

# DESIGN & ACCESS STATEMENT

FOR

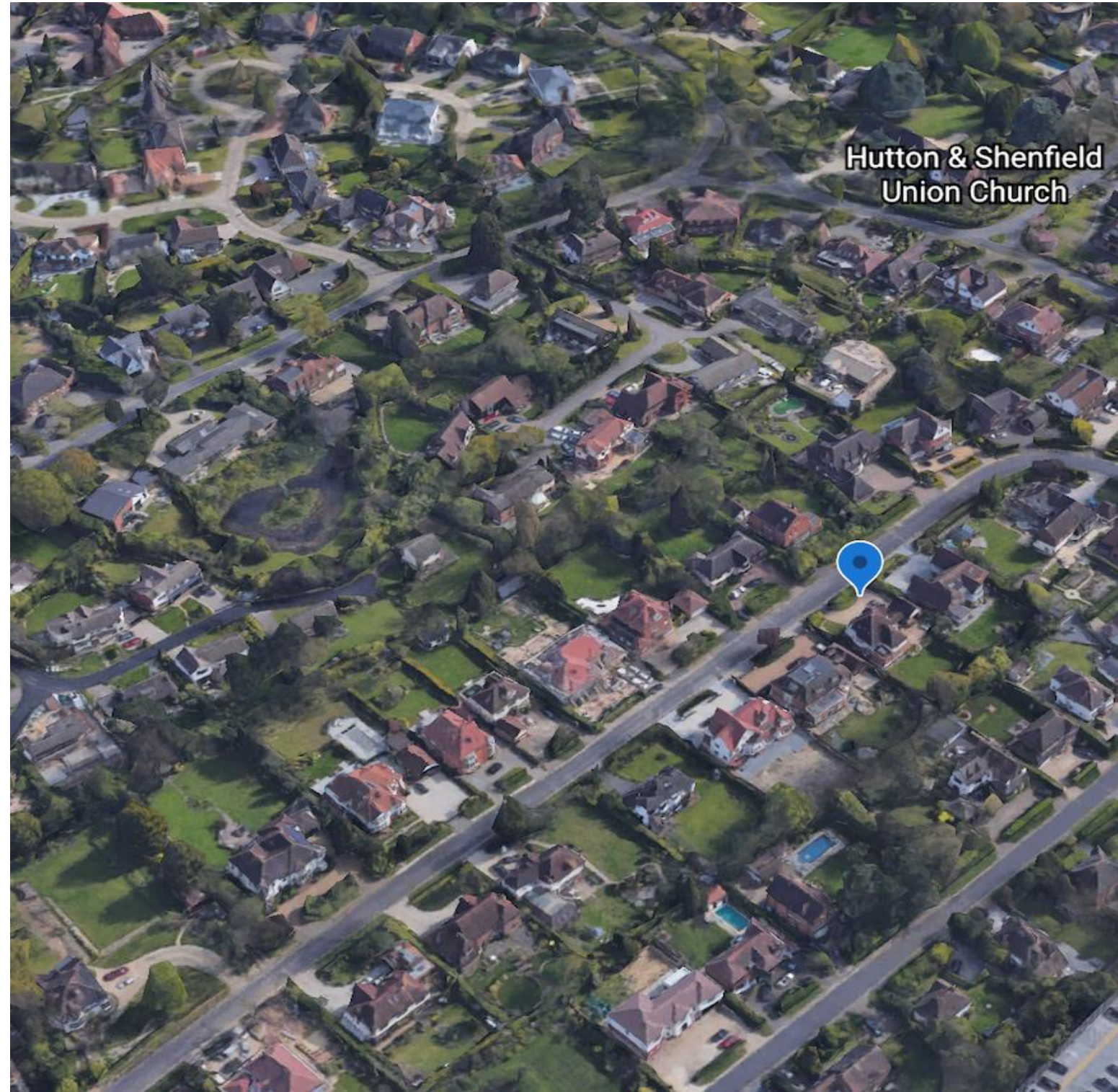
THE COPPICE - GREENWAY - HUTTON MOUNT  
BRENTWOOD - CM13 2NP

DATE: FEBRUARY 2021

REF: COP02/FEB2021

# SITE AERIAL PLAN

THE COPPICE – GREENWAY – HUTTON MOUNT – BRENTWOOD – CM13 2NP



# EXISTING SITE PLAN

THE COPPICE – GREENWAY – HUTTON MOUNT – BRENTWOOD – CM13 2NP

REAR ELEVATION



FRONT ELEVATION



# SITE PHOTOGRAPHS – FRONT ELEVATION

THE COPPICE – GREENWAY – HUTTON MOUNT – BRENTWOOD – CM13 2NP



PHOTO 01



PHOTO 02

# SITE PHOTOGRAPHS – REAR ELEVATION

THE COPPICE – GREENWAY – HUTTON MOUNT – BRENTWOOD – CM13 2NP



PHOTO 03



PHOTO 04

# SUNPATH DIAGRAM

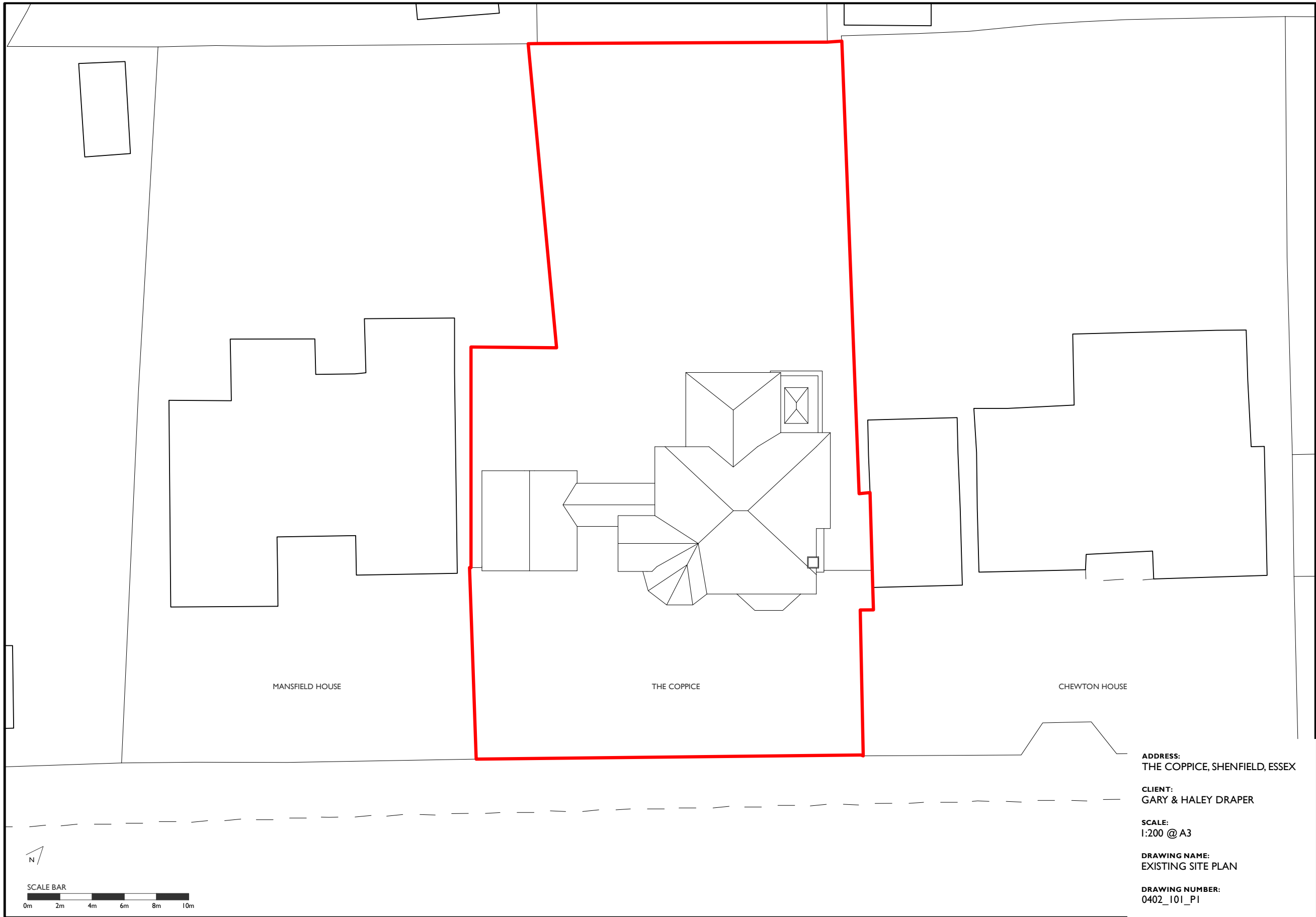
THE COPPICE – GREENWAY – HUTTON MOUNT – BRENTWOOD – CM13 2NP



# EXISTING DRAWINGS

FOR

THE COPPICE - GREENWAY - HUTTON MOUNT  
BRENTWOOD - CM13 2NP



MANSFIELD HOUSE

THE COPPICE

CHEWTON HOUSE

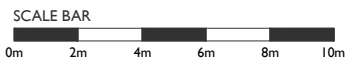
ADDRESS:  
THE COPPICE, SHENFIELD, ESSEX

