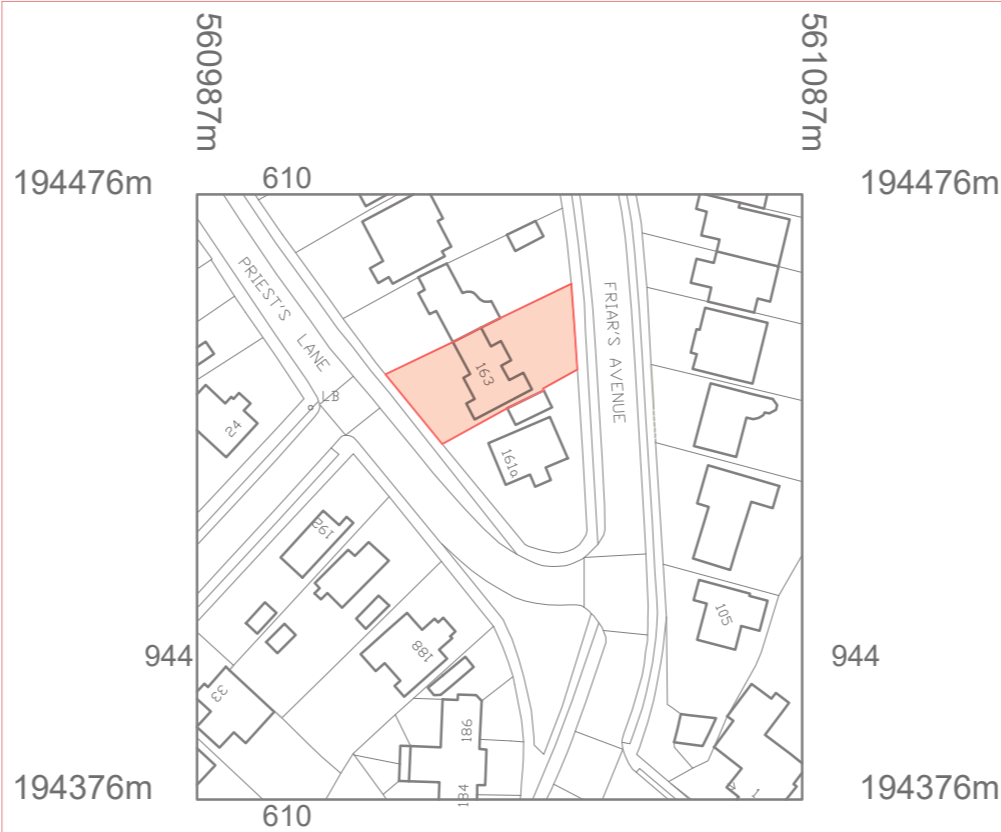


163 priests lane cm15 8lf
design + access statement
30 november 2021



AMBROSE M^CCALLUM ARCHITECTS

introduction



This short report has been prepared by Ambrose McCallum Architects to support an application for planning permission to carry out work to a family home in the Borough of Brentwood.

The works comprise a rear extension at ground and first floors, internal reconfigurations, and improvements to the front porch.

The site is not located in a conservation area, nor is the dwelling either listed or noted as making a positive contribution to the Borough.

existing site analysis and context

163 Priest's Lane is a semi-detached residential property sitting comfortably on a street characterised by two storey detached and semi-detached dwellings of various styles and designs.



south

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existing site analysis and context

Priest's Lane connects Brentwood to Shenfield and backs onto Friar's Avenue. It is a relatively flat, leafy, residential road dating from the turn of the 1900's. The houses are set back with established front gardens, many with cross-overs. The neighbourhood is spacious, bright and friendly. The properties along this road do not share a consistent architectural language, and many have been altered and extended in recent decades.

163 was designed in an "*arts and crafts*" style though it possibly dates from more recent times. It has undergone little modernisation, but has extended dormer roofs and inhabited a garage, both of which received planning permission (1997, 2004). It is now in need of renovation to make it a modern, comfortable family home.



planning matters

Our proposal does not involve a change of use to the existing (C1) Dwelling House.

The property does not fall within a Conservation Area and is neither a listed building or buildings of townscape merit.

Trees and boundaries will not be affected by the works.

In terms of precedent, many of the houses along Priest's Lane have carried out similar rear and roof extensions. Many of them were carried out under Permitted Development rights, although there is a long list of standard planning consents for the road.



With regards Policy:

CP1(i) the proposal will not have an unacceptable or detrimental impact on visual amenity, or the character and appearance of the surrounding area.

