



# 13 Gerrard Crescent, Brentwood Essex, CM14 4JU

## 2809- Design and Access Statement

For Mr & Mrs Croxall

Proposed works to include; hip to gable roof extensions to both sides with rear dormer, part two storey side extension, porch and other facade alterations.



Prepared by Spatial Design Architects

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## 2.0 PHYSICAL CONTEXT



*Fig. 1 Aerial view of 13 Gerrard Crescent, Brentwood, Essex, CM14 4JU (site highlighted)*

The site is located in an urban area within Brentwood, Essex. The existing site is occupied by a detached bungalow with a medium sized footprint. The residential dwelling is situated amongst varying house types including other detached and semi-detached bungalows and two storey houses. The street scene on Gerard Crescent is primarily characterised by traditional hipped roof structures with gable forms protruding to the front and rear façades. The material palette comprises of a combination of red or yellow brick, some timber cladding to the gable forms and white render on window bay areas. Roofs are predominantly finished with either plain clay or concrete interlocking roof tiles, however some dwellings that have undergone more recent alterations display grey slate roof tiles.

### 2.1 THE EXISTING SITE/BUILDING

The site covers an area of approximately 457m<sup>2</sup> (0.0457 hectares), it is not within the green belt or a conservation area, nor is the building or any part listed.

13 Gerrard Crescent is of traditional yellow/brown brick construction with some dark timber cladding to the facade of the front gable. All windows and doors are brown timber frame, the roof is tiled with concrete interlocking roof tiles.



*Fig. 2 Existing front elevation*



*Fig. 3 Existing rear elevation*

## 2.2 EXISTING SITE PHOTOS

Due to current circumstances please see further images provided to show alternative views of 13 Gerrard Crescent and the relationship between the dwelling and its adjacent neighbours. All below images dated from; 09.03.2021



*Fig. 4 Rear view of 13 Gerrard Crescent*



*Fig. 5 Rear view of 13 Gerrard Crescent*



*Fig. 6 Rear view of 13 Gerrard Crescent*



*Fig. 7 Street scene of 13 Gerrard Crescent*



*Fig. 8 Street scene of 13 Gerrard Crescent*



*Fig. 9 Front elevation of 13 Gerrard Crescent*

### 3.0 PLANNING HISTORY

The current property has a previous planning history as below. The most recent application submitted by PGSF Architects was for a householder planning permission application, proposing the additions of single storey side and rear extensions and 3No. dormers to the roof to make habitable space of the existing loft.

*Application No.:* 17/01992/FUL

*Application Date:* 31st December 2017

*Decision:* Approved

*Description:* Demolition of existing garage. Construction of a single storey side extension to include roof lights, a single storey rear extension and loft conversion to include dormers to rear and sides.

