

Design Spec

Design & Access Statement

Inglewood, Southend Road, Billericay,
Essex CM11 2PR

22nd November 2023



Contents

Design & Access Statement

Proposed two-storey rear extension, single-storey side extension, front infill extension and internal alterations for additional kitchen, dining, living, bedroom, bathroom and storage space.

Inglewood, Southend Road, Billericay, Essex CM11 2PR



Introduction

This Design, Access & Planning Statement (DAPS) accompanies an application for a proposed two-storey rear extension, front infill extension and internal alterations for additional kitchen, dining, living, bedroom, bathroom and storage space at Inglewood, Southend Road, Billericay, Essex CM11 2PR. This DAPS has been written to meet the requirements of Article 4c of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

This application follows a previous refusal at the site. This proposal has already received an approval for a similar extension which we have looked to match as a part of this proposal and a more aesthetically pleasing design for the proposed first floor extension.

This household love living in their family home in Billericay, and are looking to propose their dream home within this desired location. This property is cited along Southend Road.

Through this proposal, we are implementing a more aesthetically pleasing design through the style and materials we have proposed through this project. This will not only improve on the look of the property, but also provide the much needed space they require to live comfortably.

To promote comfortable living, we have proposed a two-storey rear extension which utilises the currently unused garden area. This provides the necessary bedroom and bathroom space that this family require as part of their dream home project. We have also made use of the currently baron space behind the existing garage to facilitate the additional storage space this family require to live comfortably.

Site Photographs

Front

Existing Front Images



This project looks to implement many aspects from the existing dwelling to ensure the unique character of the property is still kept. However, we have also looked to move the existing front door to the middle of the property, providing easier access to this home. By moving this door, this has also allowed for as much natural light to radiate to the entrance hall and rest of the property.

The proposed dormer extensions will also provide an increased amount of light to flood into the bedroom areas, allowing for a more open feel to the property.

Site Photographs

Rear

Existing Rear Images



This project will provide this household with the essential living space that they are in desperate need of. All elements of the design have been carefully thought out to not only be sympathetic to the nature of the property, but also adding a modern twist to ensure the materials remain as sustainable as possible.

We have proposed as part of this project a way of utilising the current flat roof for the much needed bedroom and bathroom space this household require.

Through this proposal, we have also utilised the currently unused space to rear of the existing garage. This has provided the necessary storage space this household require.



Previous Applications



Access

Access to the dwelling will remain as per existing.

Through this proposal, we have also moved the existing front door to the middle of the property to provide easier access to all areas of the dwelling. This has also increased the amount of natural light within the middle of the property, creating a more open feel to this family dwelling.

Side access will be retained through this proposal.

Neighbouring Applications

As you can see in the birds eye view of the neighbouring properties along Southend Road, we have proposed a first floor extension which will match a similar size and scale to the neighbouring properties.



Within this proposal, we have also increased the sizing of the front dormers which will add much needed headroom as the ceilings are currently below average height on the first floor.

Through this amended proposal, we have also ensured we are not overshadowing on the neighbouring dwellings. This has been achieved by proposing a pitched roof for this extension, as well as reducing the size of the existing windows on the rear elevation, ensuring the neighbour's privacy is not detriment.

Proposals

This project also implements and increase amount of glazing to the rear and front elevations. This has provided a more open feel to the property.

Within the current dwelling, we have utilised the currently unused space above the existing kitchen/dining and living area for a more aesthetically pleasing design which can be shown through the new pitched roof, which also connects to the existing style of the dwelling.

Client Statement

Our clients have also provided us with a statement as to the need of the proposed extension. Please find below:

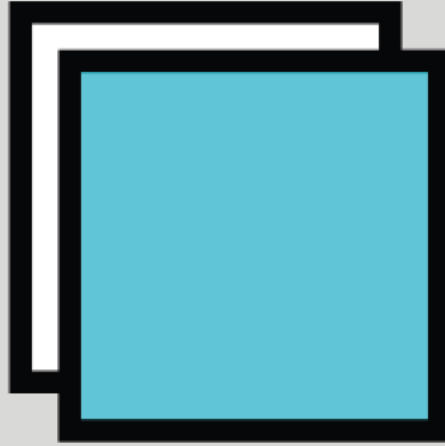
Our house is a 1930's property and whilst in solid condition overall is in need of refurbishment, modernisation and expansion.

We currently have our son and daughter in law living in the property due to the current housing market which is likely to remain so for some time, so the expansion and modernisation is necessary to create a additional living space with bathrooms for all, without creating tension and inter family issues.

We undertake that the planned expansion will be in keeping with our neighbours and with the local area.

As you can see from the above statement, this project will provide our clients with the much needed space they require to live comfortably. This has also provided this 1930s building with the much needed modernisation it requires to stay in keeping with the surrounding dwellings.





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