



194 Hanging Hill Lane, Hutton, Brentwood, Essex, CM13 2QH

3061 - Design and Access Statement

For Mr and Mrs Young

Proposal for two storey front and rear extensions, single storey rear extension, side extension with integral garage, new first floor extension to create second storey, new open porch, rooflights to main roof, fenestration changes and internal alterations.



Prepared by Spatial Design Architects

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2.0 PHYSICAL CONTEXT



Fig. 1 Google earth aerial view of 194 Hanging Hill Lane, Hutton, Brentwood, Essex CM13 2QH (site highlighted)

The site (outlined above) is located in a residential area within Brentwood. The neighbouring properties are a collection of medium to large sized dwellings with traditional style. Materiality is a combination of red brickwork, render and hanging tile. The street scene is made up of common architectural features including gabled forms, dormers and porches. All properties are set back from the roadside and feature large front driveways with ample vehicle parking.

2.1 THE EXISTING SITE/BUILDING

The site covers an area of approximately 1436m² and the existing dwellings has a footprint of approximately 135m² which includes the garage to the right-hand side of the property. The site is not located within the green belt or a conservation area, nor is the building or any part listed.

The existing dwelling is a bungalow typology with barn hip ends to the main roof and a rear single storey with a pitched roof. The property is finished with three primary materials of red brickwork, white render and plain hanging tiles. The lower half of the side elevations are red brickwork, whilst the upper half is finished with white render. The dwelling features a first-floor loft with three pitched dormers to the front and three pitched dormers to the rear all finished with plain hanging tiles. To the front of the existing plot, the site features an in and out driveway creating easy access into and out of the site. The dwelling of No 194 is much smaller in comparison to the immediate neighbours both featuring larger two storey dwellings.

2.2 EXISTING SITE PHOTOS



3.0 THE DESIGN

Proposal for two storey front and rear extensions, single storey rear extension, side extension with integral garage, new first floor extension to create second storey, new open porch, rooflights to main roof, fenestration changes and internal alterations.