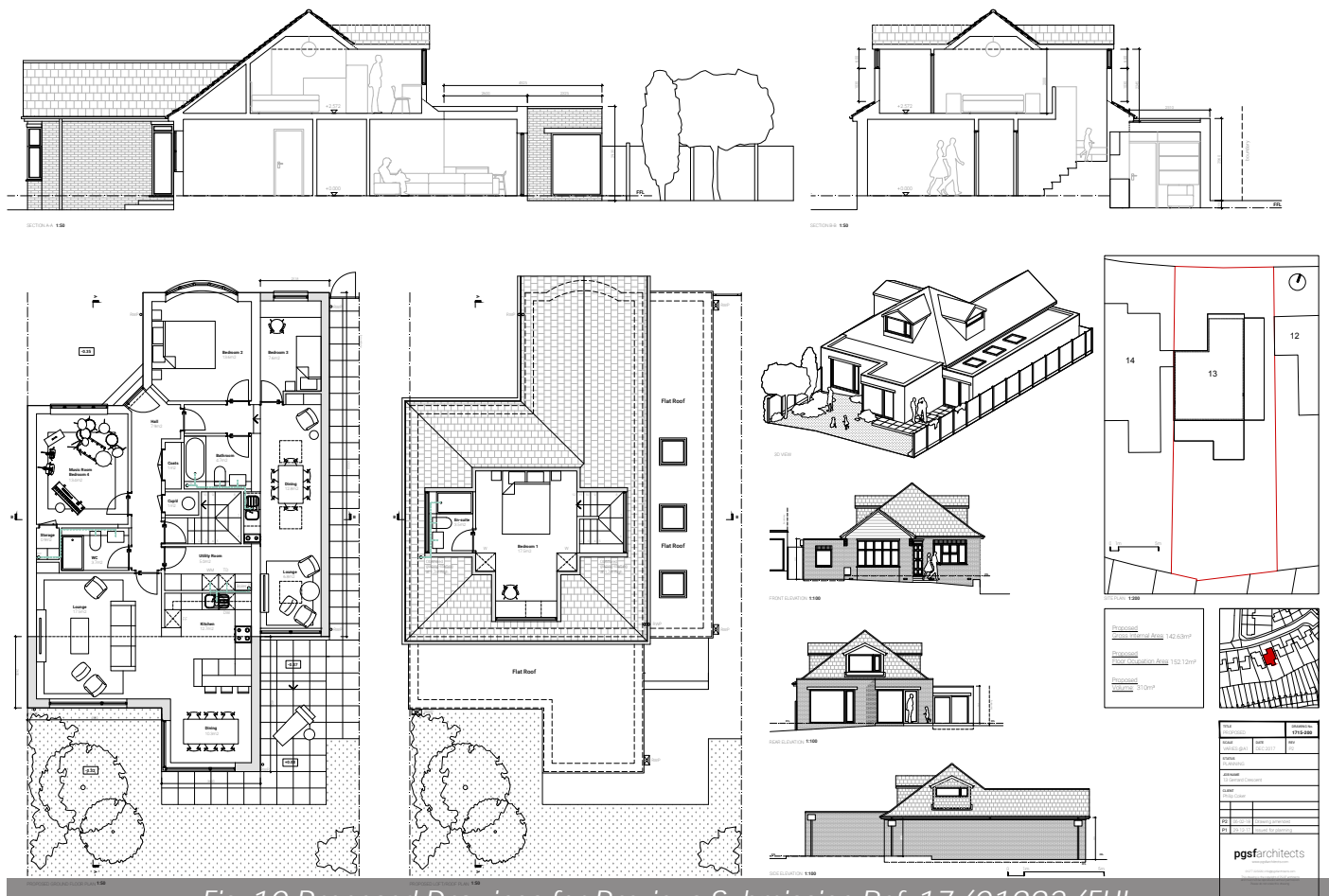


Fig. 10 Proposed Drawings for Previous Submission Ref: 17/01992/FUL

### 3.1 THE DESIGN

#### Proposed Works

The proposed application is for a new porch, part two storey side extension, hip to gable roof extensions, flat roof dormer to the rear and overall aesthetic improvements to the façades of the dwelling. This scheme will dramatically improve the living quality, creating a more functional layout and direct relationship with the external space. The outlook of the dwelling will undergo an uplift of a contemporary nature with the introduction of new subtle materials that will reflect architectural precedent among its street scene.



*Fig. 11 Proposed Front Elevation of No.13 Gerrard Crescent*

#### Front Elevation

The existing front gable is to be transformed by the introduction of new materials such as white render and grey stone cladding that will enhance the presence of the central gable. The porch is to follow a similar design, set back from the main protruding gable the subservient single storey pitched roof porch will also share the render band detailing that highlights the architectural forms, creating a new feature point to the front elevation.

#### Rear Elevation

The rear elevation was designed with the focus of maximising natural light and views outwards towards the garden. At first floor the flat roof dormer also adopts this design strategy to allow views from the master bedroom while the two smaller casement windows that serve the en-suite and bathroom will be obscured glazed. The dormer is to be cladded in slate hanging tile to reduce the impact and compliment the new subtle tones of the proposed scheme.



*Fig. 12 No.36 Eversleigh Gardens, semi-detached hipped roof house with dormer to front elevation*

### Loft extension

In order to utilise the potential of the dwelling we are proposing hip to gable roof extensions and a flat roof dormer to the rear elevation. These additions will allow for 3 new bedrooms, an en-suite to the master and a shared bathroom. Careful consideration has been taken to ensure that the neighbouring properties privacy and rights to light have not been compromised. In order to ensure this the existing ridge height has been maintained, sitting approx 700mm below that of its neighbour to the LHS which reduces from house to house parallel with the topographical slope of Gerrard Crescent. The 2No. Side elevation windows that have been introduced will be obscured glazed and only open-able above 1700mm from finished floor level, preventing any overlooking that could possibly occur. 4No. Roof-lights have been proposed to the front elevation which will allow natural light and ventilation to fill the landing, bathroom and bedroom spaces. All dwellings located on the same side of Gerrard crescent enjoy direct sunlight from their south facing gardens. As a result of this it is highly unlikely that this proposal will have any detrimental impact on its neighbours in terms of overbearing and over shadowing, especially as the rear building line is not being altered beyond the existing. Given that 13 Gerrard Crescent sits independently as a detached dwelling and that loft extensions could be carried out under a permitted development application up to 50m<sup>3</sup> SDA feel this chalet style proposal sits well within its context in terms of size, scale and character and uses the plot location to its advantage.



