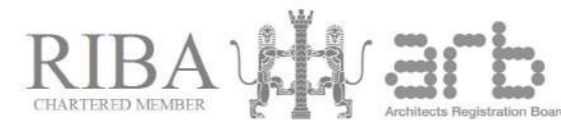


06



REFINE + RESOLVE ARCHITECTS

6.0 USE

The application has considered and responded to the surrounding spatial layouts of the neighbouring context and the requirement to deliver much needed market housing in this location. The proposed development is to create 1no 1.5 storey detached 3no. bedroom family home.

This application follows the extant approval for a similar proposal ref: 23/00279/FULL

The continued key driver has been to create a development that ties into the local context in terms of much needed dwelling size and type to reinforce the sense of community within the neighbour-hood.

It has been important to make best use of this site, with good infrastructure and transport links close by, the site represents an opportunity to improve the current housing stock within this area.

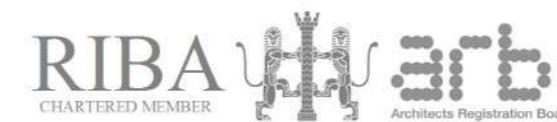
The proposed dwelling will be designed to meet the current national spaces standards in terms of size and internal arrangement. An important element in any new residential proposal is adaptability. The plan form offers accommodation that can be adapted to have an entrance level that is fully wheelchair accessible should the owner's requirements change as they progress in years and the ceilings and walls being of sufficient structural integrity to allow for hoists etc.

Amenity provision is a crucial element within the proposal and this is provided with a private rear garden and landscaped front entry spaces. The proposal will be easily read as being of a high quality that will sit comfortably within this semi-rural setting of the surrounding area.

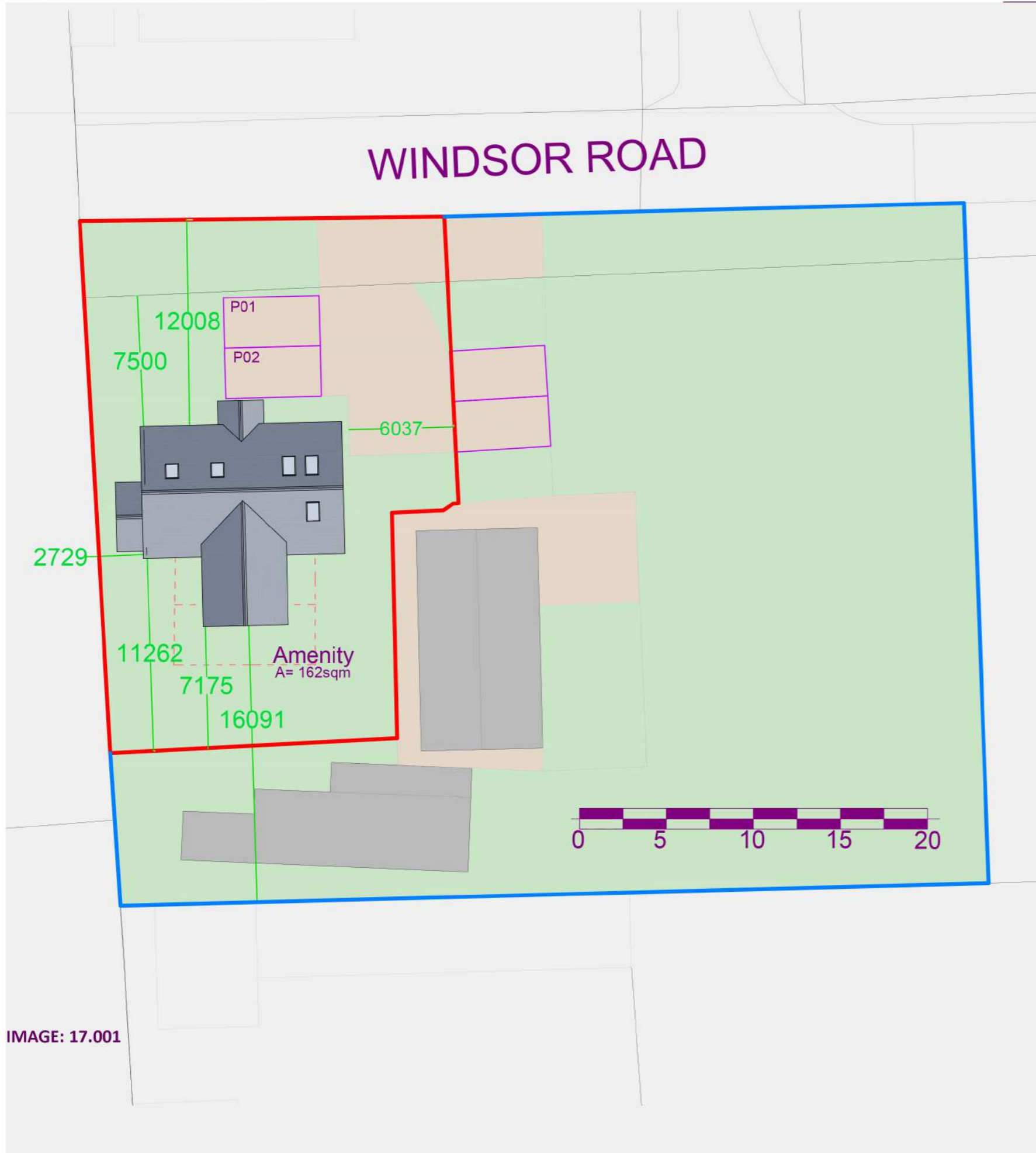
Given the existing use of the site, the residential setting and the extant approval, the replacement of a single dwelling will sit comfortably into the context and the organisation of the space will reinforce the pattern of the surrounding area.

The proposal will be in accordance with both national and local policies and the site layout makes efficient and best use of land to encourage regeneration and assist delivering economic growth and much needed high-quality housing in this well-connected area.

07



REFINE + RESOLVE ARCHITECTS



7.0 LAYOUTS

LEFT: Proposed Site Layout

The early stages of the brief and design development considered a number of options in relation to the overall layout that aimed to maximise the use of the site. The orientation and protecting of neighbouring amenity in terms of privacy and outlook has been a key factor in site layout as well as addressing the frontage of the dwelling and the site itself. The proposed form has responded to the positions of the neighbouring properties.

Therefore the essence of the semi-rural pattern of the site remains with a seamless stitching into the fabric of the area whilst bringing the new dwelling closer to the roadside inline with surrounding properties.

This latest proposal comprises of 1no. detached family home with its own private access drive. This proposal continues the arrangement of the surrounding area by having a buffer of landscaping to the front of the site (Roadside). This has the effect of creating areas of green defensible space that screens and softens the built form from adjacent properties and allows for individual expression through planting etc.

The layout of the private garden is contextually appropriate as they carry on the existing relationship of established gardens within the areas.

