3 West Park Drive, Billericay, Essex, CM12 9EH

3279 - Design and Access Statement

For Mr and Mrs Fleming

Proposal for the removal of the existing roof, and construction of a new clipped hipped roof with a raised ridge incorporating a loft conversion, one rear flat roof dormer, 6No. rooflights, internal alterations and fenestration changes.

Prepared by Spatial Design Architects

our doc ref: 3279_DAS_02
date: December 2023

CONTENTS

2.0 PHYSICAL CONTEXT

Fig1 Google earth aerial view of 3 West Park Drive, Billericay, CM12 9EH (site highlighted)

The site (outlined above) is in a residential area of Billericay within Essex. The neighbouring properties around are a collection of medium to large sized two storey dwellings which range from a traditional style to contemporary. Local materials are a combination of red / buff brick, render, hanging tile and mock tudor panels with common features including gabled forms, bay windows and porches. Roofing materials are consistent with either clay or concrete tiles.

2.1 THE EXISTING SITE/BUILDING

The site covers an area of approximately 884m2 (0.0884 Hectares) and the existing dwelling has a footprint of approximately 188m2 and a detached garage of approximately 32m2. Our site and its surrounding neighbours include large driveways with detached garages, set back frontages and natural vegetation at the front and rear of the properties acting as a natural screen from the immediate neighbours. The site is not within the green belt, nor is it within a conservation area or the building or any part listed.

Our dwelling consists of red brickwork and hanging tile around the front façade with white render, timber cladding and quartz zinc at the rear. The roof is hipped and finished in plain clay roof tiles. The windows and doors are brown timber framed at the front and grey aluminium framed to the rear.

The rear single storey extension was the most recent addition to the property comprising of two stepped volumes featuring quartz zinc and cedar cladding. The right-hand side extension has been formed with a chamfered inside edge creating a contemporary approach to the design. Both areas of the extension have large bi-folding doors allowing easy access to the rear garden providing a vast amount of natural light entering the open plan layout.

2.2 EXISTING SITE PHOTOGRAPHS

Fig. 2 Existing Front Elevation

Fig. 3 Existing Rear Elevation

3.0 SDA PREVIOUS PLANNING HISTORY

31 SDA Previous Planning Application - March 2012

Application No: 12 / 00315 / FULL
Application Date: 29th March 2012
Decision: Approved - 11th June 2012
Description: Single storey rear extension
The above application has been built and complete which now represents the existing rear of the property.

3.2 SDA Previous Planning Application - November 2022

Application No: 22 / 01690 / LDCP
Application Date: 29th November 2022
Decision: Approved - 16th December 2022
Description: Permitted Development Application for turning the existing hipped roof into a gabled roof and a loft conversion with a rear dormer.