CLIENT:  
GARY & HALEY DRAPER

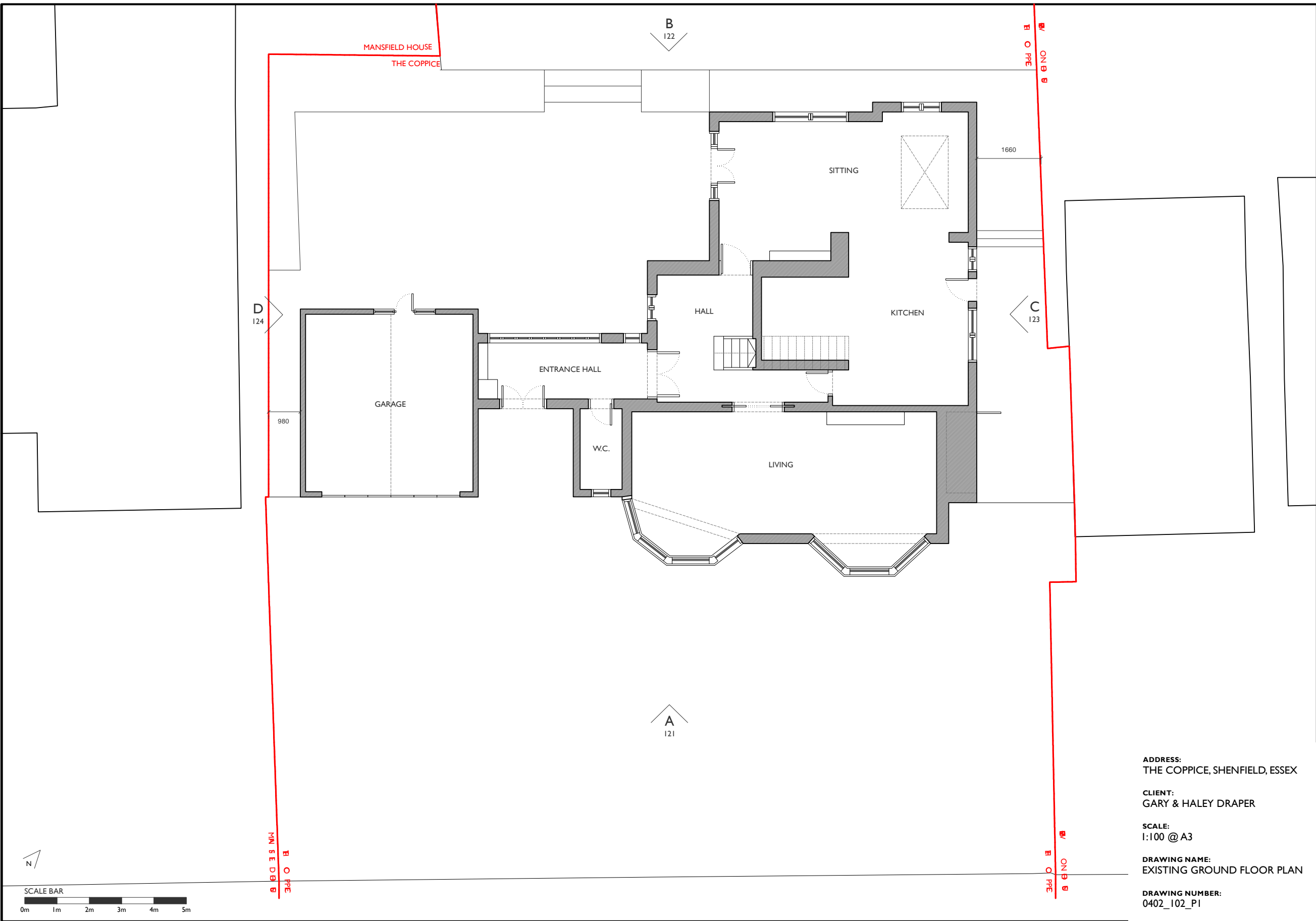
SCALE:  
1:200 @ A3

DRAWING NAME:  
EXISTING SITE PLAN

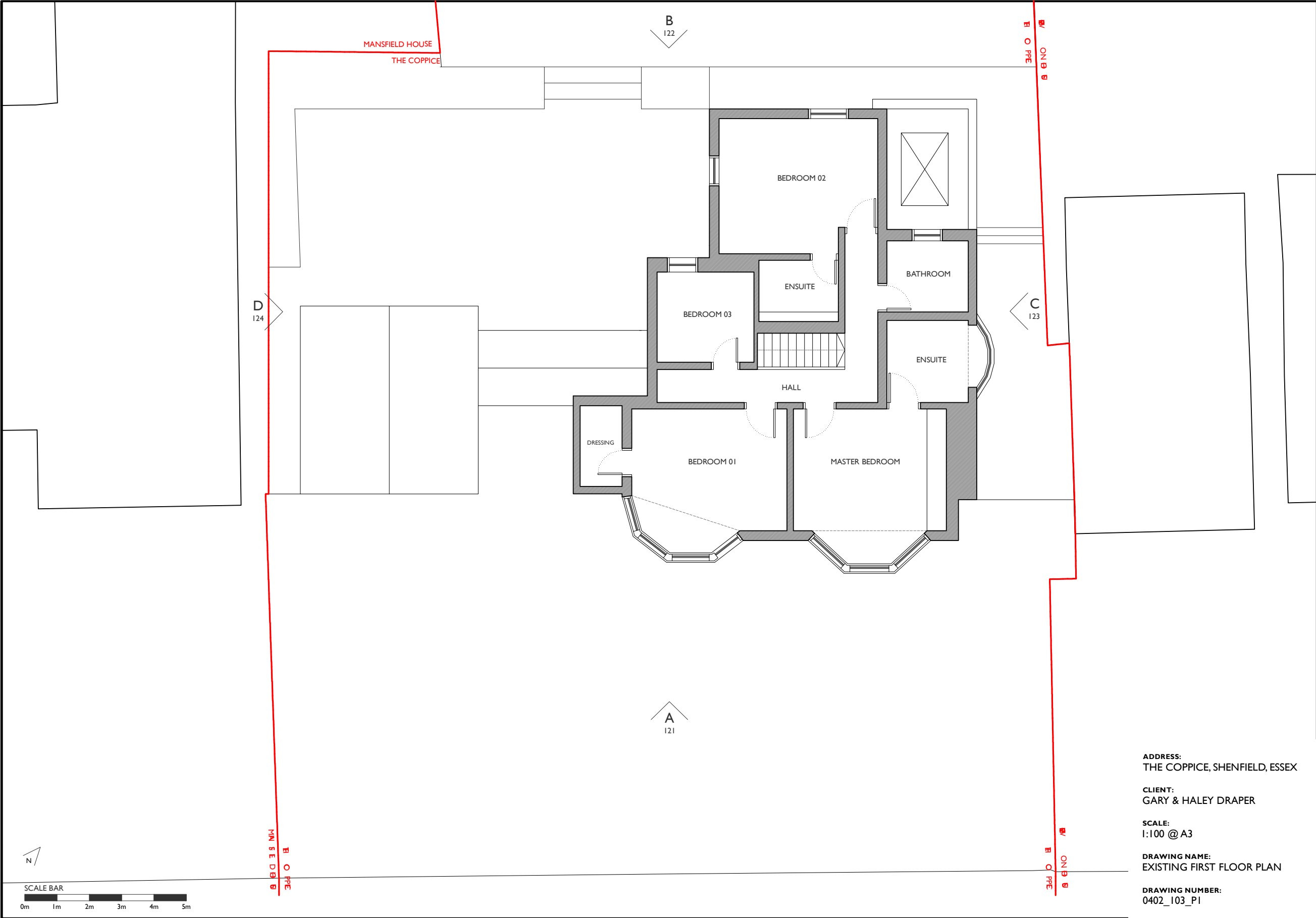
DRAWING NUMBER:  
0402\_101\_P1







**ADDRESS:**  
 THE COPPICE, SHENFIELD, ESSEX  
  
**CLIENT:**  
 GARY & HALEY DRAPER  
  
**SCALE:**  
 1:100 @ A3  
  
**DRAWING NAME:**  
 EXISTING GROUND FLOOR PLAN  
  
**DRAWING NUMBER:**  
 0402\_102\_P1



MANSFIELD HOUSE  
THE COPPICE

ADDRESS:  
THE COPPICE, SHENFIELD, ESSEX

CLIENT:  
GARY & HALEY DRAPER

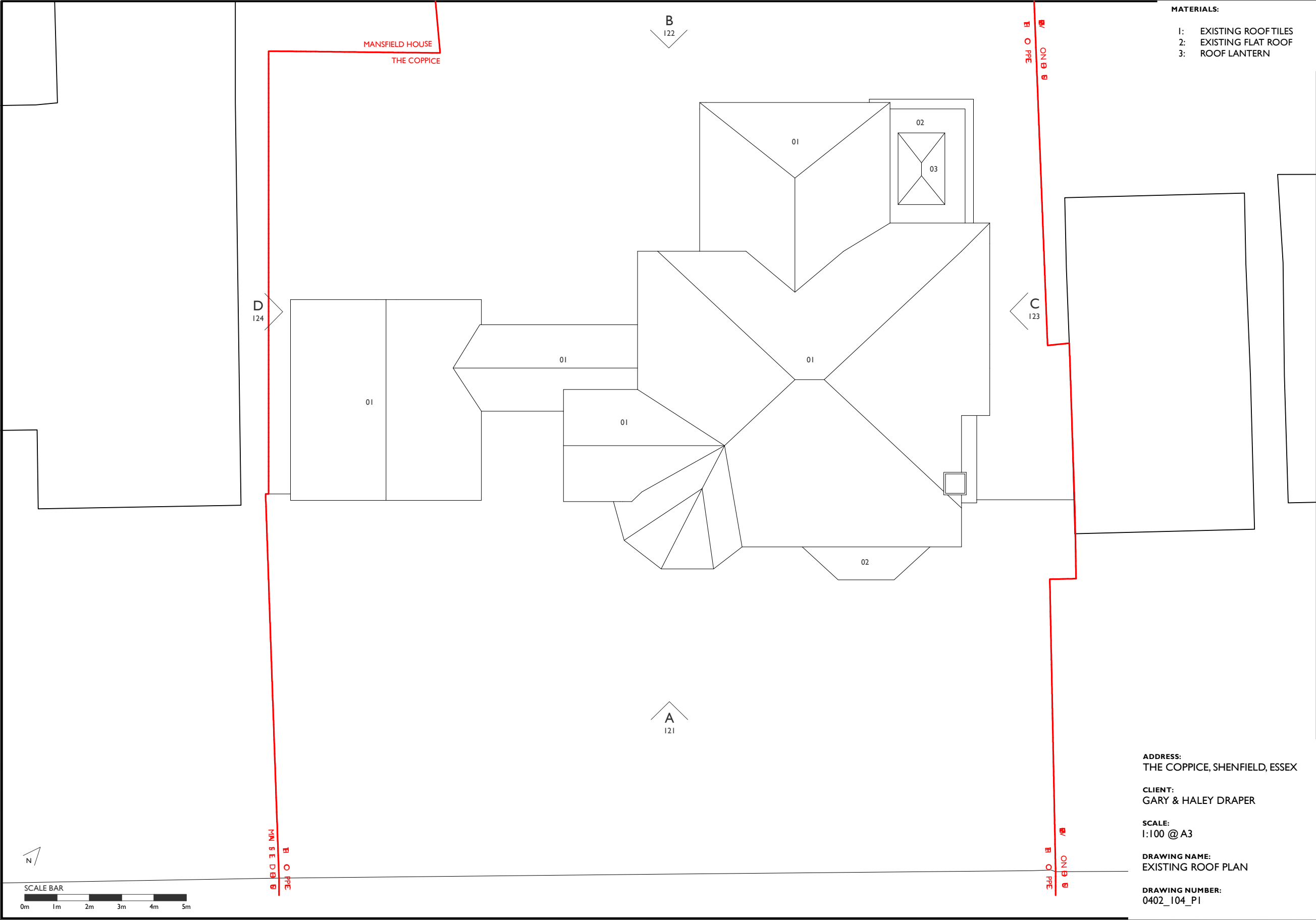
SCALE:  
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DRAWING NAME:  
EXISTING FIRST FLOOR PLAN

DRAWING NUMBER:  
0402\_103\_P1

**MATERIALS:**

- 1: EXISTING ROOFTILES
- 2: EXISTING FLAT ROOF
- 3: ROOF LANTERN



**MATERIALS:**

- 1: EXISTING ROOFTILES
- 2: EXISTING RENDER
- 3: EXISTING BRICKWORK
- 4: EXISTING (NON ORIGINAL) PAINTED TIMBER WINDOWS



Neighboring property height assumed

M1/B1  
THE COPPICE

M2/B2  
THE COPPICE

M1/B1  
THE COPPICE

M2/B2  
THE COPPICE

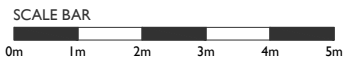
**ADDRESS:**  
THE COPPICE, SHENFIELD, ESSEX

**CLIENT:**  
GARY & HALEY DRAPER

**SCALE:**  
1:100 @ A3

**DRAWING NAME:**  
EXISTING SE ELEVATION A

**DRAWING NUMBER:**  
0402\_121\_P1



**MATERIALS:**

- 1: EXISTING ROOF TILES
- 2: EXISTING RENDER
- 3: EXISTING BRICKWORK
- 4: EXISTING (NON ORIGINAL) PAINTED TIMBER WINDOWS

01  
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01  
02  
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04

Neighboring property height assumed

01  
02  
03  
04

01  
02  
03  
04

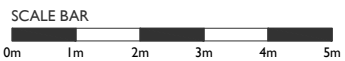
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THE COPPICE, SHENFIELD, ESSEX