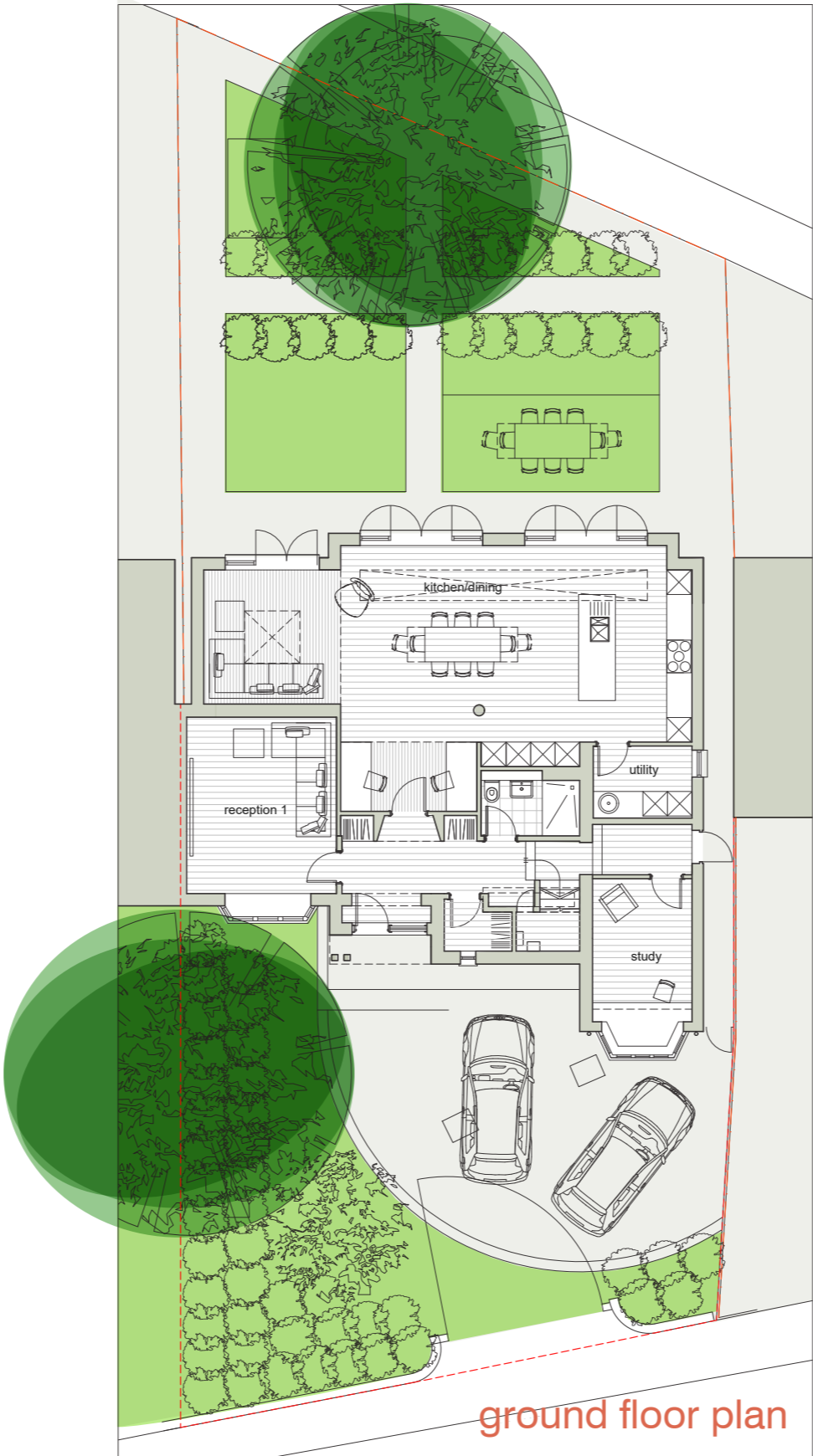
CP1(ii) The proposal will not have an unacceptable or detrimental impact on the general amenities of nearby occupiers of the proposed development by way of overlooking, lack of privacy, overbearing effect or general disturbance.

CP1 (iii) The proposal is of a high standard of design and layout and is compatible with its location and any surrounding development (and with the existing building), in terms of size, siting, scale, style, design and materials.

H17 (Dormer Windows) The dormer windows have been carefully designed to relate to the overall roofscape in scale and materiality. The design and scale of the dormer windows are subsidiary rather than a dominant feature of the roof.