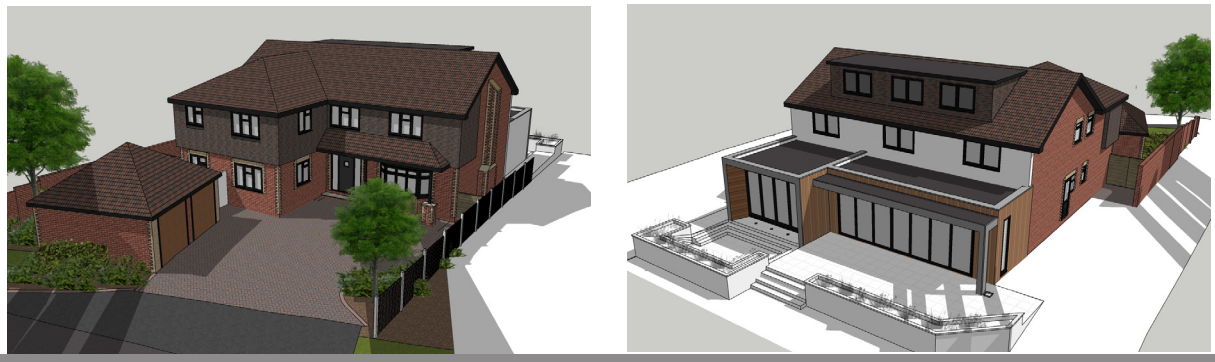

Fig. 4 Application 22 / 01690 / LDCP Proposed 3D Images

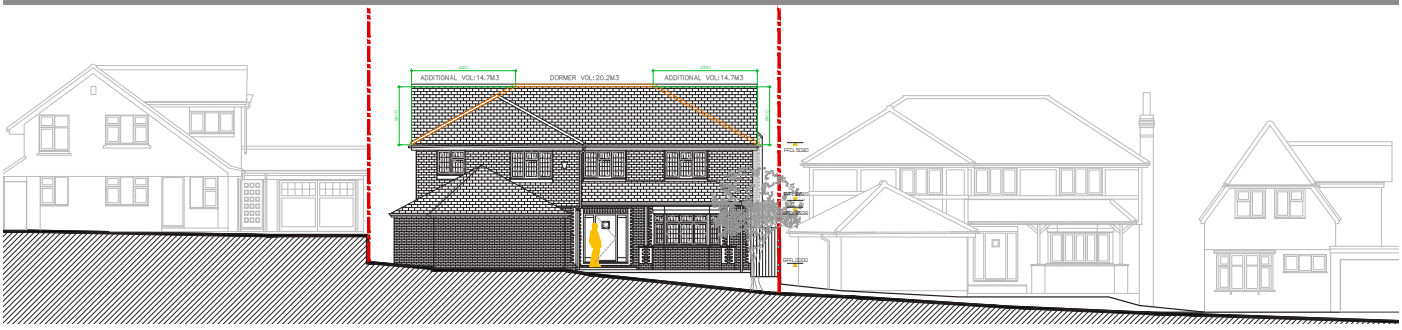

Fig. 5 Application 22 / 01690 / LDCP Proposed Front Elevation

3.3 SDA Previous Planning Application - March 2023

Application No: 22 / 01802 / FULL
Application Date: 9th January 2023
Decision: Refused - 22nd March 2023
Description: Proposal for the removal of the existing roof, and construction of a new pitched roof with a raised ridge incorporating a loft conversion, three rear dormers and 6No. rooflights, internal alterations and external material changes.

The comments below are quoted from the Officers Report received with the refusal decision notice for the above application.

1. "It is acknowledged that hip to gable roof extensions were granted under permitted development (ref: 22 / 01690 / LDCP). However, now the proposal increases the roof height together with the hip to gable roof extensions, it is considered that this results in an overly large and dominant dwelling house."
Thomas Benson – Basildon Planning

2. The proposed rear dormers by reason of their excessive size, scale and bulk in the roof space (which is exacerbated by the proposed quartz zinc surrounds to each dormer) would result in a significant visual impact, disproportionate to and detrimental to the character and appearance of the hose dwelling.
Thomas Benson – Basildon Planning

The diagrams below are in reference to the above application.

