

# Design Spec

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## Design & Access Statement

192 Rectory Road, Pitsea, Basildon, Essex SS13 2AN -  
Tuesday 23rd January 2024



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## Design & Access Statement

Proposed rear infill extension to allow for additional bedroom, kitchen, dining and general living space.

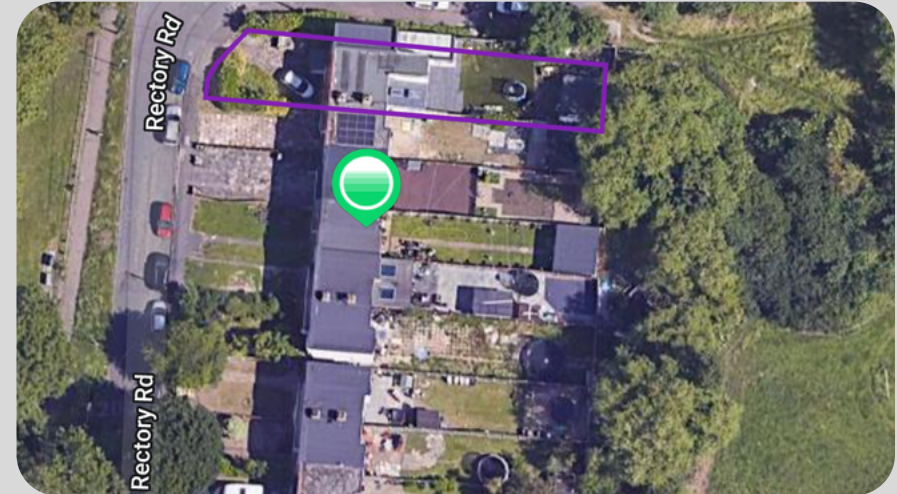
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192 Rectory Road, Pitsea, Basildon, Essex SS13 2AN

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## Local Area

### Location Map



The local area within which the site is located is in Basildon in the borough of Pitsea.

The application site is situated at 192 Rectory Road, Pitsea, Basildon, Essex SS13 2AN. The home is typical of dwellings within the immediate vicinity, we have specifically chosen our proposal in order to stay in keeping with the street scene.

As with many properties within the area, the dwelling benefits from a large rear garden with parking to the front.



## Site Photographs



192 Rectory Road, Basildon, Essex SS13 2AN - Front View



192 Rectory Road, Basildon, Essex SS13 2AN - Rear View

## Additional Photos



## Site Analysis



### Site Location Plan

The application site is situated at Rectory Road, Pitsea, Basildon, Essex SS13 2AN.

The immediate site upon which the application is based is No. 192.

The proposal is to extend at the rear of No. 192 via an infill extension.

The existing building has been built using masonry load-bearing construction. It is faced in cream render with a flat roof.

Our clients wish to update and modernise the property, to enhance its use as a family home and allow for a more comfortable lifestyle.

## Design Principles

The design has been based on the following principles;

A domestic replacement extension to update a family home and allow for a new usable space.

To maintain the existing parking within the site.

To ensure that facing materials in colour and form respect the local surrounding development, using the same cream render and box-like structure throughout to match the existing property.

The design includes glazing to match the current windows at the rear of the property to embrace the natural light within the property and to provide a lot more light to brighten the currently dull living space.

## Proposals

The proposal is to construct a new rear replacement infill extension.

The proposal has been designed to stay in matching with the existing building with the size of the infill extension being at a modest size in comparison with the existing building.

As the size of the extension has been kept to a smaller scale this ensures that no adverse effects has been caused to the amenity of neighbouring properties.

This proposal will assist in providing more space to accommodate the homeowners family and to future proof this family home for many years to come.

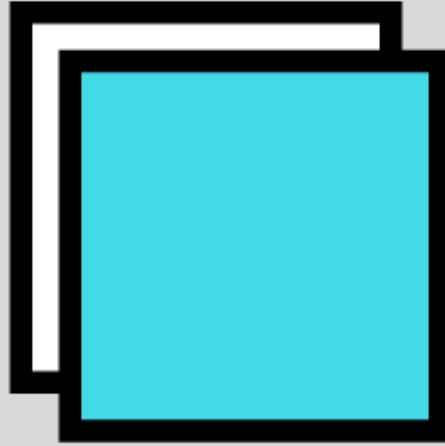
## Access

Access to the home would all remain as per existing.

The frontage of this dwelling will remain completely the same to retain the character of this old family residence.

The side access will be retained through this proposal.





# Design Spec

Fixed Fee Architecture

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