IR5 (i-iii) The renovation proposed :

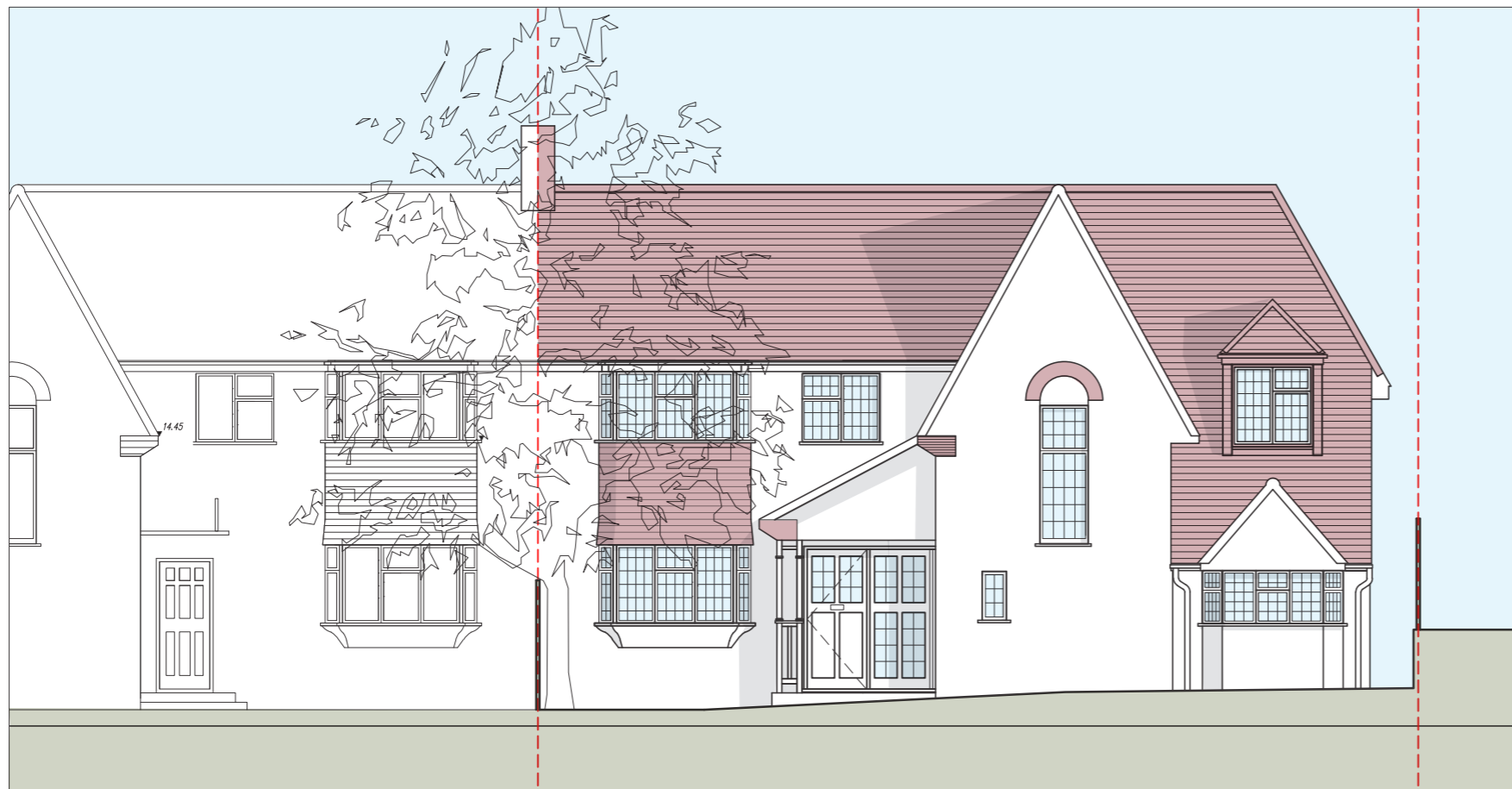
- (i) Incorporates the principles of energy conservation and efficiency in the design, massing, siting, orientation, layout and use of materials
- (ii) Encourages the use of renewable sources
- (iii) Encourages water conservation.



proposal

The footprint of our ground floor extension projects out to the line established by the garage of number 161, and the neighbouring lean-to at number 165.

We have left space between the rear extension of number 165 and our own proposal, to allow the two to *breath*. The only amendment to the front is the new front porch which is in an *“arts and crafts”* style to match the existing house.