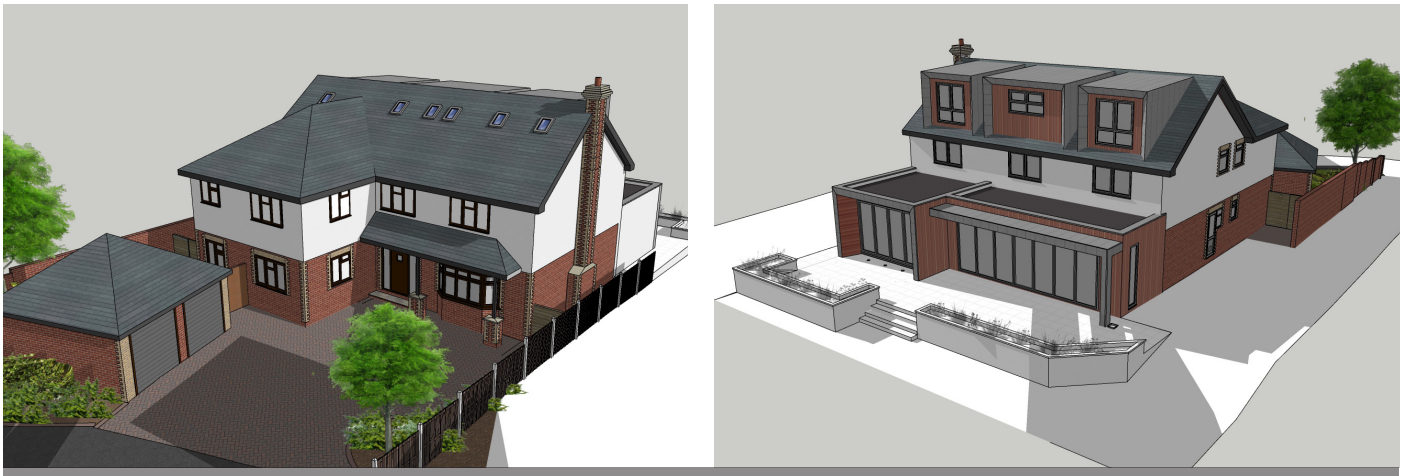

Fig. 6 Application 22 / 01802 / FULL Proposed 3D Images

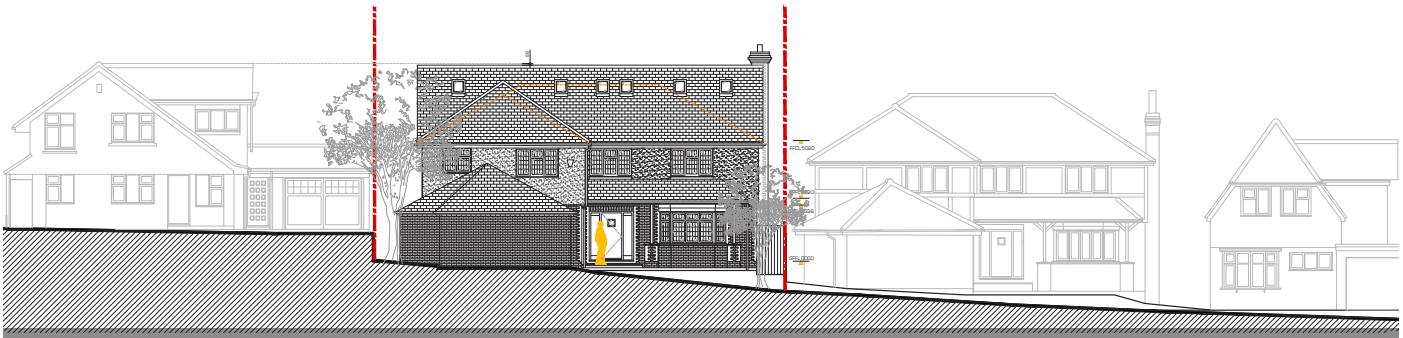

Fig. 7 Application 22 / 01802 / FULL Proposed Front Elevation

3.4 SDA Latest Pre-Application - August 2023

Application No: 23 / 00043 / PREAPP
Application Date: 3rd August 2023

Description: The proposal is for the removal of the existing roof and construction of a new pitched roof with a raised ridge incorporating a loft conversion, 3no. rear dormers and 6no. rooflights, internal alterations and external material changes.

Following the refusal received from Basildon Council, Spatial Design Architects prepared a Pre-App Document with our responses in line with the refusal comments received. The main points highlighted within the Pre-App Document are listed below:

- The design could be altered slightly be reducing the dormer sizes? (Outlined in Red)

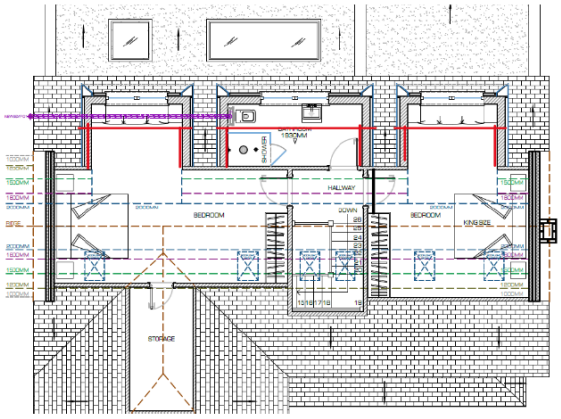

Figure 1 – Loft Plan with reduced dormers outlined

- We could also design hipped ends to the main roof (Outlined in Blue). The dormers could be reduced in mass and form or we could create two separate dormers and bring the dormers sides in further from the flank wall of the house? (Outlined in Red)