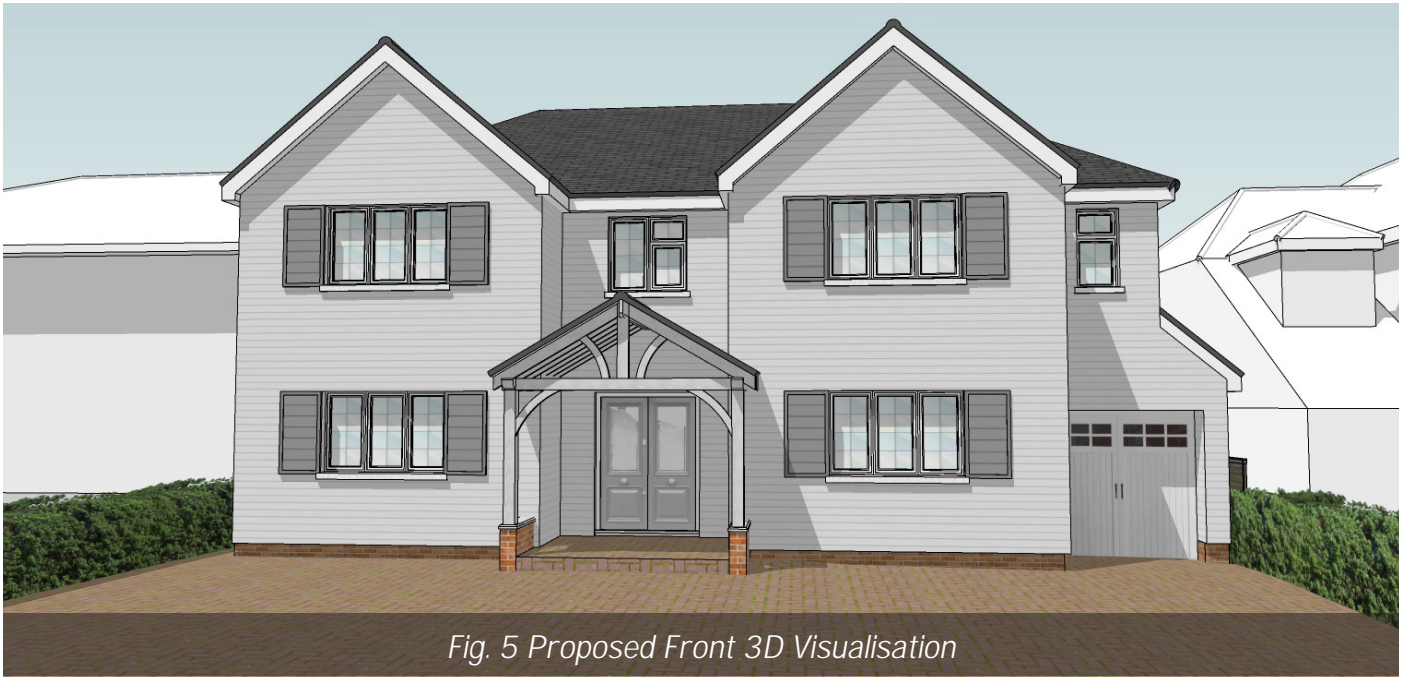


Fig. 5 Proposed Front 3D Visualisation

To the front of the property, we have proposed new dual gabled forms symmetrically designed with the new inclusion of a centralised entrance under a new by an open porch. This style of architecture has produced a new grand and welcoming approach to the proposed dwelling. Within the gabled forms are new white uPVC windows with new external window shutters adding traditional elements to the property in-keeping with the street scene along Hanging Hill Lane.

To the left-hand side of the front elevation, we have proposed a new set back part single, part two storey side extension which will include a replaced integral garage. This extension is set back from the front creating a subservient design as well as setting in the extension at first floor level to reduce the impact to the neighbouring boundary.

The dwelling will receive a new material palette with the introduction of new white horizontal cladding and new slate roof tiles to the main dwelling roof. All elements introduced have created a stylish blend between traditional and modern architecture creating a brand- new identity to the dwelling.

The existing driveway on the front plot will remain with the addition of new front gates with piers either side of the central hedge, providing added security to the entrance to the plot.

As part of the proposed works, the introduction of new first floor extension allowing for all bedrooms to be positioned on the new first floor, we have redesigned the internal arrangement to the ground floor to allow for a new family/kitchen/dining area creating a more usable family space.

Whilst designing the new first floor extension, we have been taken into account with the immediate neighbours and have set the ridge height of the main dwelling accordingly. Due to the level changes of street and the sloping land, this means that No. 192 is situated higher and No. 196 is situated lower in the context of our dwelling at No. 194. With this information, we have set the new ridge height appropriately which has resulted in the proposed works fitting comfortably within the existing street scene.