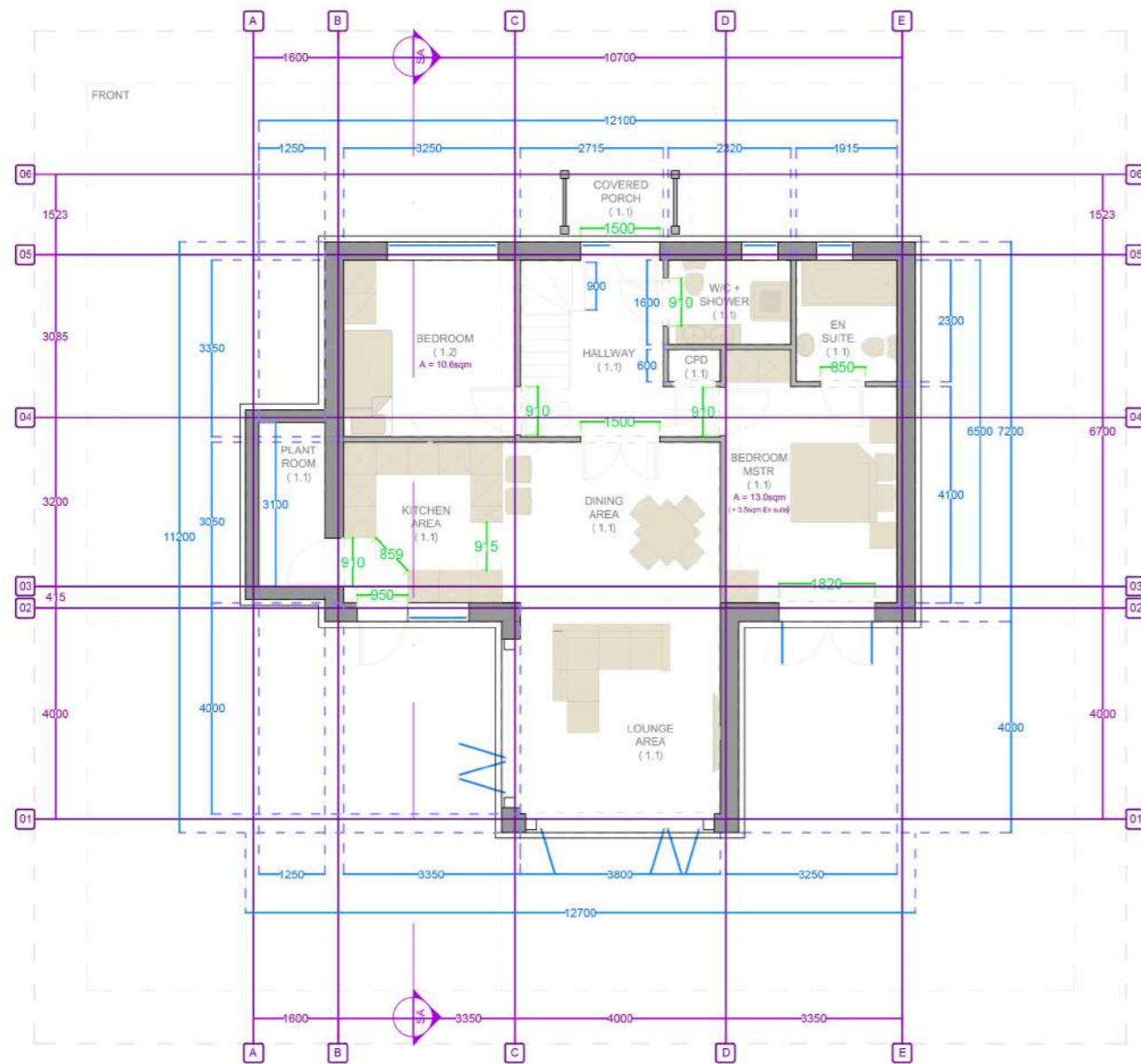
The spacing around the dwelling is generous and contextually appropriate in terms of its relationship with other and the neighbouring sites. The development creates no impact on the amenity of the surrounding context in terms of privacy, outlook and rights of light.

The ground floors comprise of a large open plan kitchen, living and dining area. This is the main social space which opens up onto the garden spaces and helps to create a good balance between internal and external areas. There are good sized entrance hallway which lead onto the second bedroom, the master with ensuite, and the family bathroom. On the first floor there is another large double room with a separate bathroom.

The dwelling is organised to meet all the current space standards and access regulations. The ground floor of the dwelling is able to be converted and adapted to allow for it to be fully wheelchair accessible and allow for single entry level living.

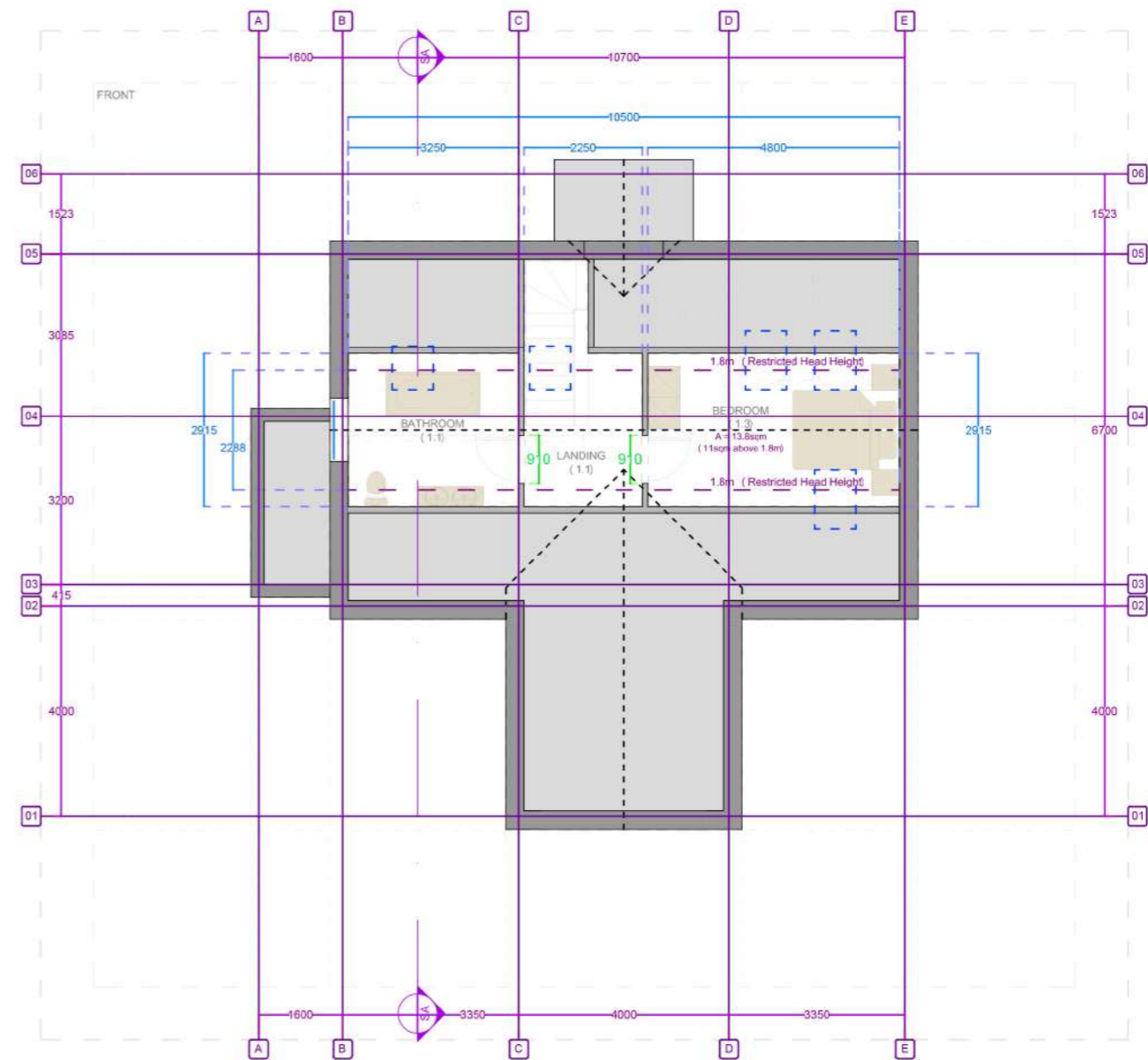
Careful thought has gone into the layout of the proposal to produce a high-quality scheme that minimises the impact on the surrounding context. The building is arranged to give a strong presence at the front and back to create a self-policing environment that offers the right mix of openness and privacy.