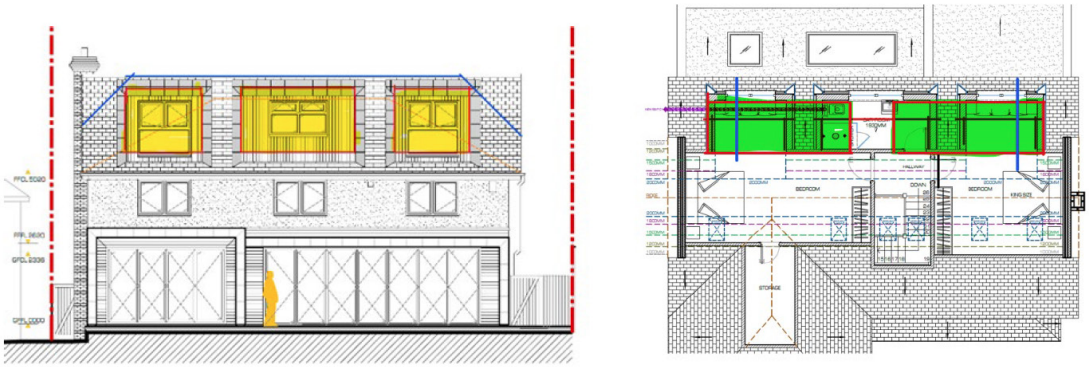

Figure 2 – Loft Plan and Rear Elevations with reduced dormers outlined

Fig. 8 Submitted SDA Pre-App Points Document

The following comments are taken from the Pre-Application Officer Report submitted by Basildon Council. Following submitted Pre-Application, revised drawings were submitted prior to Basildon issuing their final report.

"Any proposed rear dormer would need to ensure it is subservient in the roof space. Therefore, any rear dormer proposed as part of any further application would need to be similar in size to that allowed under permitted development."
"During the pre-application process the agent sent over some amended drawings which now include one dormer. The proposed singular rear dormer would be similar in size to that allowed under permitted development and could be considered acceptable."
Thomas Benson – Basildon Planning

The revised drawings SDA submitted during the pre-application process was a revision to the rear dormer matching that which as approved under the Permitted Development application (22 / 01690 / LDCP).

"The introduction of clipped hips to the roof design would reduce the bulk of the roof, however in doing so this would exacerbate the size of the rear dormers in the surrounding (reduced) roof space, making them still appear disproportional in the roof space of the host dwelling."
Thomas Benson – Basildon Planning

Following the changes made to the rear dormer by reducing the scale, mass and bulk with matching hanging tiles to the main dwelling roof has created a subservient dormer which blends into the roof. With this change in effect, the mass of the overall roof scope has been significantly reduced with the introduction of the clipped hip ends reducing the amount of mass against both neighbouring properties boundaries.

"With respect to the raising of the ridge height and the hip to gable roof extensions, this would appear overly large and results in an overly dominant development in the street scene, detrimental to its appearance and therefore remains a concern."
Thomas Benson – Basildon Planning

The street scene is made up of mix of large, detached properties with a variety of architectural roof features such as hipped, gabled and clipped hip roof forms. West Park Drive main pronounced feature is the topography of the street with the land sloping higher towards Western Road.

The neighbouring properties of 3 West Park Drive are made up of hipped roof forms of No. 5 and a triple gabled flank elevation at No. 1. Other examples of roof forms / designs along West Park Drive include Nos. 9 – 11 which are all gable fronted and Nos 7 and 7a which are clipped gabled roofs.

Fig. 9 West Park Drive Aerial View

We believe with the examples outlined above that our proposal is innkeeping with the characterised street scene of West Park Drive with roof features that are present within close proximity to our site.

Refer to the Planning Statement submitted within this planning application for further information.

4.0 THE DESIGN

The proposal consists of the removal of the existing roof, and construction of a new clipped hipped roof with a raised ridge incorporating a loft conversion, one rear flat roof dormer, 6No. rooflights, internal alterations and fenestration changes.

Fig. 10 Proposed 3D Visualisation, Front Elevation

The changes that follow are in response to the comments received by Basildon Council from our refused planning application and our most recent pre-application (23 / 00043 / PREAPP)

The new roof has been proposed to be a gabled ended roof with clipped hips on either side and raising the main dwelling ridge by approximately 700mm. The new roof will be finished with new grey slate roof tiles. The existing front open canopy and detached front garage will also receive new slate roof tiles matching the proposed main roof. With the additional of new slate roof tiles, we have found nearby examples of the use of slate roof tiles opposite our site with Nos. 6 and 8 West Park Drive which will maintain the context of materiality along the existing street scene. During the design stages, SDA were conscious of the height of the proposed roof and kept this below the neighbouring property at No.1 West Park Drive.