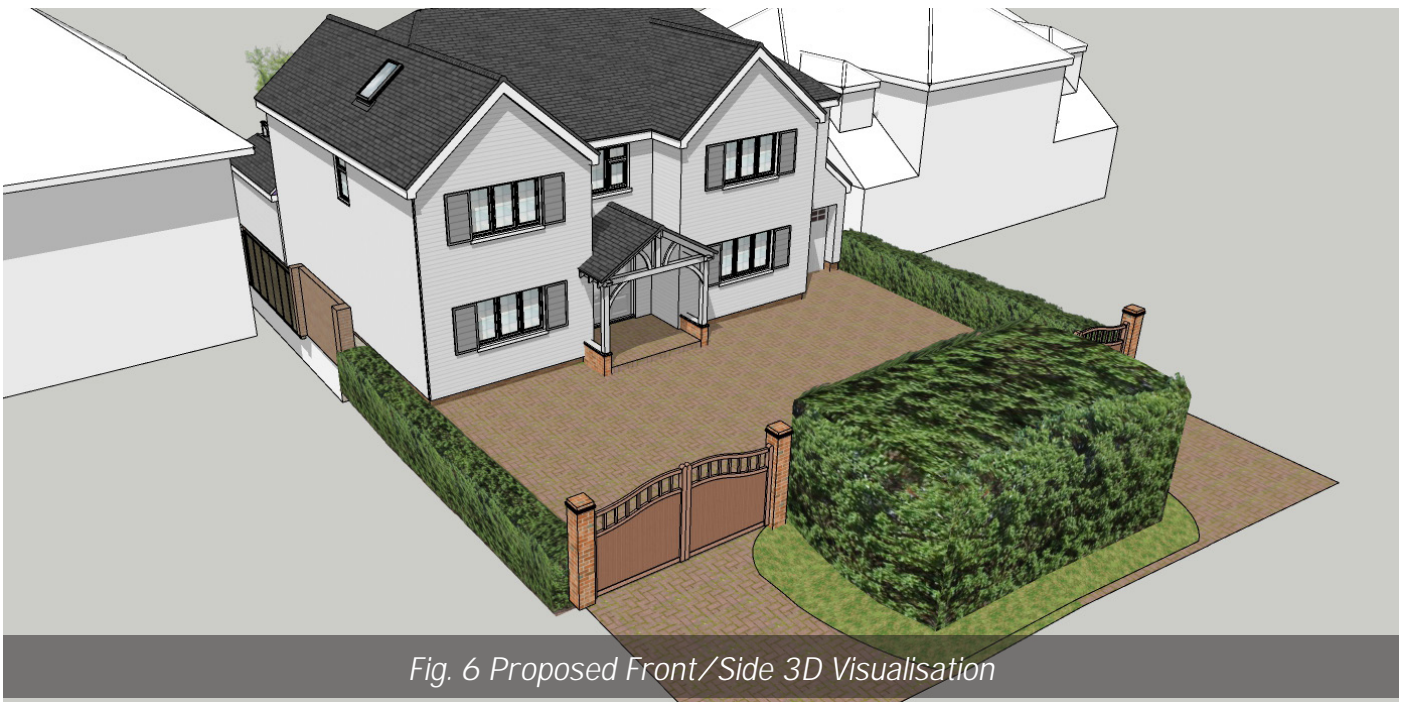


Fig. 6 Proposed Front/Side 3D Visualisation

All proposed extensions to the dwelling have been designed with intended thought of the scale and mass of the overall property. All proposed roof forms on the main dwelling are hipped designs to reduce the bulk of roofs to result in less of an impact on the neighbouring properties and boundaries.

The rear of the property has received similar design inspiration of traditional and modern architecture. We have proposed a new two storey gable with matching uPVC windows and external shutters. To the right of this gable is a new single storey extension finished with a crown roof providing space for new two new flat rooflights creating the opportunity to flood natural light into the new open plan kitchen/ living room. The new crown roof has also incorporated a new faux balcony further embracing traditional elements and mixing them with the modernised approach to the proposed dwelling.

To the rear of the property, we have also introduced a new level threshold patio accessible from the new sliding doors and back door glazing providing easy access to the new patio and garden. The new patio has also provided opportunity for al fresco dining which the existing dwelling was unable to achieve.



Fig. 7 Proposed Rear 3D Visualisation

3.1 MATERIALS



Fig. 8 Proposed material palette

The materials we propose to use externally on the scheme are as follows: (see Fig 8)

(Please read material palette in conjunction with SDA's planning drawings as part of this submission)

The proposal has been designed to provide a contemporary and traditional finish in-keeping with the existing street scene;

- o A – Smooth White Render
- o B – Red Brickwork
- o C – Slate Roof Tiles
- o D – White Composite Cladding
- o E – White uPVC Framed Windows and Doors

3.2 ACCESS/HIGHWAYS

The proposed development alters the entrance with the inclusion of the front gates and piers to the front of the plot. The existing parking arrangements have remained the same due to the front driveway remaining retained.

3.3 ENVIRONMENTAL EFFECTS

We propose no detrimental environmental impact by this proposal on the site as no trees or shrubs considered of any merit are to be removed.

CONCLUSION

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. We feel our design creates a high-quality dwelling compared to the existing promoting a positive new outlook for the property.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness and should contribute positively to making places better for people. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

It is felt that it will contribute positively to the character and appearance of the area with its high-quality design. We feel SDA have taken into consideration the local context and surrounding areas and hope the local authority can support the application.



Fig. 9 Proposed Rear/Side 3D Visualisation