IMAGE: 17.001



01 Proposed Ground Floor Plan
GA
Internal Area = 88sqm

NOTE: DESIGN CREATES A 6M RIDGE LEVEL FROM BASE 0.5M EXCAVATION TO ACHIEVE 5.5M RIDGE TO EXISTING GRD LEVEL WHICH IS ONLY 0.5M HIGHER THAN EXTANT APPROVAL



02 Proposed First Floor Plan
GA
Internal Area = 28sqm - (All within roof space)

NOTE: DESIGN CREATES A 6M RIDGE LEVEL FROM BASE 0.5M EXCAVATION TO ACHIEVE 5.5M RIDGE TO EXISTING GRD LEVEL WHICH IS ONLY 0.5M HIGHER THAN EXTANT APPROVAL

7.0 LAYOUTS

Dwelling layout showing the floor plates that comply with National Space Standards as well as Part M

Drawing Scale 1:125 on A3



REFINE + RESOLVE ARCHITECTS

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08



REFINE + RESOLVE ARCHITECTS

8.0 BUILT FORM & APPEARANCE

Through a further design development process, a proposal has been advanced that has considered and appropriately responded to the local conditions and setting. The proposal has been analysed in the context of constraints and opportunities and has a built form and scale that respect its potential impact on the neighbouring sites and surroundings. The application has drawn reference from the surrounding area in terms of reinforcing the local character and respecting both the immediate and wider context.

In accordance with the National Planning Policy Framework the proposed scheme promotes a high-quality design enhancing the existing street and fabric with built form and structural planting across the full site frontage and on all boundaries to create ecology and biodiversity gains.

The immediate context is a of a varied style with the neighbouring sites being of a more piece mill design. The wider context is generally traditional in style with a variety of pitched roof forms.

The revised replacement dwelling has a full pitched roof with the ridge running side to side and a projecting gable at both the front and back of the dwelling. This presents a strong roof form for the replacement dwelling and helps keep the proposal referencing the historic typologies.

The overall mass of the dwelling is broken up with a canopy porch which also provides protection to the user. The simple and conservative entrance language forms a clear access point to the property.

The proposed dwelling relate in styling, form, scale and detailing that helps create a sense of rhythm through the aesthetics and arrangement within the site.

There is a strong order and organisation to the fenestration that is generated by the horizontal arrangement of key elements around the building.

The rear of the proposed property will have good sized glazed areas to create an interaction with the outside spaces. This allows for additional social space to be created within the proposal without creating excessive mass.

All the bedrooms benefit for good sized glazed apertures as part of the buildings fabric to provide both outlook and a good source of light.

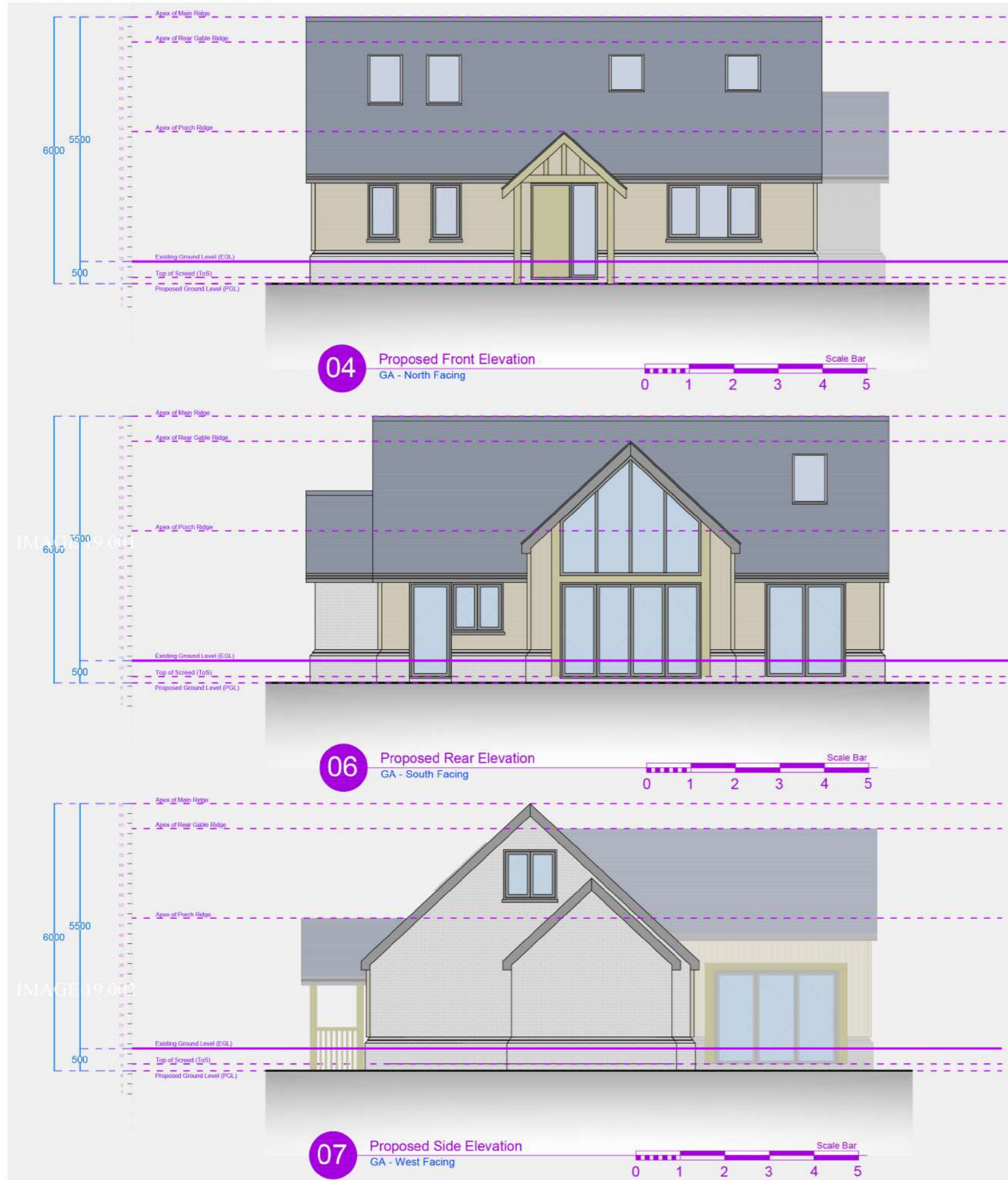




IMAGE: 21.001



IMAGE: 21.002

8.0 BUILT FORM & APPEARANCE

The fabric of any building must consider and inform the aesthetic, technical performance, form of construction and future maintenance. A range of simple high quality traditional looking materials has been selected to provide a durable palette that responds to the surrounding context and allows for a degree of variation and detail within the elevational design.