The change to raise the roof and alter the form to a clipped hip is a necessary change in order to provide a sufficient amount of space within the proposed loft conversion for the two new bedrooms and shared bathroom to meet our client's brief of providing more rooms within their existing dwelling for their growing family needs. The eaves height will remain the same as the existing dwelling. The existing chimney to the flank elevation of the property will be capped due to the changes to the roof.

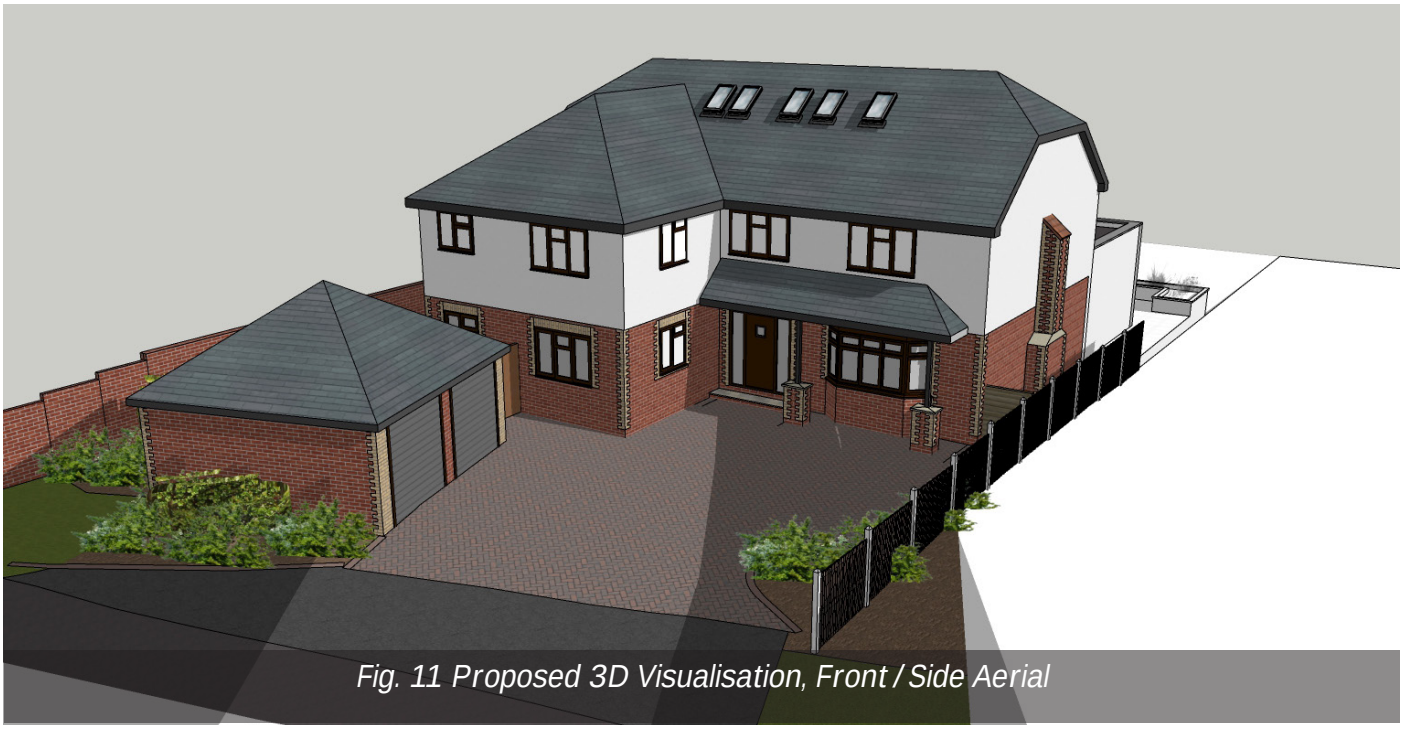

Fig. 11 Proposed 3D Visualisation, Front / Side Aerial

To the front elevation of the property, the existing clay hanging tiles surrounding the top half of the front façade will be removed and replaced with white render matching the rear of the property. This subtle change of material will help create continuity from the front to the rear of the dwelling. The main dwelling roof will also feature 6 new rooflights to the main dwelling roof providing much needed natural light & ventilation into both new bedrooms within the loft.