**CLIENT:**  
GARY & HALEY DRAPER

**SCALE:**  
1:100 @ A3

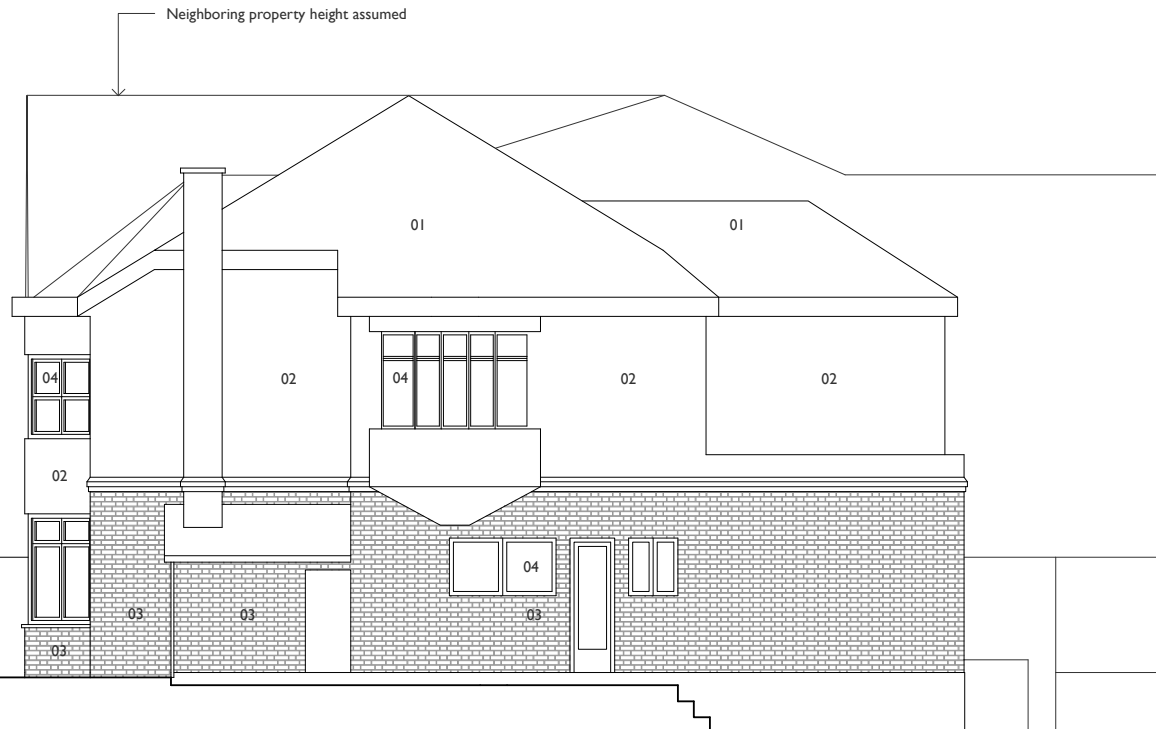
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EXISTING NW ELEVATION B

**DRAWING NUMBER:**  
0402\_122\_P1



**MATERIALS:**

- 1: EXISTING ROOF TILES
- 2: EXISTING RENDER
- 3: EXISTING BRICKWORK
- 4: EXISTING (NON ORIGINAL) PAINTED TIMBER WINDOWS



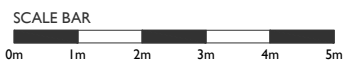
**ADDRESS:**  
THE COPPICE, SHENFIELD, ESSEX

**CLIENT:**  
GARY & HALEY DRAPER

**SCALE:**  
1:100 @ A3

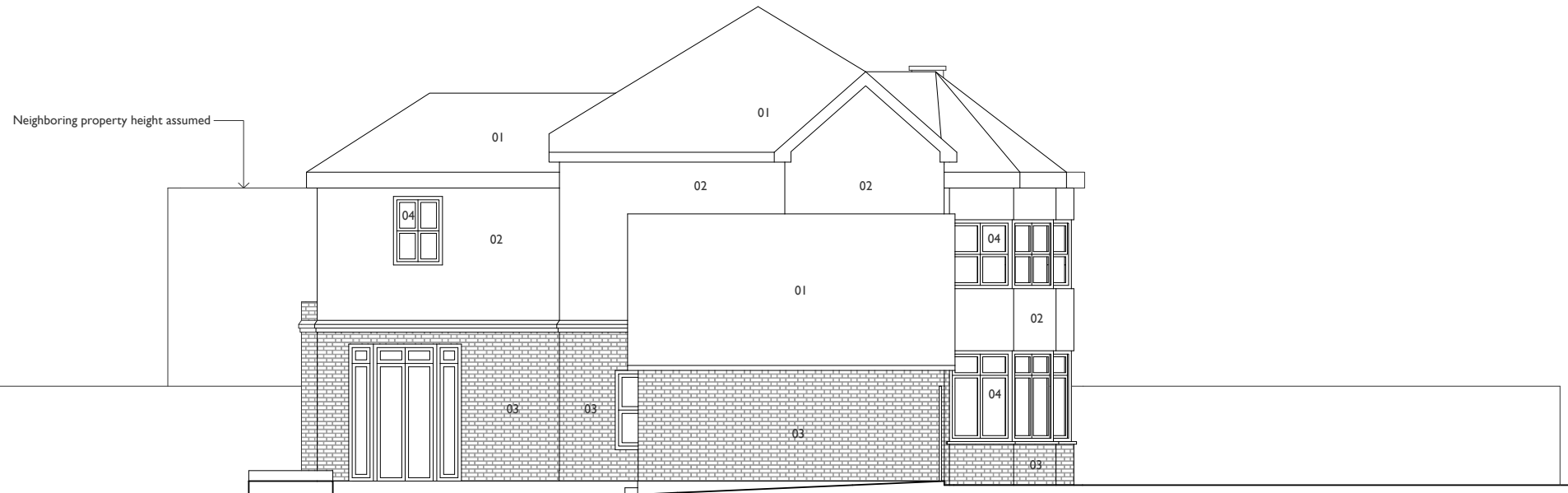
**DRAWING NAME:**  
EXISTING NE ELEVATION C

**DRAWING NUMBER:**  
0402\_123\_P1



**MATERIALS:**

- 1: EXISTING ROOFTILES
- 2: EXISTING RENDER
- 3: EXISTING BRICKWORK
- 4: EXISTING (NON ORIGINAL) PAINTED TIMBER WINDOWS



**ADDRESS:**  
THE COPPICE, SHENFIELD, ESSEX

**CLIENT:**  
GARY & HALEY DRAPER

**SCALE:**  
1:100 @ A3

**DRAWING NAME:**  
EXISTING SW ELEVATION D

**DRAWING NUMBER:**  
0402\_124\_P1

# DESIGN AND ACCESS STATEMENT

The Coppice, Greenway, is a 4 bedroomed Edwardian family home on the private estate of Hutton Mount. The house occupies a large plot of 24m width and a depth of approximately 44m. The Front of the property features two large bay windows, typical of the Edwardian style, one with a turreted roof detail. To the left of the property is a double garage with a pitched roof and a later extension joining the garage to the rest of the property, the front also includes a large carriage driveway for off-street parking and access. The rear of the property incorporates a rear patio terrace, lawn and a boundary line of planted-screening, over two levels. The overall plot size measures 0.1 hectre.

The Local vernacular comprises of detached houses from a number of architectural styles including many Edwardian properties on large plots, the overwhelming majority with extensive additions. The Coppice has the same size plot as neighbouring property 'Mansfield House' which measures 0.1 hectares and 'Chewton House' which occupies a footprint of 529 m<sup>2</sup> (images are included in this document). The size of the neighbouring dwellings means its current scale is subordinate on the streetscape, these proposals seek to bring the footprint for The Coppice to a more comparable size; without affecting the overall character of the dwelling.

Planning Permission was granted in 2007 (BRW/696/2007) for improvements and extension to the house which included the demolition of the garage and single storey element at the side and erection of two storey and single storey extension. These works were partially completed by the previous owner. A further previous planning application (20/01875/HHA) was submitted on 18/12/2020 seeking permission for a small rear extension to the first floor level. These plans are pending decision.

This proposal seeks to consolidate the patchwork of extensions added to the dwelling over time and create a sensitive addition of space, useable by a family for a lifetime, which is sympathetic to the character of the property.

## **Functional Design Requirements –**

This proposal seeks to provide the following –

1. A larger front entrance and large open entrance hall.
2. A repurposed dedicated laundry/utility room.
3. The addition of a ground floor single storey orangery.
4. An additional lounge/TV area.
5. The addition of a home gymnasium.
6. A repurposed larger family bathroom.



# DESIGN AND ACCESS STATEMENT – cont.

7. An improved spacious master bedroom suite with ensuite facility (as per planning application (20/01875/HHA) submitted on 18/12/2020).
8. An improved second bedroom with ensuite facility.
9. Five bedrooms in total.