An approach using grey slates have been chosen to demonstrate a high quality finish and to reference the colours of the strongest surrounding dwellings. The fenestration is framed with powder coated aluminium framed glazing and will include high performance energy efficient double and triple glazing. Decorative brickwork elements have been introduced to further visually demonstrate the quality of the scheme and to also provide rythm to the facade and to add detail and interest to the elevations.

The major materials proposal within the design are the brick elements and the rainscreens. The choice of brick has allowed for additional referencing of the neighbouring housing. The brickwork allows for a texture to the proposal. The weatherboarding and cladding is used to the proposed elevations to wrap parts of the dwellings in a comfortable and reassuring material.

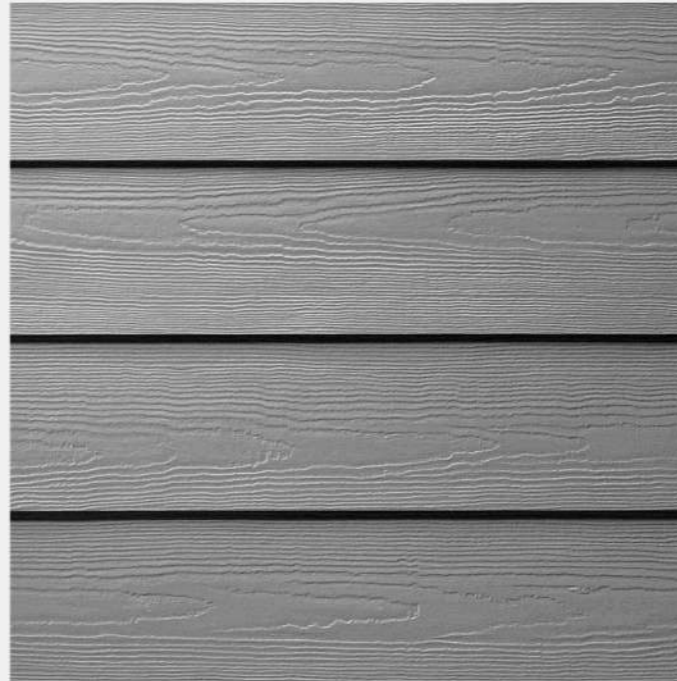
Each elevation within the design is responsive to its individual requirements. The side elevations have less glazing in order to limit the impact on the neighbouring properties and to provide privacy. The rear elevation maximises the engagement with the garden space and makes the most of the available outlook through the introduction of the strongly ordered fenestration. The front elevation also maximises the outlook available but also ties into the front landscaping to provide strong entrance language.

The overall design approach is one that is respectful of the surrounding domestic scale and responds in an appropriate way to create a proposal that balances both the maximising of the potential for the site, whilst minimising the impact on the neighbouring properties. The overall scale and mass is reduced though a combination of a considered material palette and careful modelling of the built form to create a well layered, well detailed high-quality proposal that sits comfortably within the street scene and the wider context.

MATERIAL 001



MATERIAL 002



MATERIAL 003



8.0 BUILT FORM AND APPEARANCE

This sheet will outline the schedule of the proposed materials for the new dwellings

MATERIAL 001 - Blend 16 Grey Brickwork

MATERIAL 002 - Marley cedral lap or similar weatherboarding

MATERIAL 003 - Grey silicone render

MATERIAL 004 - Natural Slate Roofing

MATERIAL 005 - Red Cedar Soffits and reveals

MATERIAL 006 - Aluminium framed double glazed units RAL 7016

MATERIAL 004



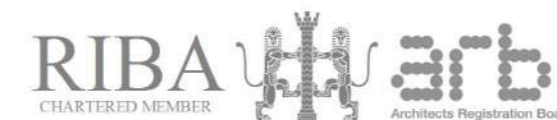
MATERIAL 005



MATERIAL 006



09



REFINE + RESOLVE ARCHITECTS



9.0 LANDSCAPE

The landscape design is a critical component within the overall development proposal. All landscaping both soft and hard will provide overall coherence, softening of the appearance of the built forms, providing useable outdoor space for recreation and enhance the relationship of the buildings to their setting.

The proposed landscaping will create a green edge to all hard standing areas which will add a buffer and further layering to the boundary treatment. An additional area of planting has been proposed to reinforce the entrance languages which provides a transitional area between the street level and the houses.

The landscape will provide high quality amenity space with a mixture of traditional lawn areas, planted boundaries and patio areas. It is important to provide a variety of spaces for different uses and this will have the potential for extending the use of these areas for a prolonged period of the year.

It is hoped the boundary planting will provide areas for biodiversity to flourish as well as offering social benefits.

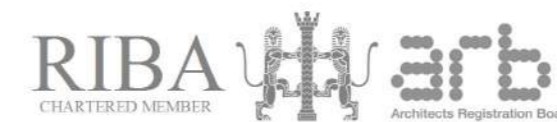
Areas of hard landscaping are to be constructed in permeable surface to limit surface water runoff. The surface material will be in regular block pavers in a two colours to harmonize with the material palette of the main built form.

The boundary treatments will comprise of a mixture of dense planting & trees and close boarded fencing to the gardens whilst the front will have a structurally planter row of trees to address the street scene. This will provide privacy and security whilst also introducing softer edges in places.

The careful and considered nature of the landscape design will aid in creating a sustainable and biodiverse scheme that ties into the local environment and provides high quality residential amenity. It is critical that the landscape connects the site back to the countryside.

This is our vision and aspiration for the landscaping and we would seek for this to be conditioned as part of a positive decision.

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REFINE + RESOLVE ARCHITECTS

IMAGE 24.001



IMAGE 24.002



IMAGE 24.003



IMAGE 24.004



IMAGE 24.001 - High Performance Glazing Systems
IMAGE 24.002 - Inset PV panels
IMAGE 24.003 - Off Site manufacturing
IMAGE 24.004 - SUDS Design and rainwater harvesting systems

10.0 SUSTAINABILITY

The NPPF has a presumption in favour of sustainable development. Key to the National Policy is the supply of housing to meet the needs of present and future generations, assist the delivery of economic growth and an enhancement of our natural and built environment. The three roles of sustainable development should not be considered in isolation, because they are mutually dependant.