To the rear of the property, we are proposing one flat roof dormer to the new main dwelling roof. The dormer scale and mass has been designed in relation with our approved Permitted Development application (22 / 01690 / LDCP) and has retained the same volume as per the approved application however, due to the roof scape being increased the dormer appears smaller. The rear dormer will be externally finished with matching slate roof tiles to blend the dormer in with the main dwelling roof with matching grey aluminium framed windows. The remainder of the rear elevation will be kept as per the existing.

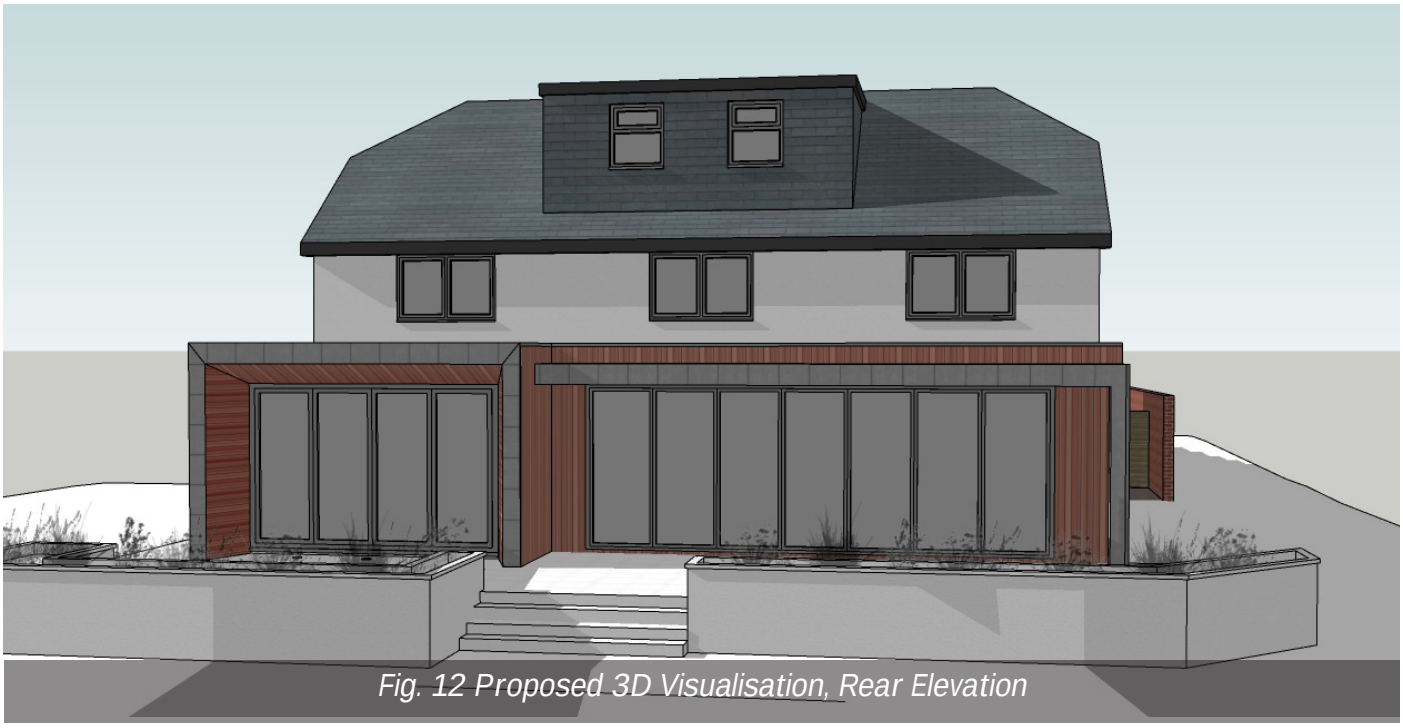

Fig. 12 Proposed 3D Visualisation, Rear Elevation

5.1 MATERIALS

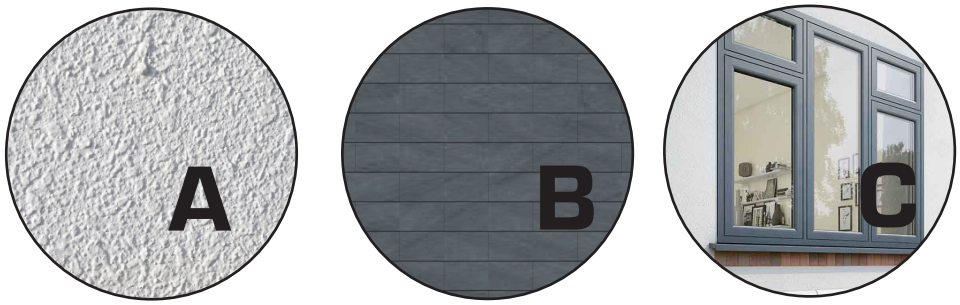

Fig. 13 Proposed Material Palette