## **Design Aesthetics and Description –**

The overall design of the proposed alterations to the property are sympathetic to the character of the existing property. The double storey side extension consolidates a number of mismatched existing extensions as well as adding an additional bedroom for the occupants large family.

The roof of the garage and extensions to the main property are to be replaced with hip roofs that are a common feature of Edwardian properties. The first storey extension to the rear will incorporate the existing roof and be clad in the same render that surrounds the first floor of the entire property. The ground floor level of the side extension will be constructed in the same brick to match the existing dwelling, using reclaimed brick wherever possible.

The existing non-original windows of the dwelling will be replaced with a more traditional style of timber sash.

The rear of the property will feature a proposed orangery with a roof lantern enabling a light-filled room, making the most of its westerly orientation. The style of the orangery is one typical in many English stately homes of the 19<sup>th</sup> century and blends effortlessly with the level of detailing featured on the Edwardian style existing property.

## **Access –**

Access will remain as existing.

# DESIGN AND ACCESS STATEMENT – cont.

## **Sustainability – Improved Thermal Performance –**

All extensions proposed will feature insulation to the most current requirements of the building regulations. It is the intent of this proposal to create a dwelling that performs substantially better than its existing condition and provides a home fit for the future.

## **Aspect and Daylight Sunlight –**

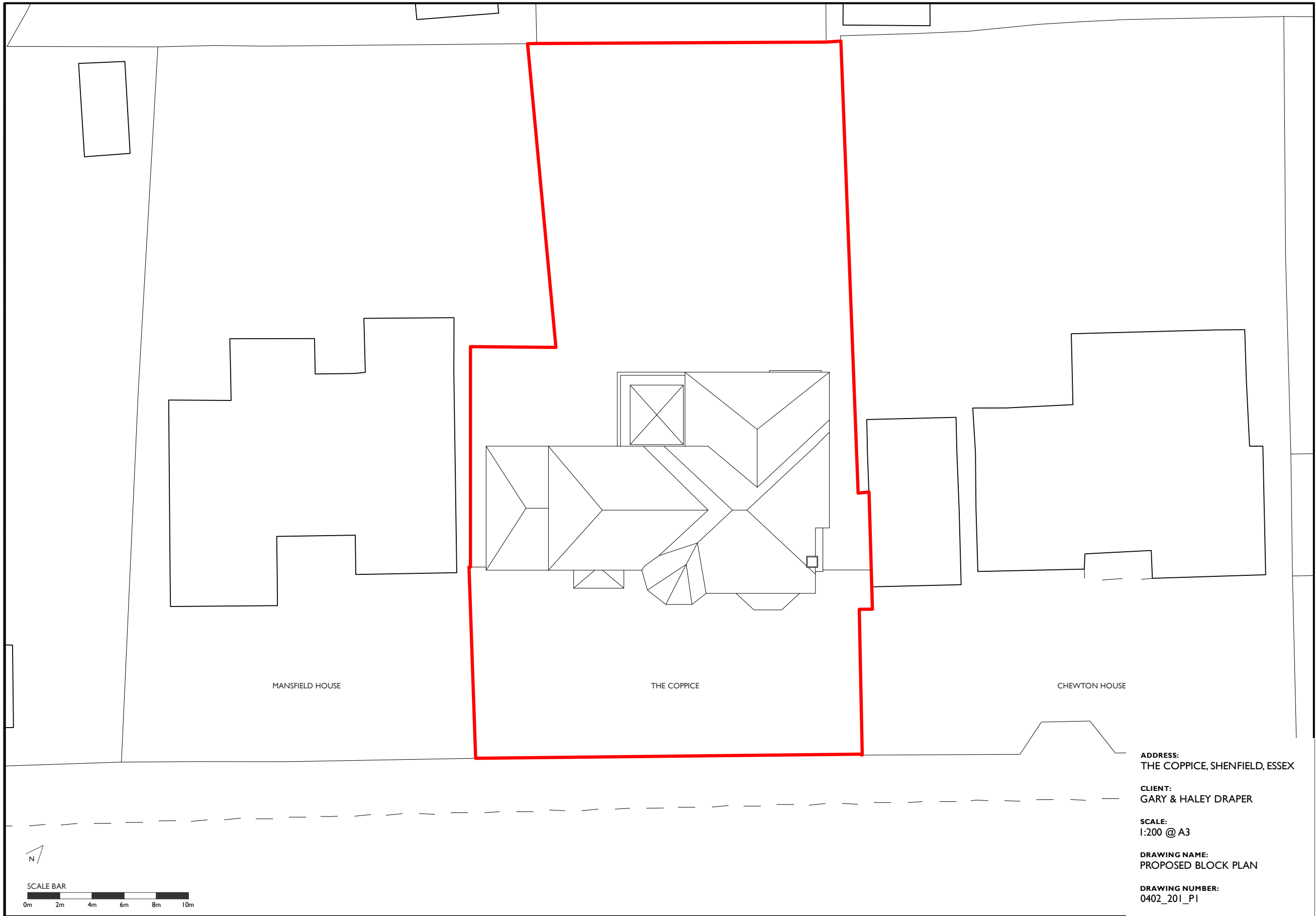
The proposals do not result in any loss of daylight or sunlight currently enjoyed by neighbouring properties due to the advantageous positioning of its site with a south easterly frontage and the large nature of the site itself.

The proposal does not create any additional overlooking conditions, as all additional first floor windows are to the front and rear elevations of the property where existing windows have been situated.

# PROPOSED DRAWINGS

FOR

THE COPPICE - GREENWAY - HUTTON MOUNT  
BRENTWOOD - CM13 2NP



MANSFIELD HOUSE

THE COPPICE

CHEWTON HOUSE

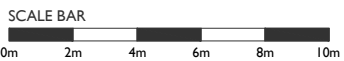
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THE COPPICE, SHENFIELD, ESSEX