This proposal represents a sustainable development that not only supports the broadening of the local economy and delivers high quality replacement dwelling, it will also be a high quality and safe environment for future generations to live and work. Therefore, in-line with the National Framework, the proposals offer a well designed residential unit to improve and enhance the character, local context and community of the area, specific objectives which have been accepted by the LPA as demonstrated by the recent extant approval for a similar proposal.

Sustainability begins with the development of an accessible site within close proximity to local services and amenities. The redevelopment of this site will make best use of the infrastructure and connectivity that is available in the area.

When considering the energy use of a building there are two tiers of action required to improve sustainability. The primary goal is to reduce the energy required and the proposal achieves this in a number of ways. The external fabric of the proposal will consist of a high U value external skin, high levels of glazing have been introduced to provide natural ventilation and increase daylight within the building. Features such as lightbulbs and ASHP's will be specified to be efficient low energy units to minimise the day to day energy usage. The secondary goal is to look to generate low carbon energy. This is achieved within the proposal with the inclusion of onsite renewables in the form of roof mounted photo-voltaic panels.

Construction materials and methods have been chosen that have sustainability in mind. Where possible these will be locally sourced and utilise local labour to reduce travel distances. A balance will be struck between the need for high performance products versus a desire to reduce the embodied energy in the material. Modern off-site construction techniques will be utilised to minimise waste and reduced the overall time and energy required onsite.

Water is an important factor in assessing the sustainability of any proposal and the developed design includes the use of water efficient measures such as restrictors on taps, dual flush toilets and water saving shower heads. The proposal will also include rainwater harvesting in the form of waterloc soakaways to allow for gardens to be irrigated without the need to use fresh water.

Resulting from the opportunity to enhance boundary planting and soft landscaping throughout the proposal, there will be gains in both ecology and bio-diversity across the site. This will further be enhanced with the introduction of bird and bat boxes. - See Arboriculturalist report when provided with the full submission.

All of the above will produce a replacement dwelling that is as sustainable as is practically viable with considerable improvements to the housing stock and the site itself.

SUSTAINABILITY CHECKLIST

Is this application for residential or non-residential development?

RESIDENTIAL

This checklist forms part of the sustainability statement for this application and is submitted with all stages of the application phases for new residential or commercial units

Has an Architect been instructed that has experience in designing and delivering sustainable buildings?

YES NO N/A

Is the site a historic building, listed building, within a conservation area or an area of archeological potential?

YES NO N/A

Have sustainable design principles been incorporated into the final planning proposal?

YES NO N/A

Sustainable Design Principles – To be Implemented

Landscape-Led Design	YES
Orientation and Form	YES
Energy Efficiency	YES
Renewable Technologies	YES
Fabric First Approach	YES
Indoor Air Quality	YES
Water Management	YES
Materials and Finishes	YES
Adaptable and Future-Proof Design	YES
Waste Management	YES

Will the building seek to achieve an Energy Efficiency Rating of A (92+)

YES NO N/A

Will the building seek to achieve an Environmental Impact (CO2) Rating of A (92+)

YES NO N/A

Use Less Energy

The first step addresses reduction in energy use, through the adoption of sustainable design and construction measures.

In accordance with this strategy, this development will incorporate a range of energy efficiency measures.

Enhanced Building Fabric

The heat loss of different building elements is dependent upon their U-value. A building with low U-values provides better levels of insulation and reduced heating demand during the cooler months.

The new build elements will incorporate high levels of insulation and high performance glazing to exceed Part L1a 2013 targets and notional building specifications, in order to reduce the demand for space heating.

Air Tightness

Heat loss may also occur due to air infiltration. Although this cannot be eliminated altogether, good construction detailing and the use of best practice construction techniques can minimise the amount of air infiltration. To aid in this, the Accredited Construction Details will be adopted for the thermal bridging.

The proposed development will aim to achieve Part L Building Regulations (2013) target air permeability rate of 5m3/m2 at 50Pa through good detailing and draught proofing in each section of the development.

Supply Energy Efficiently

The second step takes into account the efficient supply of energy, by prioritising decentralised energy generation. The feasibility study showed that there are no existing district heating networks within close proximity of the site that are feasible for connection.

Use Renewable Energy

The third strategy covers the use of renewable technologies.

A feasibility study was carried out for this development and a range of renewable technologies were analysed. The analysis included a biomass heating system, ground source heat pumps, air-source heat pumps, photovoltaics, solar thermal and wind turbines.

The analysis identified individual solar photovoltaics and air source heat pumps as suitable technologies for inclusion in the proposed development.

Daylight

The development has been designed to maximise daylight in all habitable spaces as a way of improving the health and wellbeing of its occupants.

All of the habitable rooms, such as living area, will benefit from full height windows to increase the amount of daylight within the internal spaces.

The above are measures expected to substantially reduce the need for artificial lighting whilst delivering pleasant, healthy spaces for occupants.

High Efficacy Lighting

The development intends to incorporate low energy lighting fittings throughout the habitable spaces. All light fittings will be specified as low energy lighting, and will accommodate LED, compact fluorescent (CFLs) or fluorescent luminaries only.

Thermal Mass

During peak summer periods the thermal mass of the building will absorb and store excess heat. The building will release its heat in the cooler evenings to allowing for cooler internal spaces dampening the peak diurnal weather conditions.

Ventilation

In order to provide fresh air and the dissipation of heat in the habitable areas, it is proposed that each wet room will have an individual extractor fan installed. Passive ventilation of the dwelling will also be possible by providing openable windows that allow for cross ventilation, should occupants wish to use this.

Photovoltaic Panels

Four types of solar cells are available on the market at present and these are mono-crystalline, poly-crystalline, thin film and hybrid panels. Although mono-crystalline and hybrid cells are the most expensive, they are also the most efficient with an efficiency rate of 12-20%. Poly-crystalline cells are cheaper but they are less efficient (9-15%). Thin film cells are only 5-8% efficient but can be produced as thin and flexible sheets.

Photovoltaics are considered a suitable technology for this development for the following reasons:

- The development provides a large enough space for the installation of PV panels, giving the opportunity to locate them in an efficient position at this development.
- PV arrays are relatively easy to install when compared to other renewable systems.
- PV panels provide a significant amount of CO2 savings, and can be added to in the future.
- Based on the reasons above, photovoltaics would be a suitable renewable technology for the proposed development.

Location of Photovoltaic Panels

An appropriate location for the proposed photovoltaic panels was identified once the site constraints were taken into account. It is proposed that PV panels, laid on the south facing roof surface will allow for good electricity generation.

Air Source Heat Pumps (ASHP)

Air source heat pumps (ASHPs) employ the same technology as ground source heat pumps (GSHPs). However, instead of using heat exchangers buried in the ground, heat is extracted from the external ambient air.

ASHP is considered a suitable technology for the development for the following reasons:

- It is a high efficiency system for the proposed development.
- It requires less capital cost than GSHP and other renewable technologies.
- It also doesn't require a large section of land for installation unlike GSHPs.

