, safe and comfortable living environment whilst improving the overall appearance and balance of the dwelling. The revised roof design, symmetrical dormer arrangement and use of matching materials ensure that the development remains sympathetic to the character of the property and the wider area.

The proposal responds directly to the needs of the occupants, makes more effective use of the existing building, and reflects similar forms of development found throughout the surrounding neighbourhood. It is therefore considered to be a well-designed and proportionate scheme that will provide long-term benefits to the property without causing harm to the character of the streetscape or neighbouring amenity.

We respectfully request the Local Planning Authority's support for this application.

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