

DESIGN STATEMENT

Background & Context

The existing site comprises a 3-bedroom semi-detached dwelling situated along Stortford Road, Clavering, which is 1.5 storey in height adjoining to **Elmhurst** dwelling. Properties within this location consist mainly 1-2 storey dwellings, many of which have had alterations carried out to the roofs to include for dormer windows, roof lights and gabled elements.

Casa Mia is currently in need of significant reconstruction and repair, with particular attention to the first floor and roof construction. In its current form it lacks usability and livability and is therefore inefficient as a family home which adversely affects the long-term quality of life.

Proposal

The proposal aims to develop the existing first floor by raising the existing pitched roof to the rear elevation. This involves a slight increase to the new ridge height at the rear of the building by approximately 1100mm. in comparison to the existing ridge height of the front street façade.

This still allows the property to maintain its 1.5 storey massing, respecting the overall scale of the street frontage in relation to **Elmhurst** and **Beaumont** [refer to drawing **P / 23 rev. B**] and the immediate area, whilst providing a better design and future use of space.

The First floor windows and existing dormer at the front will remain unchanged and in keeping to the existing street frontage, thus providing a level of coherence to the principle elevation.

The Proposal respects the scale and height of adjoining dwelling houses along this street scene, which do not follow any strict or formal uniformity. Presently **Casa Mia** as existing, appears juxtaposed to other dwellings, particularly those adjacent and opposite. Its narrow width dimensions and lack of articulation presents a squashed proportions that lack visual interest.

Whilst it is acknowledged that raising the roof would result in a change of appearance to the original dwelling, in this instance, the introduction of such raised roof is set to the rear of the dwelling, away from the existing front ridge line and will be in keeping with that of **Beaumont** and would hardly be visible from Stortford Road, thus having negligible impact of the street frontage and will reflect Essex's vernacular architecture..

The Proposed changes to the floor plan will not increase occupancy levels. It will remain a 3 / 4 bedroom family home. The existing small bedroom on the ground floor will provide additional Family room / Guest Bedroom and an office space from home which is now becoming a norm for modern living following the **Covid Pandemic** and the new working from home patterns.

New skylights and the re-location of existing skylights will provide natural light and ventilation to the upstairs bedrooms, thus respecting the neighbours privacy by not having any window openings on either side of the Side Elevations at first floor level.

The Proposal will also include the installation of solar panels to the southern roof slope to contribute to sustainable living and improve energy performance.

The Proposal respects the existing Ground Floor foot-print as well as the existing landscape garden. No trees on the site will be affected by proposed construction.

The Proposed construction will incorporate a higher level of thermal insulation above the requirement of current Building Regulations and will achieve a **net zero carbon built environment**, thus achieving a higher standard specified.

Biodiversity

At high level to the existing gable wall to the Side Elevation, an Integrated Eco Bat Box as well as 2 No. Bird boxes as specified will be incorporated within the existing wall. There are already several hanging bird boxes from tree branches within the landscaped rear garden. None of these habitats will be affected by the construction of the Proposal.

Please note : The Client will address the objection comments raised by Ms Ella Gibbs of Place Services at Essex County Council with regard to insufficient ecological information on European Protected Species [bats] and has now appointed **Crossman Associates** [Tel : **07946 183692**] to carry out a **Bat Scooping [Phase 1] Survey**.

This survey will be carried out on Thursday 9th November 2023 and their report will be submitted as part of this Planning Application, to your Planning Department within 10 working days as when it is received.

Consideration to Climate Change

Rainwater butts will be incorporated within the design in order to collect approximately 90 % of the rainfall from the existing and new roofs for re-use within the landscaped garden, rather than discharging it into the main surface water sewer.

The front driveway will incorporate a new Drivegrid System with geotextile to help prevent weed growth and allow rainwater to run through the cells and into the ground below.

Materiality

The proposed construction will have a light coloured render to Front and Side Elevations with the Rear Elevation being treated with vertical timber cladding at First Floor level. The change and contrast of materials will provide relief to the elevations and offer an improvement and added level of interest to the overall street scene and character of Stortford Road. The treatment of timber cladding will blend well with the wooded landscaping of the Rear garden and will not be visible from the street frontage.

The overall massing of the Proposal blends well with the neighbouring built form and respect the street frontage along Stortford Road. The new blue / grey slate roofing will be in keeping to the adjoining Owner's roofing slates, that both forms appear consistent and uniform. The existing front dormer will be clad in light grey zinc and blend well with the new blue / grey slate roofing

Sample of such materials will be submitted to the Planning Department at a later date.

Privacy & Overlooking

The Proposal will remove the existing side flank windows at Ground Floor and First Floor levels, which directly overlooks the adjoining neighbours of **Elmhurst** dwelling and amenity space.

Hence the Proposal will have no impact on overlooking of the adjoining neighbours property or affect their current privacy levels as such. Based on the sun orientation, the raised roof to the rear of the dwelling will have no adverse impact on light restriction to the adjoining dwelling.

Car Parking.

The existing building is set quite a distance from Stortford Road, thus benefit a minimum of 4 car parking spaces on the front fore-court. Vehicle access to and from this site will not affect the main traffic along Stortford Road.

Front Elevation



Rear Elevation

