

Design Spec

Design & Access Statement

168 Great Berry Lane, Langdon Hills, Essex SS16 6BP

10th November 2023

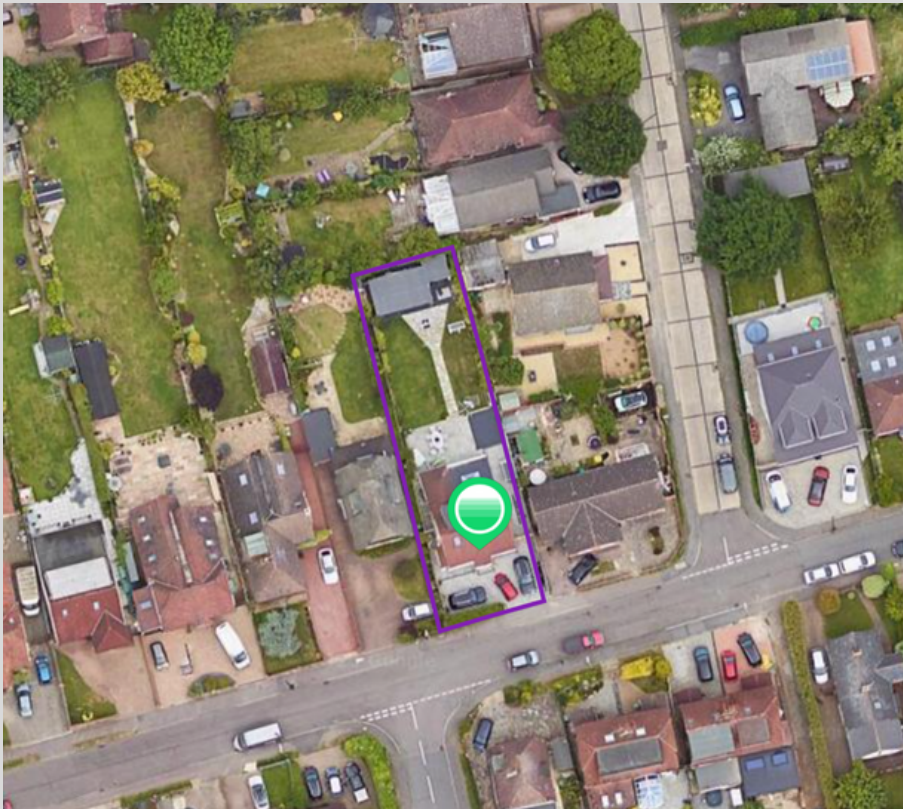


Contents

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Proposed single-storey rear and side extension and first floor extension for additional kitchen, dining, living, bedroom, bathroom and storage space.

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Introduction

This Design, Access & Planning Statement (DAPS) accompanies an application for a proposed single-storey rear and side extension and first floor extension for additional kitchen, dining, living, bedroom, bathroom and storage space at 3168 Great Berry Lane, Langdon Hills, Essex SS16 6BP. 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 project provides this household with the much needed space they require to live comfortably. With space now becoming very limited as their family grow, this proposal will provide the necessary facilities to suite their new style of living.

This proposal will provide this household with an extra bedroom space on the first floor to facilitate their growing families requirements, and provide each family member with their own space. This proposal also promotes a modern way of living with the proposed rear extension tying in with the existing ground floor to create a greater flow on this floor.

Within the proposed first floor extension, we have achieved a sufficient amount of bedroom space for this family to live comfortably, which will not only provide each family member with their own space, but also the facilities to store their personal belongings safely and securely within the property.

Site Photographs

Front

Existing Front Images



To stay in keeping with the neighbouring properties, as well as provide sufficient headroom for our clients within the proposed loft conversion, we have proposed to match the roof style of No.162 Great Berry Lane.

This creates a suitable amount of headroom for our clients to live comfortably whilst also providing the necessary bedroom space they require, without the need to move from their current home, which in the current climate is quite difficult.

Site Photographs

Rear

Existing Rear Images



As a part of this proposal, we have ensured this will not affect the neighbouring properties privacy, or overshadow these dwellings.

In regards to the proposed rear extension, this will provide a sufficient amount of natural light to flood into the property, allowing for a more open feel to the property.

The proposed side extension will also provide this household with their much needed living space which again, will not affect the neighbouring dwellings.

Neighbouring Applications

Within the surrounding area, there have been many properties of a similar size and scale which have completed proposals of a similar or even greater addition to their properties.

We have shown an assortment of dwellings along Great Berry Road which are of a very similar style to our proposal at 168 Great Berry Lane, Langdon Hills, Essex SS16 6BP.

One application which is of a very similar size as scale is No.162 Great Berry Lane.

This application sought permission for the construction of an additional first floor, and rear extension which was approved in 2019.

Our proposal is of a very similar scale to this proposal, with the only change addition being the single-storey side extension, which provides our clients with the essential space they need to live comfortably.

The beside plans demonstrate the increase in the scale of this development, and also the dramatic change in design.

Within our proposal we are looking to modernise the materials, which along the street scene, there is no current theme to match. With this mind, we have incorporated more modern materials, whilst also keeping with the traditional element of the existing dwelling through the brick and stone coping towards the frontage.

We have also ensured the new front dormers tie into the main roof by proposing hanging tiles to match.

