



19 Roman Road, Ingatestone CM4 9AA

2742 - Design and Access Statement

For Mr and Mrs Maclean

The erection of a proposed part two storey, part single storey front extension, two new rooflights over the existing staircase within the existing roof structure and 1 new rooflight for bedroom 1 en-suite, internal alterations and external fenestration changes to the rear of the property.



Prepared by Spatial Design Architects

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2.0 PHYSICAL CONTEXT



Fig. 1 Google earth aerial view of 19 Roman Road, CM4 9AA (site highlighted)

The site is a detached, two storey dwelling located in Ingatestone (outlined above). It is a primarily residential area, though is a short walk away from the local high street and train station. The neighbouring properties are a combination of medium/ large two and single storey dwellings. Roman Road has a traditional approach with regard to form and materials with a combination of red brick, render, mock Tudor panelling and pebble dash with common features including a mix of recessed and protruding porches, bay windows, flat & gabled forms. Roofing materials are consistent with either red/ brown clay or concrete tiles.

2.1 THE EXISTING SITE/BUILDING

The site covers an area of approximately 508.4m² (0.12 acres) and the existing dwelling has a footprint of approximately 144.2m². It is not within the green belt, or within a conservation area, nor is the building or any part listed.

The house has render covering all walls externally, with an exposed brick detail at ground level that wraps around the house. The roof is pitched finished in clay interlocking pantiles. The windows and doors are white uPVC. A single storey garage is situated to the side / rear of the property that continues as the existing kitchen at the rear of the property. This single storey side / rear extension is finished with materials to match the rest of the house.



Fig. 2 Existing front elevation



Fig. 3 Existing rear elevation

2.2 EXISTING SITE PHOTOGRAPHS



3.0 PREVIOUS PLANNING HISTORY

The current property has a previous planning history as detailed below;

*Application No:*19/ 00269/ FUL

Application Date: 5th March 2019

Decision: Approved (15th April 2019)

Description: Part two-storey, part single-storey rear extension.

*Application No:*20/ 00491/ HHA

Application Date: 17th April 2020

Decision: Approved (12th June 2020)

Description: Part two-storey, part single-storey front extension, single storey rear extension to include rooflights, conversion of garage to habitable room, existing side pitched roof changed to flat roof and two new rooflights over existing staircase within existing roof.

The most recent application, submitted by Spatial Design Architects (SDA), was for a part two storey, part single storey rear extensions with rooflights and new single storey front porch extension with internal alterations and part garage conversion. Please see the details below;

*Application No:*20/ 01252/ HHA

Application Date: 7th September

Decision: Approved (16th October 2020)

Description: Part two storey, part single storey rear extensions with rooflights and new single storey front porch extension with internal alterations and part garage conversion.

3.1 THE DESIGN

The erection of a proposed part two storey, part single storey front extension, two new rooflights over the existing staircase within the existing roof structure, internal alterations and external fenestration changes to the rear of the property. Since our previous application, our clients needs have changed and we have revised the scheme in line with what they require.



Fig. 10 Proposed 3D Visualisation, Front Elevation

The new front part two storey and part single storey extensions are in-keeping with the original dwelling design. The part two-storey extension adds the greatly needed extra space for the first floor bedroom. The design has been tailored to match the existing house with render, a casement window and clay roof tiles. The roof was hipped back to help reduce the mass of the extension as to not disturb the existing street scene.

The part single storey extension makes way for a new larger lounge, much needed office space and creating a spacious entrance hall into the property. The materials have been matched to the existing house with brick coursing to the necessary height followed by an off-white/ cream render. The proposed single storey has continued the pitched roof to the side of the property with a matching canopy above the front door. SDA believe the extensions to the front of the property add architectural interest to the dwelling and do not have any harmful impact on the surrounding neighbours.

The rear elevation is largely the same to the previously approved scheme minus the single storey extension. The existing dwelling has been utilised to allow better light into internal spaces and better access to the new level threshold patio. Bi-folding doors and corner glazed elements have been added to gain further views out to the garden.



Fig. 11 Proposed 3D Visualisation, Rear Perspective

New bi-folding doors will allow great views out to the garden from the new family area blurring the boundaries between internal and external spaces. A small raised patio will allow for a level threshold detail from the existing dwelling. This will be stepped down to reach the existing garden level. This will be framed with new flowerbeds built in matching red brickwork. SDA believe the simple and clean design reflects the overall simplistic approach of the scheme. These changes will have no affect on the existing neighbouring properties. The existing windows and doors will be changed to a light grey/ eggshell colour in aluminium/ uPvc. We have added one new rooflight within the existing roof above the en-suite in bedroom 1.



Fig. 12 Proposed 3D Visualisation, Rear Perspective



Fig. 13 Proposed Additions Diagram

The additions diagram above indicates the proposed extensions outlined within this scheme.



Fig. 14 Proposed 3D Visualisation, Front Perspective

The front scheme is designed to reflect and blend in within the existing frontage of the property. We have also added two new rooflights above the existing staircase to allow more natural light into the ground floor and first floor landings. These new rooflights are located within the existing roof structure.