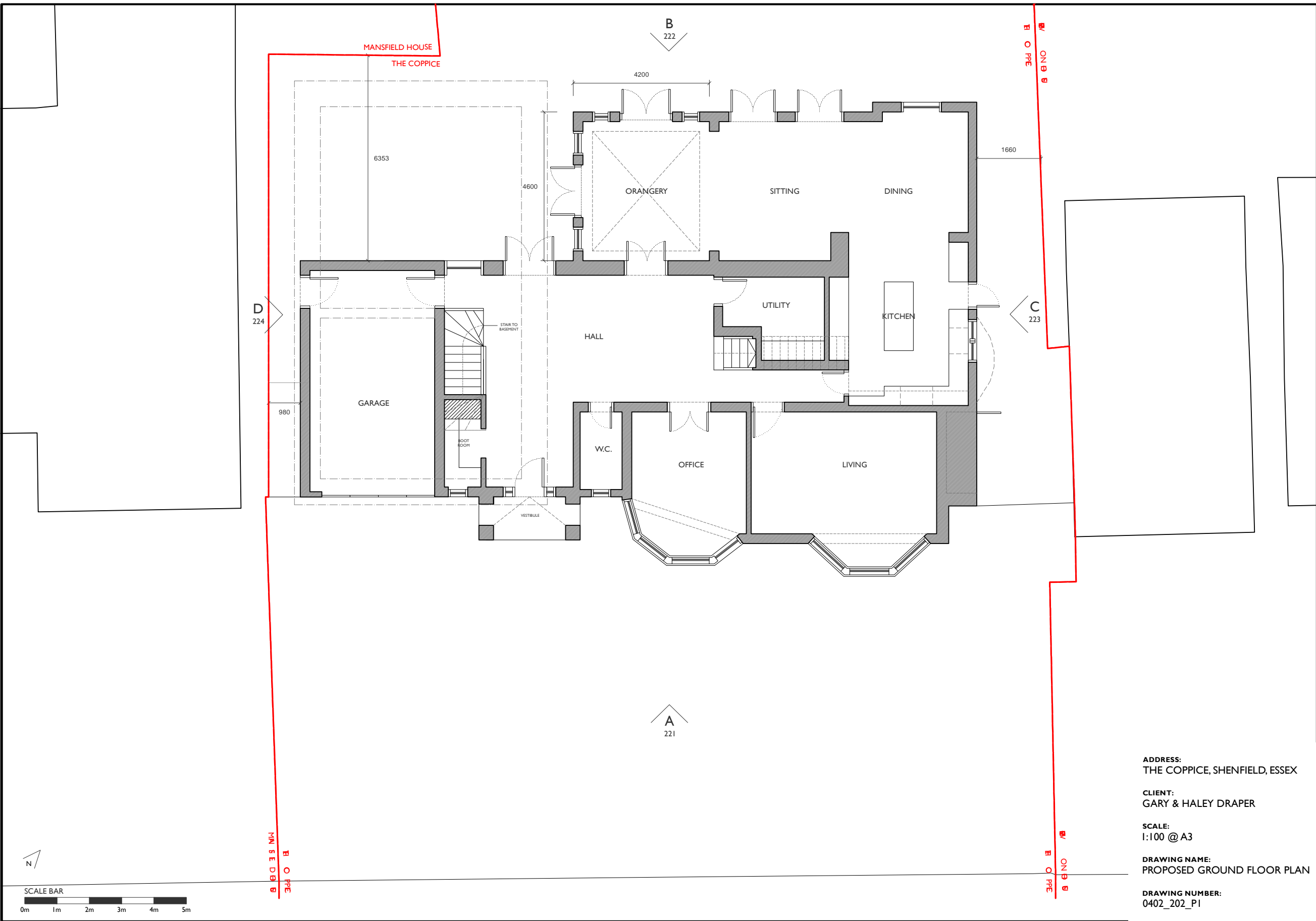
CLIENT:  
GARY & HALEY DRAPER

SCALE:  
1:200 @ A3

DRAWING NAME:  
PROPOSED BLOCK PLAN

DRAWING NUMBER:  
0402\_201\_PI





ADDRESS:  
THE COPPICE, SHENFIELD, ESSEX

CLIENT:  
GARY & HALEY DRAPER

SCALE:  
1:100 @ A3

DRAWING NAME:  
PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER:  
0402\_202\_P1

MANSFIELD HOUSE  
THE COPPICE

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222

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O P/E  
B/O  
B

PREVIOUS APPLICATION  
REF: 20/01875/HHA  
SUBMITTED: 18/12/2020

MASTER BEDROOM

ENSUITE

DRESSING ROOM

DRESSING ROOM

BEDROOM 03

BATHROOM

HALL

ENSUITE

BEDROOM 04

BEDROOM 02

BEDROOM 01

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224

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223

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O P/E  
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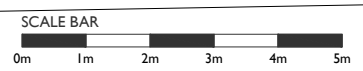
ADDRESS:  
THE COPPICE, SHENFIELD, ESSEX

CLIENT:  
GARY & HALEY DRAPER

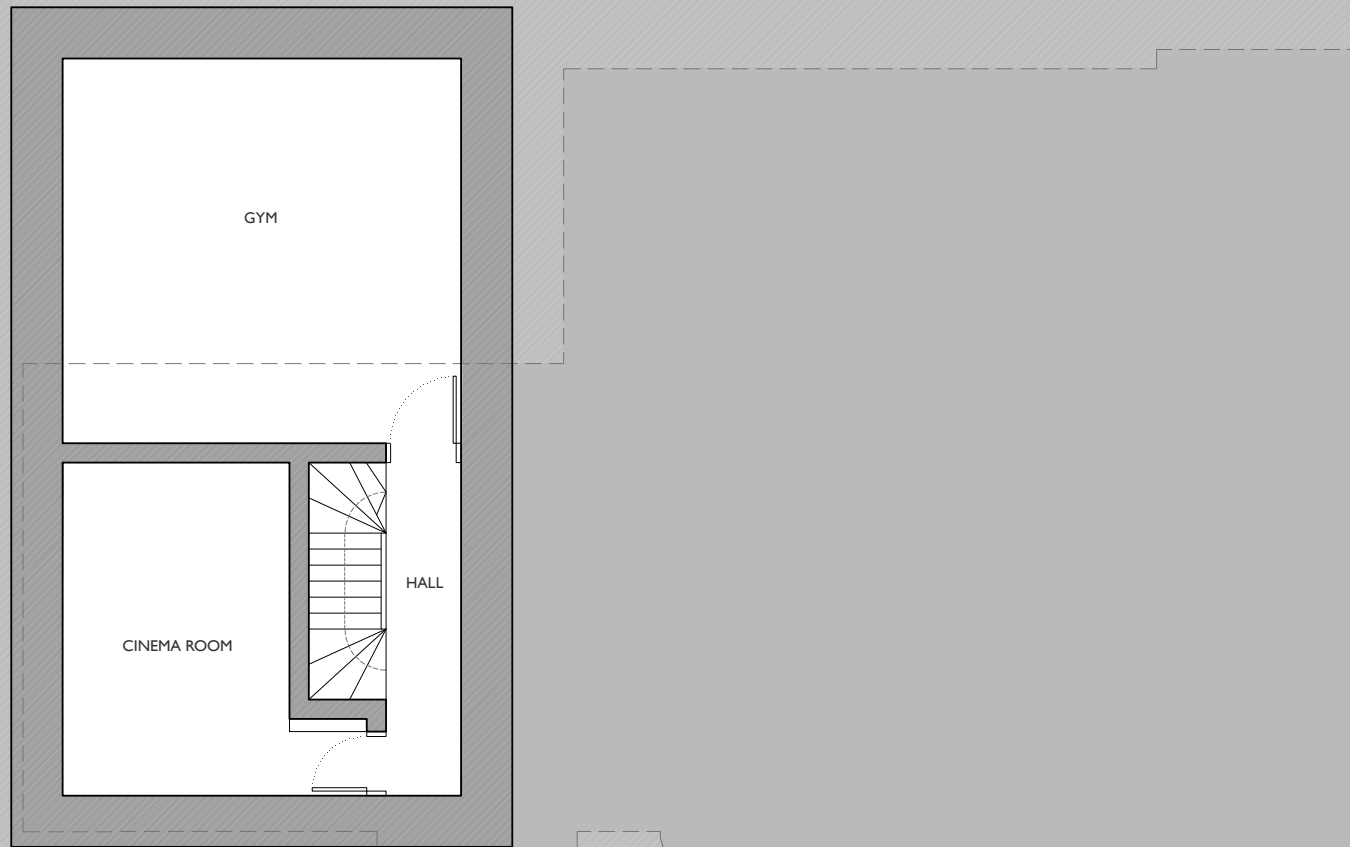
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DRAWING NAME:  
PROPOSED FIRST FLOOR PLAN