Existing and Proposed Plans for No.162 Great Berry Road



Prior to the Planning Approval at No.162 Great Berry Lane, this dwelling was of a very similar size and style to our clients existing property at No.168 Great Berry Road.

This proposal is also a lot wider at first floor level, which we have chosen not to match to ensure we are providing as much privacy to the surrounding dwellings.



This style of dwelling has also been achieved on many other properties along this same street. We have added image for this below for reference:



Previous Applications

At the site, there has also been an approval for a completely new dwelling. Which due to the current climate and material prices being a record high, we have now decided to utilise the existing plot for not only a more worthwhile proposal which doesn't take away from the character of the dwelling, but also a more sustainable and cost effective property.

This proposal also looked to widen the property, which was on both ground and first floors, maximising the upstairs area.

We have instead, to propose a more feasible design which does not effect the neighbouring dwellings, relocated a bedroom to the ground floor, allowing for the original width to remain on this floor, which again, does not cause any loss of privacy to the neighbouring dwellings.

We have however looked to utilise more of the space available on the ground floor towards the side of the property for the additional bedroom and storage space, which would be a more favourable proposal to meet both council regulations and our clients requirements.

The proposed roof would also be of a similar size to what has already been approved. We have added this comparison beside for reference.

In regards to the ground floor rear extension, we have looked to create a contrast, but also maximise space for glazing etc by adding a flat roof to the proposal. This whilst providing a contrast provides a more aesthetically pleasing proposal, which also takes into account current trends.

Approved New Build Dwelling at No.168 Great Berry Lane



Current Proposal at No.168 Great Berry Lane



Access

Access to the dwelling will remain as per existing.

This property benefits from a large amount of parking, which complied with the Basildon District Council parking regulations.

Side access will be retained through this proposal.



Client Statement

We are requesting planning for an extension to our home at 168 Great Berry Lane, Langdon Hills, Basildon, SS166BP.

We have lived in the property since 2016 and have a growing family, it was previously owned by our grandparents, we love the property, it really feels like home, we also love the area it is situated and are keen to stay here for many years to come. We are a blended family and as our family has grown, we have made changes with work completed under permitted development in 2020 to enable us to live in the property longer, however our family is rapidly outgrowing our home and it now does not meet the needs of a family consisting of three boys, two of whom are teenagers, and one girl who is about to become a teenager in the near future, plus our family dog.

We believe the plans are in keeping with other houses on Great Berry Lane and recent extensions and full new builds which have been completed on the road and we have discussed the plans with our neighbours.

Our priorities for the work are to:

1. Improve energy efficiency.
2. Address issues with damp in the downstairs living room.
3. Improve downstairs layout to suit a growing family.
4. Add space upstairs to accommodate a growing family

Improve energy efficiency & address issues with damp
Our current energy bills are excessive and we have been forced to keep the heating at a lower temperature that is comfortable especially with the children during the winter. There are also significant issues with damp, caused by poorly laid patios, which need breaking up and relaying. The central heating system is not efficient and there is no ability for controlling usage per room. We plan to replace the boiler with a more eco-friendly and energy efficient option and update the central heating system throughout the house.

This will require relocating the boiler, as well as refurbishment in every room, therefore we would like to time this with other structural works to minimise disruption.

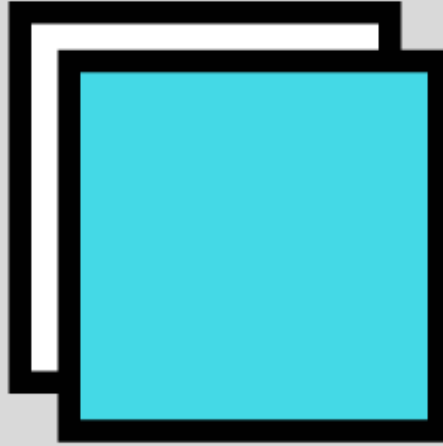
Improve downstairs layout to suite a growing family

We live in the house with our 3 boys who range from ages 7 to 19 and our daughter who is 11 and our dog, as well as both working from home a lot of the time. Whilst the children all spend time living with their other parents, when they are with us which is 50% of the time the current layout of the house is not conducive to this combination of work and space for the children of such varying ages. We are also unable to safely separate the dog and our children without being split into separate rooms. Currently our work space is crammed into a small bedroom on the ground floor which also doubles up as our dressing room and our family bathroom is currently on the ground floor next to the kitchen which is not ideal when we are all here and all need to shower etc. The addition of an ensuite to our master bedroom on the ground floor would alleviate the traffic through the kitchen to shower.

We also need to create a greater separation between family and work space to enable both to happen in tandem.

Reconfigure the upstairs to accommodate a growing family

Since we married our family has grown significantly. Therefore, we need to ensure there are a suitable number of bedrooms and bathrooms to cater for this (in addition to the space to live and work). Currently the older boys sleep on air beds in the summer house in the garden and the younger children have small bedrooms on the first floor, the additional space upstairs would allow 3 large bedrooms and a bigger family bathroom, therefore removing the need for a family bathroom on the ground floor and the need for the older boys to sleep in the summerhouse, which will then become our workspace, freeing up more room for reconfiguration of the ground floor space.



Design Spec

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