The efficiency of heat pumps is highly dependent on the temperature difference between the heat source and the space required to be heated. As a result ASHPs tend to have a lower COP than GSHPs. This is due to the varying levels of air temperature throughout the year when compared to the relatively stable ground temperature. The lower the difference between internal and external air temperature, the more efficient the system.

Based on the reasons above, ASHP is considered suitable for the proposed development.

The Location of the Development and Sustainable Travel

How will this development encourage occupiers to use other means of transport than their private car?

Safe cycle and pedestrian routes around the site and to local facilities	NO
Close to local schools, shops and services	IN PART
Close to frequent bus routes	YES
Secure cycle storage provisions	YES
Minimising car parking	YES
Other (Please specify)	

Working with Nature - Enhancing Biodiversity

What measures will be taken to enhance ecological value of the site?

Planting of native species	YES
Installing bird/bat boxes	YES
Green/brown roofs	NO
Pond(s)	NO
Other (Please specify)	

Managing Surface Water runoff

What measures will be taken to reduce surface water runoff?

Green/brown roofs	NO
Rainwater harvesting including water butts	YES
Minimise paved areas	YES
Permeable hard surfaces	YES
Filter strips and swales	NO
Other	

Reducing Energy Demand and Carbon Dioxide Emission

How will we reduce the energy demand of your development?

Building design making best use of solar energy	YES
Site layout minimising potential for passive solar gain	YES
Reducing air leakage and limiting thermal bridging	YES
Insulating above Building Regulation requirements	YES
Energy efficient lighting	YES
Light sensors	YES
Passive ventilation	YES
A-rated boilers and white goods	YES
Landscaped/plants to provide wind shelter and avoid overshadowing	YES
Other (Please specify)	

Selecting Construction Materials with Low Environmental Impact

It is our target that the development utilises a minimum of 20% sustainable, re-used or recycled building materials in the construction. How will you reduce the environmental impact of the construction materials used in this development?

It is intended that the proposed development will make use of off-site and preformed construction modules with the timber coming from an approved sustainable source. There is also a consideration to reuse waste concrete materials within the development networks

The new building will also offer PV displays as well as air source heat pumps and rainwater harvesting systems.

Managing Construction Site Pollution and Waste

10) Do we intend to have the site or your company registered with the Considerate Contractors Scheme (www.ccscheme.org.uk)

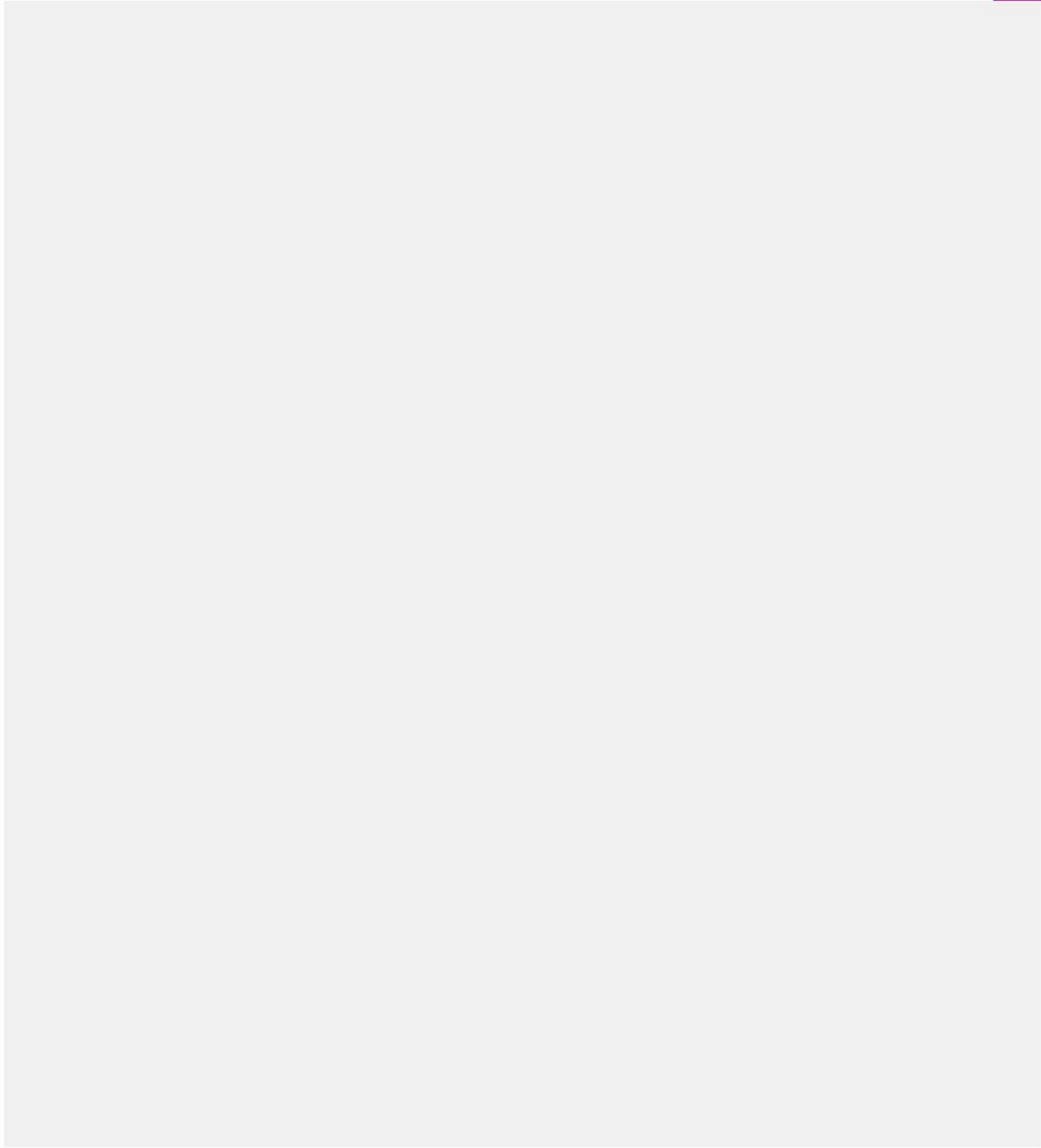
YES NO N/A

What measures are you taking to minimise waste?

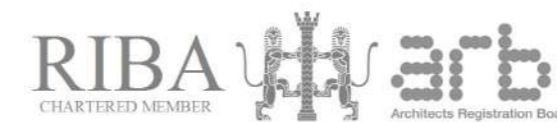
All buildings will be manufactured off site in a controlled environment. All existing materials on site will be reused within the development.

What measures are you taking to minimise air, water and noise pollution from the construction site

As above all manufacturing will be off site and hours of operation will not be during unsociable hours.