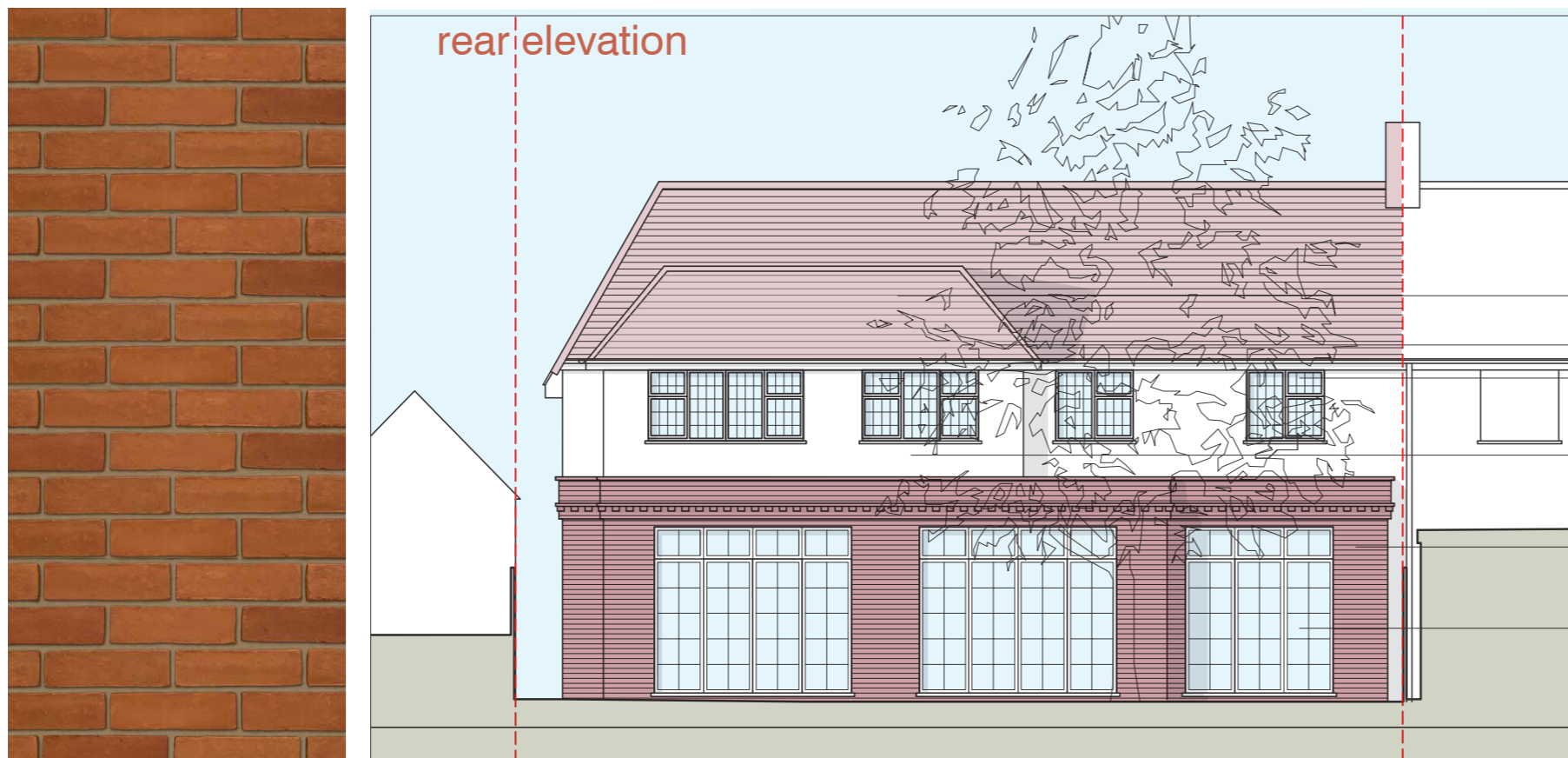
impact on the neighbourhood

The main impact on the front elevation will be the improved joinery porch, which will be constructed in timber in an “*arts and crafts*” style, having a positive impact on the street scene and improving the thermal performance of the existing built fabric.

access

Access to the house and principal accommodation remains unchanged.

proposal



The proposed works seek to:

- extend the house within and outwith the existing roof volume
- extend the house to the rear going no farther than the adjacent properties footprints
- achieve maximum effect with minimum intervention
- be in harmony with the original fabric in terms of scale, hierarchy and materials

In summary, the works will involve extending out in materials to complement and match the existing. There will also be internal upgrades to reflect current standards and regulations.

The proposals will not compromise the integrity of the house or its appearance. The materials draw on the local context and the design ensures continuity of the original fabric whilst maintaining visual clarity between the old and new.



expressed 1st floor gables in the neighbourhood

proposal rear

The rear elevation has been returned to its original volume, mirroring the original principal roof form which is still apparent at number 165 (see photo below). It then replaces the 1990's dormer with a raking gable extension, similar to all the gables in the streets around, see the map left, and the photo's of the immediate neighbours below.



neighbouring gables at 167 and 169



neighbouring gables at 167 and 169



no. 163

no. 165

sustainability

Environmentally, the house will be significantly improved. The new fabric will be thermally insulated to a high standard to reduce solar gain and minimise heat loss. The new accommodation will have opening windows for natural ventilation and direct daylight, reducing the need for artificial air movement and lighting - enhancing the well-being of the users.



conclusion

The proposal will have a neutral impact on the surrounding landscape when seen from the surrounding streets and a positive influence when seen from the surrounding gardens. Whilst at the same time the proposals significantly improve the accommodation to meet the needs of family life in the 21st Century.