The materials we propose to use externally on the scheme are as follows: (see Fig 13)

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

The proposal has been designed to include a material palette that compliments the existing dwelling;

- A – White Render (to match existing)
- B – Grey Slate Roof Tiles
- C – Grey Aluminium Frames (to match existing)

5.2 ACCESS/HIGHWAYS

The proposed development does not in any way alter the existing motorised transport access arrangements to the site and the front driveway is retained.

5.3 ENVIRONMENTAL EFFECTS

We propose no detrimental environmental impact by this proposal due to no bushes or trees of any merit are proposed 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.

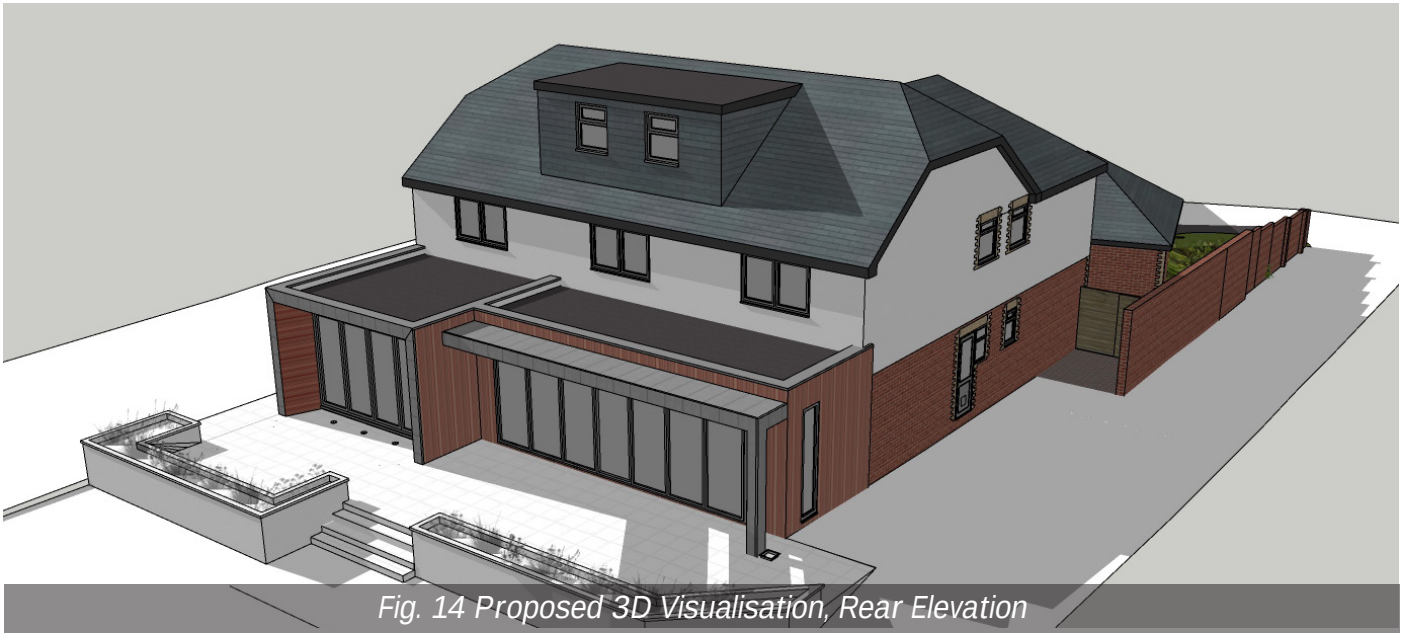

Fig. 14 Proposed 3D Visualisation, Rear Elevation