*Fig. 13 Proposed street scene of 11-15 Gerrard Crescent*

### Street Scene

Fig 14, reflects the street scene of Garrard Crescent with the proposal of No.13 in place. SDA believe that this plot offers opportunity for the proposed scheme to be carried out without any harmful effects on the neighbouring properties.

### Windows & Doors

All existing windows and doors will be replaced with grey powder coated aluminium window and door frames.

## 3.2 MATERIALS



Fig. 14 Proposed material palette

The materials we propose to use externally on the scheme are as follows: (see Fig 14)

(Please read material palette in conjunction with SDA's planning drawings as part of this submission)

The proposal has been designed to provide a contemporary finish while maintaining the aesthetic of the existing property.

- o A – White Render to all external walls
- o B – Grey slate roof tiles to entire new roof and rear dormer
- o C – Dark Grey powder coated aluminium frame windows and doors
- o D – Grey stone cladding
- o E – Pro deck rubber roofing

## 3.3 ACCESS/HIGHWAYS

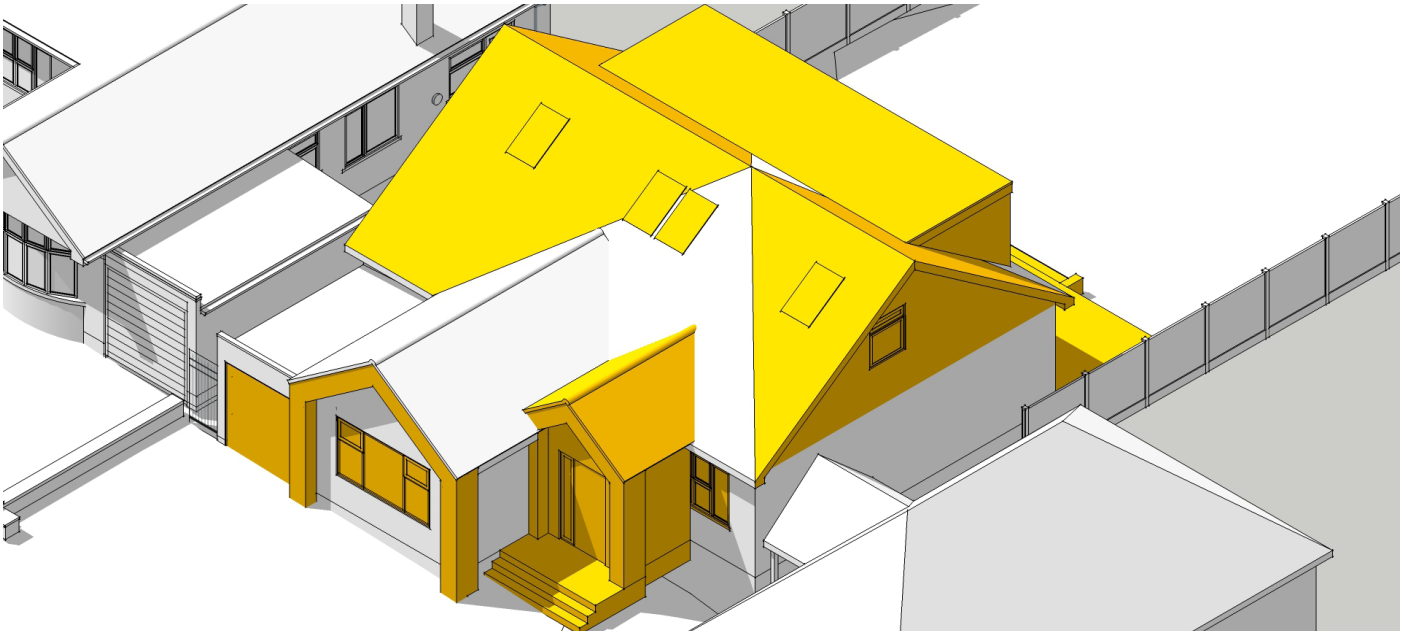
The proposed development does not in any way alter the existing motorised transport access arrangements to the site. The front driveway is retained.

## 3.4 ENVIRONMENTAL EFFECTS

We propose no detrimental environmental impact by this proposal on the site as no trees or shrubs considered of any merit are to be removed.



## 3.5 IMPACT



## CONCLUSION

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. We feel our design creates a high quality dwelling, enhancing the existing, promoting a positive new outlook for the property.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness and should contribute positively to making places better for people. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

It is felt that our design will contribute positively to the character and appearance of the area. We feel SDA have taken into consideration the local context and surrounding areas and hope the local authority can support the application.