11



REFINE + RESOLVE ARCHITECTS

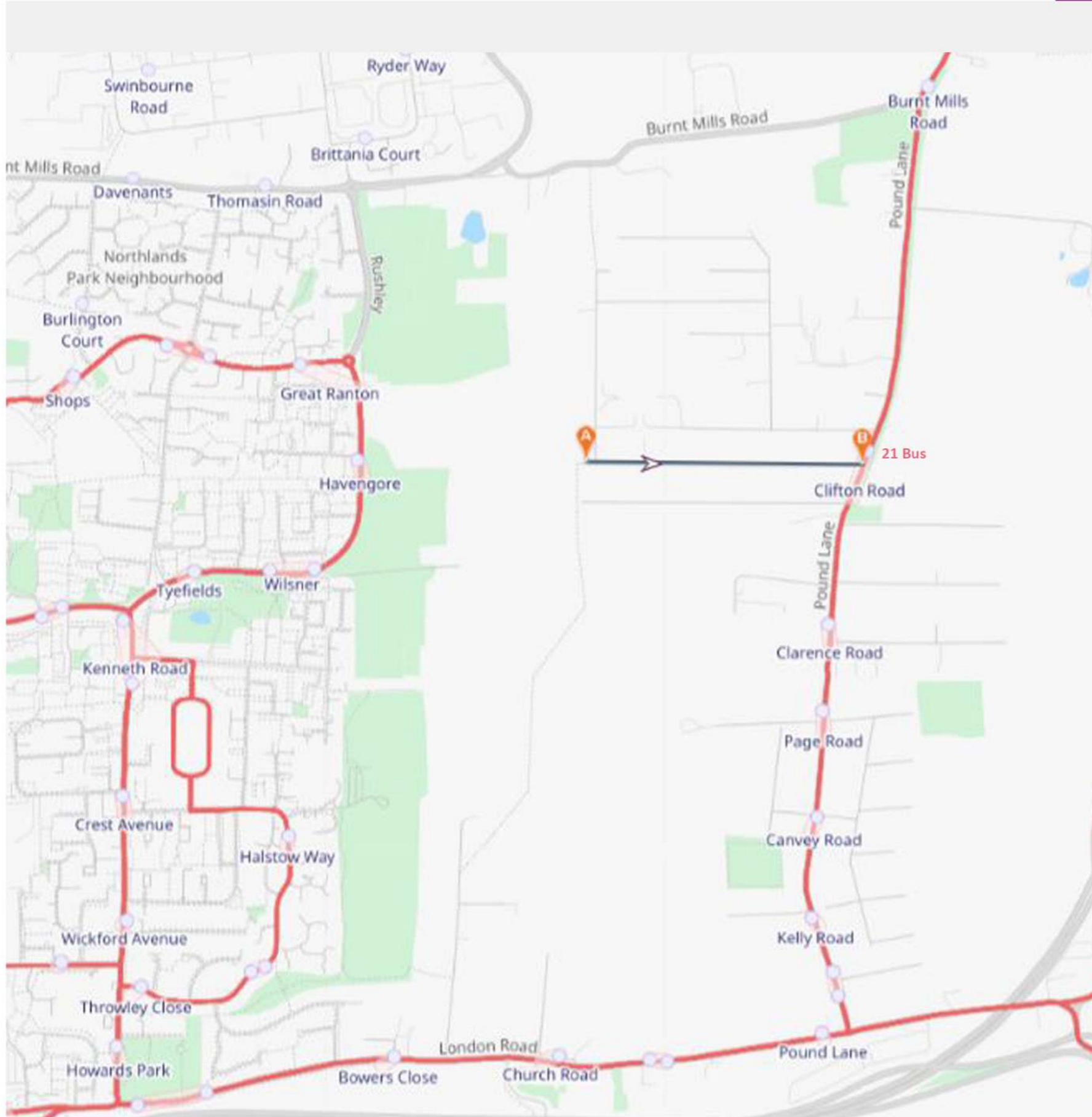


IMAGE TAKEN FROM PLOT A ROUTE - 5.20 minutes (ave) walk to the nearest direction bus stop for journeys. This times factor in worse case incline impact.

11.0 ACCESS

LEFT: Image to show the access options available via the nearest bus stop. This will provide connections to Pitsea, Benfleet, Basildon and Wickford and beyond without the need for a private vehicle. It is considered that the distance to the bus stop is achievable by nearly all age groups.

The proposed development proposes to reuse the existing access from Windsor Road and has good access to a number of transport nodes and therefore benefits from having good connectivity into the local towns and the wider area beyond. The nearby A13 and A127 forms part of the major transport corridor providing direct access to local cities as well route out nationally.

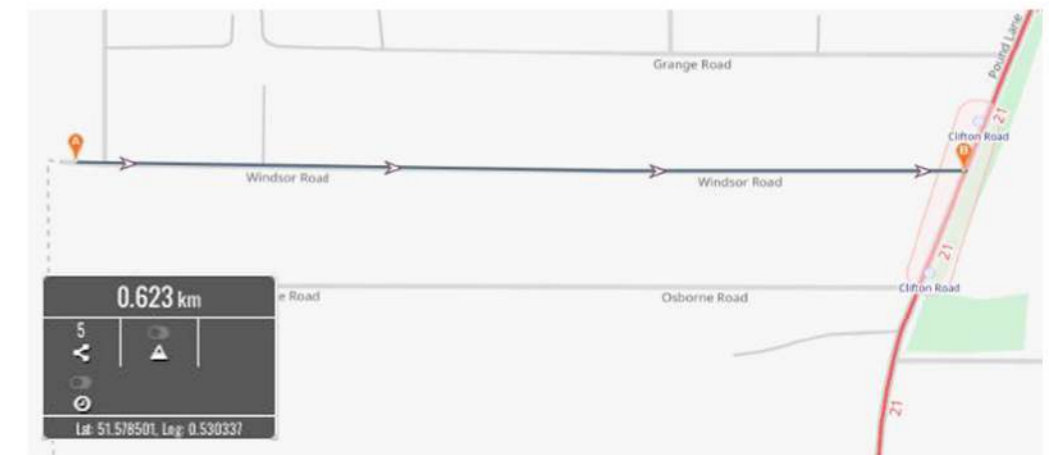
The site is designed to meet all highway and access standards and off-street bike and car parking spaces have been accommodated. The replacement dwelling will also have space for a secure bike storage area.

Parking sizes and clear distances are design to comply with the LA highways requirements.

Strong entrance language has been designed on the front facades of the new dwelling with clear landscaping in place to reinforce its location. The layout of the new dwelling is designed so that there are appropriate levels of transparency to directly view the frontage and main access points which provides visibility and security. The design of the landscaping, access, circulation spaces, parking and private amenity ensures adequate provision has been made for to make the scheme inclusive for people with disabilities and those less able bodied.

The replacement dwelling is classified as accessible and adaptable. It can facilitate an entry level wheelchair useable spaces to provide inclusion of accessibility throughout the ground floor. The access and movement both to and from and within the home has been carefully considered to adopt all relevant policies and standards. Through the application of these standards and policies the proposal will be provided with ramped access, additional dropped curbs where required and clear access through the proposed family home.

There are suitable access arrangements for emergency vehicles and refuse collection including storage, recycling, separation and collection.