DRAWING NUMBER:  
0402\_203\_P1



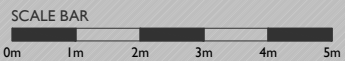
MANSFIELD HOUSE  
THE COPPICE



MANSFIELD HOUSE  
THE COPPICE

MANSFIELD HOUSE  
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MANSFIELD HOUSE  
THE COPPICE



ADDRESS:  
THE COPPICE, SHENFIELD, ESSEX

CLIENT:  
GARY & HALEY DRAPER

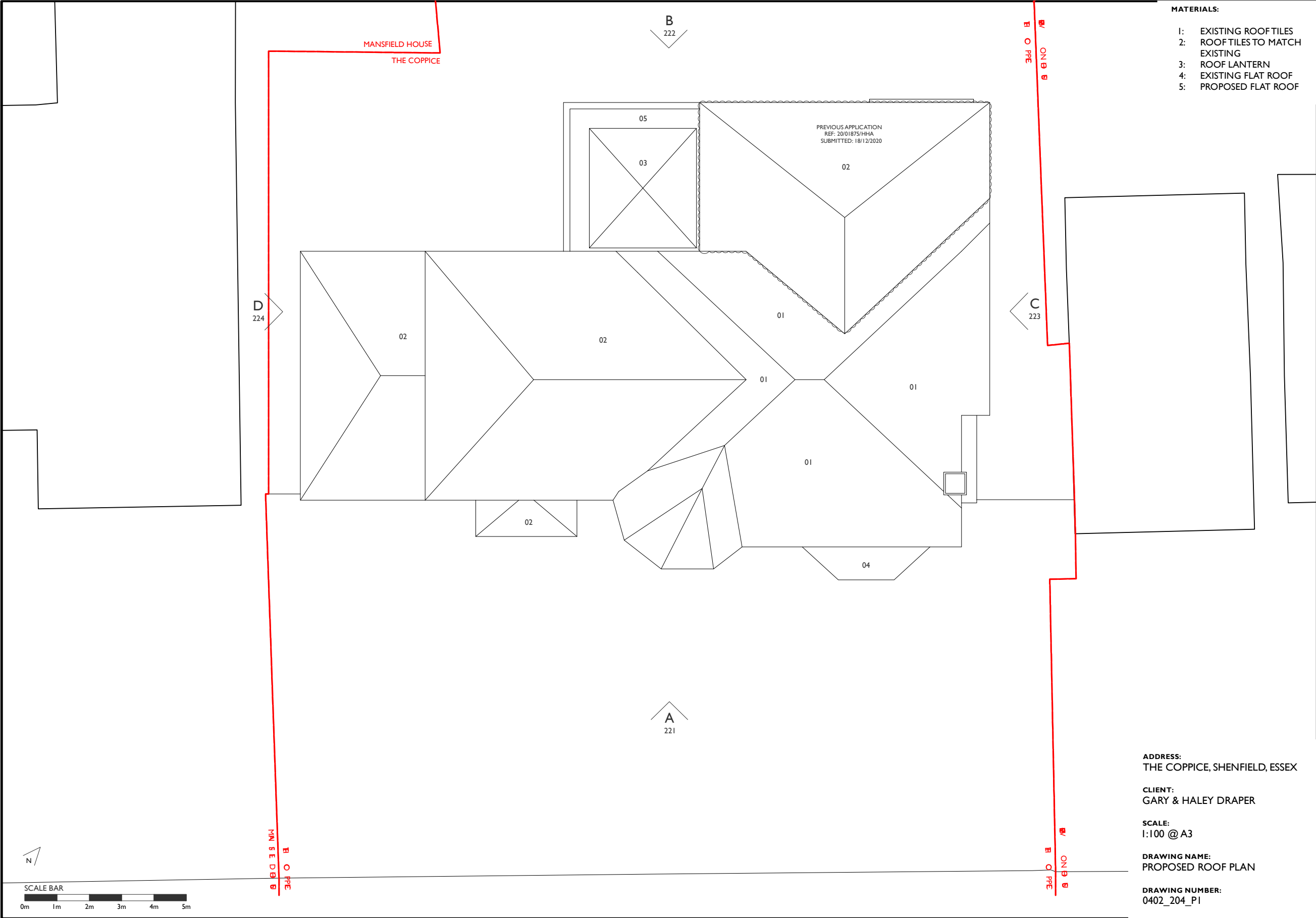
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DRAWING NAME:  
PROPOSED BASEMENT PLAN

DRAWING NUMBER:  
0402\_205\_P1

**MATERIALS:**

- 1: EXISTING ROOF TILES
- 2: ROOF TILES TO MATCH EXISTING
- 3: ROOF LANTERN
- 4: EXISTING FLAT ROOF
- 5: PROPOSED FLAT ROOF



MANSFIELD HOUSE  
THE COPPICE

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ON B B

PREVIOUS APPLICATION  
REF: 20/01875/HHA  
SUBMITTED: 18/12/2020

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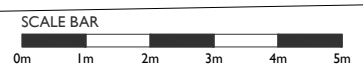
ADDRESS:  
THE COPPICE, SHENFIELD, ESSEX

CLIENT:  
GARY & HALEY DRAPER

SCALE:  
1:100 @ A3

DRAWING NAME:  
PROPOSED ROOF PLAN

DRAWING NUMBER:  
0402\_204\_P1





**MATERIALS:**

- 1: EXISTING ROOFTILES
- 2: EXISTING RENDER
- 3: EXISTING BRICKWORK
- 4: RECLAIMED ROOFTILES TO MATCH EXISTING
- 5: RENDER TO MATCH EXISTING
- 6: BRICKWORK TO MATCH EXISTING
- 7: PROPOSED PAINTED TIMBER SASH WINDOW
- 8: PROPOSED PAINTED TIMBER DOOR
- 9: PAINTED TIMBER



Neighboring property height assumed

Existing garage wall line

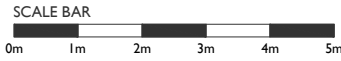
New portico entrance

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**ADDRESS:**  
THE COPPICE, SHENFIELD, ESSEX

**CLIENT:**  
GARY & HALEY DRAPER

**SCALE:**  
1:100 @ A3

**DRAWING NAME:**  
PROPOSED SE ELEVATION A

**DRAWING NUMBER:**  
0402\_221\_P1

**MATERIALS:**

- 1: EXISTING ROOFTILES
- 2: EXISTING RENDER
- 3: EXISTING BRICKWORK
- 4: RECLAIMED ROOFTILES TO MATCH EXISTING
- 5: RENDER TO MATCH EXISTING
- 6: BRICKWORK TO MATCH EXISTING
- 7: PROPOSED PAINTED TIMBER SASH WINDOW
- 8: PROPOSED PAINTED TIMBER DOOR
- 9: PAINTED TIMBER
- 10: PROPOSED PAINTED TIMBER WINDOW

THE COPPICE  
ON B B  
O PPE

THE COPPICE  
ON B B  
O PPE

MIN 5 E D B B  
O PPE

MIN 5 E D B B  
O PPE



PREVIOUS APPLICATION  
REF: 20/01875/HHA  
SUBMITTED: 18/12/2020

Neighboring property height assumed

New orangery extension

Existing garage wall line

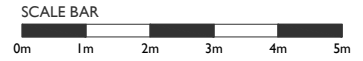
ADDRESS:  
THE COPPICE, SHENFIELD, ESSEX