With matching materials the new extensions look as if they were always part of the dwelling minimising any disruption to the surrounding properties.

3.2 MATERIALS

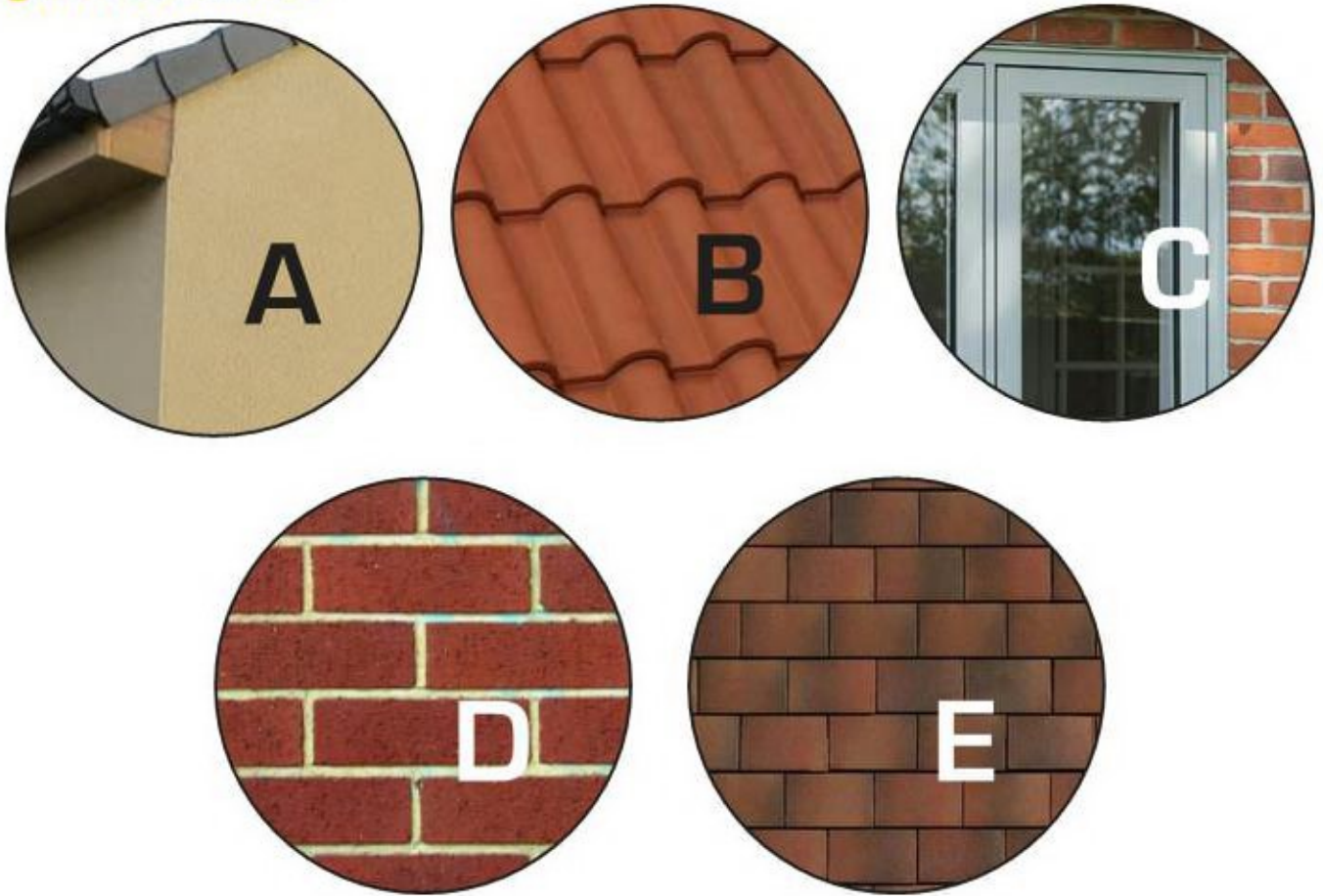


Fig. 15 Proposed material palette

The materials we propose to use externally on the scheme are as follows: (see Fig 15)

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

The proposal has been designed to include a material palette that is sympathetic to the streetscene at the front, with a more contrasting, contemporary palette to the rear.

- o A – Cream render (to match existing)
- o B – Interlocking clay tiles (to match existing)
- o C – Double glazed Light grey/ Eggshell UVPC/ Aluminium windows & doors
- o D – Red Brickwork (to match existing)
- o E – Plain clay roof tiles for the Canopy (to match existing)

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.

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 incorporates sympathetic alterations to the dwelling and does not alter the existing surrounding context.

It is felt that it will contribute positively to the character and appearance of the area, whilst also satisfying our client's brief. We feel SDA have taken into consideration the local context and surrounding areas and hope the local authority can support the application. The overall design of the additions have been designed not to cause an adverse effect to the neighbouring properties.

Given the similarities to the previously approved scheme it is hoped the local authority can look favourable upon the newly revised scheme.