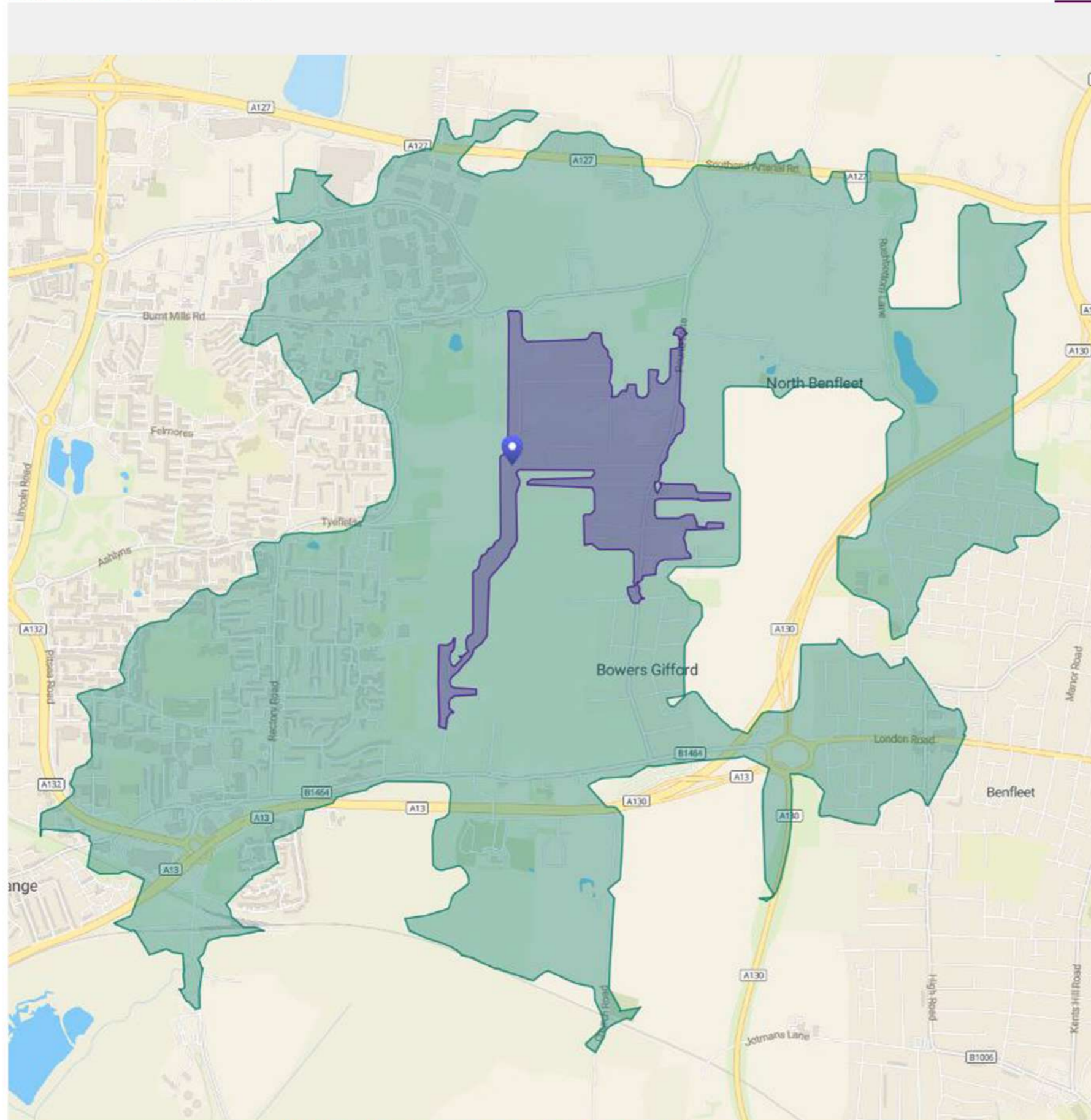


IMAGE TAKEN FROM SMAPPEN - Walking and cycling coverage within 15 minutes of the site

- 15mn SS13 2LH, Bowers Gifford
- 15mn SS13 2LH, Bowers Gifford

11.0 ACCESS

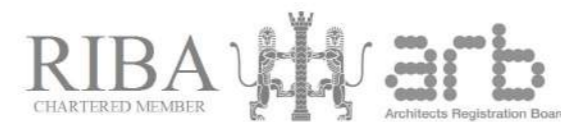
LEFT: Image to show the achievable coverage for both walking and cycle for a duration of 15 minutes from the site.

Notably Pitsea town centre can be reached, when cycling, within that time allocation for access to shops and services with additional employment opportunities also within the coverage at Burnt Mills.



REFINE + RESOLVE ARCHITECTS

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REFINE + RESOLVE ARCHITECTS



IMAGE 28.001



IMAGE 28.002



IMAGE 28.003



IMAGE 28.004

12.0 SECURITY

Images 28.001 to 28.002 are examples of PAS24 systems and hardware.

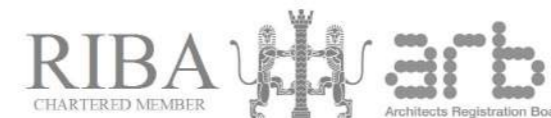
The proposed development will improve security on the site by increasing the occupancy.

The proposal has been designed with layouts and levels of glazing that enable policing of the area.

Private driveways to have low level lighting which will be provided to keep and create a safe and open environmental with good visibility.

All windows, doors and security mechanisms will be compliant with Part Q of the Approved Building Regulations Document.

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REFINE + RESOLVE ARCHITECTS

13.0 CONCLUSION

Throughout this Design and Access statement and along with the associated drawings, documents and reports, we believe that we have identified our case and highlighted the positive effect this application can have. An extensive design development process has been undertaken over the last 18 months, which included the recent extant approval and the proposal has since evolved following the formal assessment against planning policy. This extensive process has helped shape and guide this subsequent follow up application.

This proposal, in accordance with the NPPF seeks support from the LPA to provide a replacement dwelling in a similar scale and position to the extant approval, albeit it now offering rooms in the roof and a slightly large floor plan. The proposal will deliver much needed housing in an appealing and accessible location, whilst also focusing on providing enhance greenspace, to acheive both ecology and biodiversity gains. There is a substantial demand and pressure for housing within the borough of Basildon and this scheme whilst not increasing housing density, will improve the housing stock.

It has responded to the local need and a scheme has been further developed that offers a good quality family home that is reflective of the types of dwelling provision highlighted to be in needed in the surrounding context by market guidance.

The development is of a well refined high-quality designs that offers a home that is not only well designed but also flexible and adaptable in order to accommodate modern living habits and trends. The proposal is an inclusive dwelling that allows for adaptability for single level accessible living that is also set in a landscaped setting.

The site has already seen an approval for a replacement dwelling of a similar nature and this scheme will follow the precedent that has been set by the LPA

The proposal has a traditional style with subtle traditional detailed elements, that is reflective of the local character and are appropriately designed to add interest, rhythm and layering within the site. The dwelling is to be constructed from a simple, traditional and referential material palette that will offer enough variation and detail to create a proposal that ties into the areas shared identity.

Overall the proposal for a replacement dwelling on this site has been considered in detail and is reflected in the intention to deliver a sustainable application. In light of the above, it is our view that the local area can support the proposal through the facilities highlighted within the design and access statement, and on this basis the applicant respectfully requests the Local Planning Authority support this application.

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