CLIENT:  
GARY & HALEY DRAPER

SCALE:  
1:100 @ A3

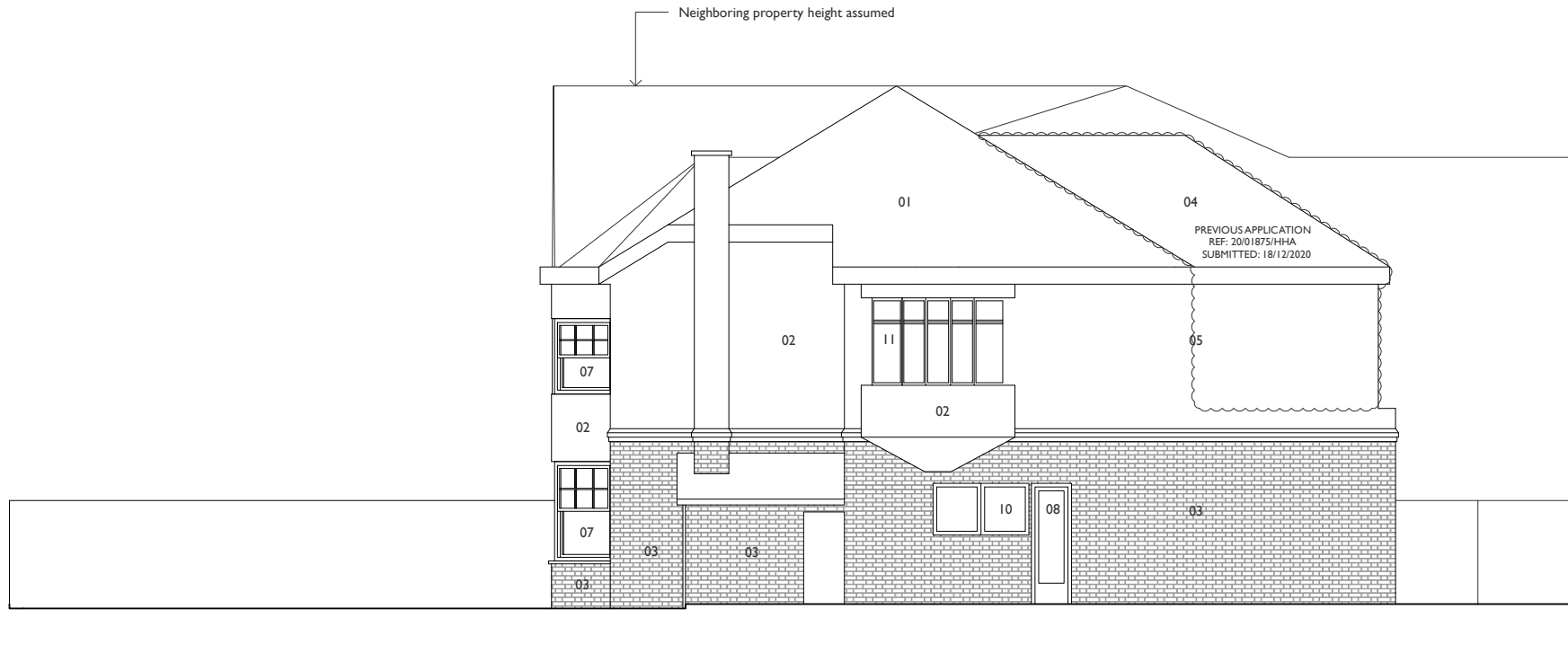
DRAWING NAME:  
PROPOSED NW ELEVATION B

DRAWING NUMBER:  
0402\_222\_P1



**MATERIALS:**

- 1: EXISTING ROOFTILES
- 2: EXISTING RENDER
- 3: EXISTING BRICKWORK
- 4: RECLAIMED ROOFTILES TO MATCH EXISTING
- 5: RENDER TO MATCH EXISTING
- 6: BRICKWORK TO MATCH EXISTING
- 7: PROPOSED PAINTED TIMBER SASH WINDOW
- 8: PROPOSED PAINTED TIMBER DOOR
- 9: PAINTED TIMBER
- 10: PROPOSED PAINTED TIMBER WINDOW
- 11: EXISTING PAINTED TIMBER WINDOW



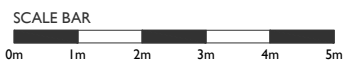
**ADDRESS:**  
THE COPPICE, SHENFIELD, ESSEX

**CLIENT:**  
GARY & HALEY DRAPER

**SCALE:**  
1:100 @ A3

**DRAWING NAME:**  
PROPOSED NE ELEVATION C

**DRAWING NUMBER:**  
0402\_223\_P1



**MATERIALS:**

- 1: EXISTING ROOFTILES
- 2: EXISTING RENDER
- 3: EXISTING BRICKWORK
- 4: RECLAIMED ROOFTILES TO MATCH EXISTING
- 5: RENDER TO MATCH EXISTING
- 6: BRICKWORK TO MATCH EXISTING
- 7: PROPOSED PAINTED TIMBER SASH WINDOW
- 8: PROPOSED PAINTED TIMBER DOOR
- 9: PAINTED TIMBER
- 10: PROPOSED PAINTED TIMBER WINDOW



Neighboring property height assumed

PREVIOUS APPLICATION  
REF: 20/01875/HHA  
SUBMITTED: 18/12/2020

New orangery extension



**ADDRESS:**  
THE COPPICE, SHENFIELD, ESSEX

**CLIENT:**  
GARY & HALEY DRAPER

**SCALE:**  
1:100 @ A3

**DRAWING NAME:**  
PROPOSED SW ELEVATION D

**DRAWING NUMBER:**  
04\_224\_PI

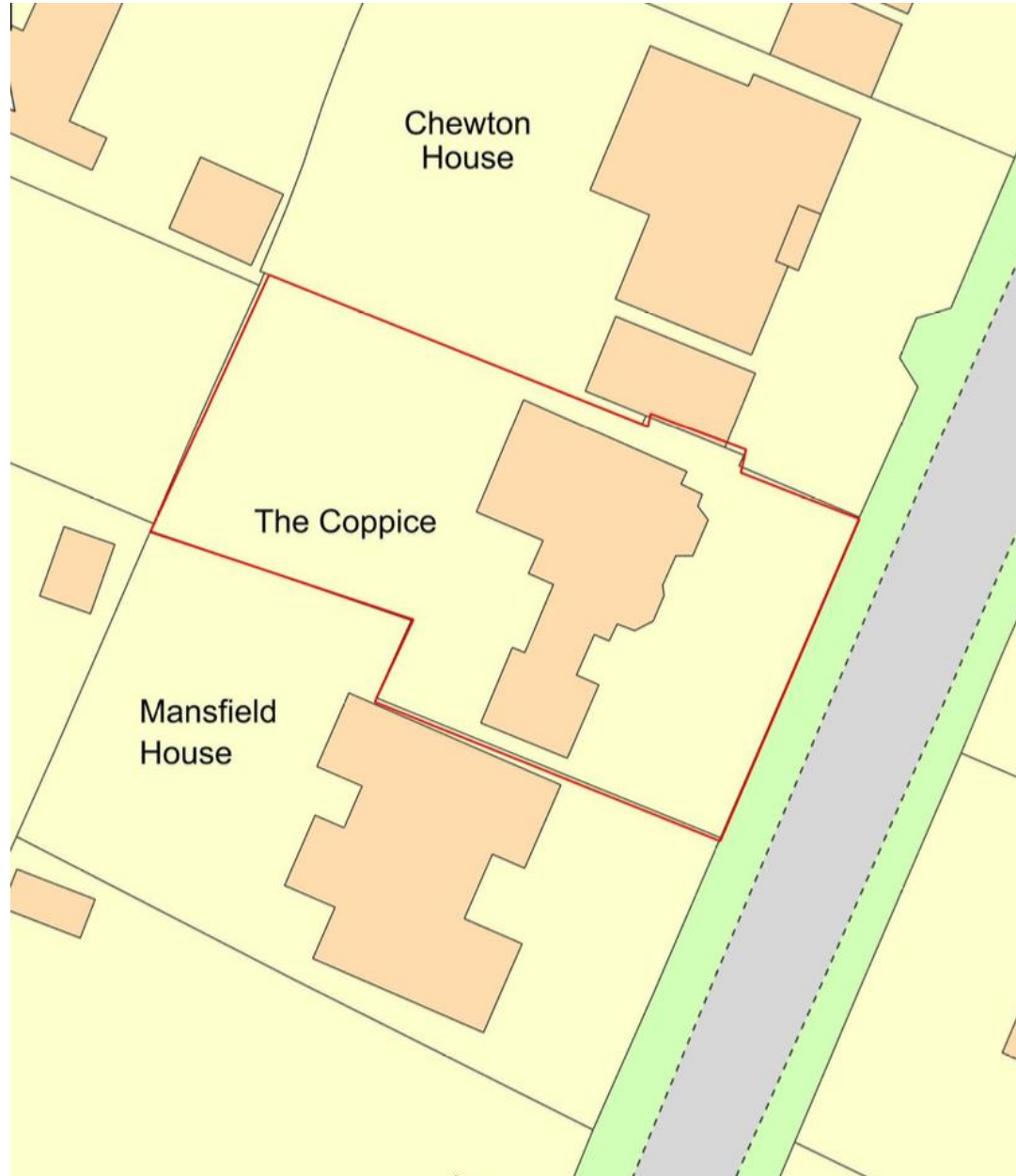
# CONTEXT

FOR

THE COPPICE - GREENWAY - HUTTON MOUNT  
BRENTWOOD - CM13 2NP

# IMAGES OF NEIGHBOURING PLOTS

THE COPPICE – GREENWAY – HUTTON MOUNT  
BRENTWOOD – CM13 2NP



CHEWTON HOUSE



MANSFIELD HOUSE