Brentwood Road, Romford

Backland development project to create a new family home.

LOCATION
London Borough of Havering, Romford RM1

STATUS
Completed

USE
Residential

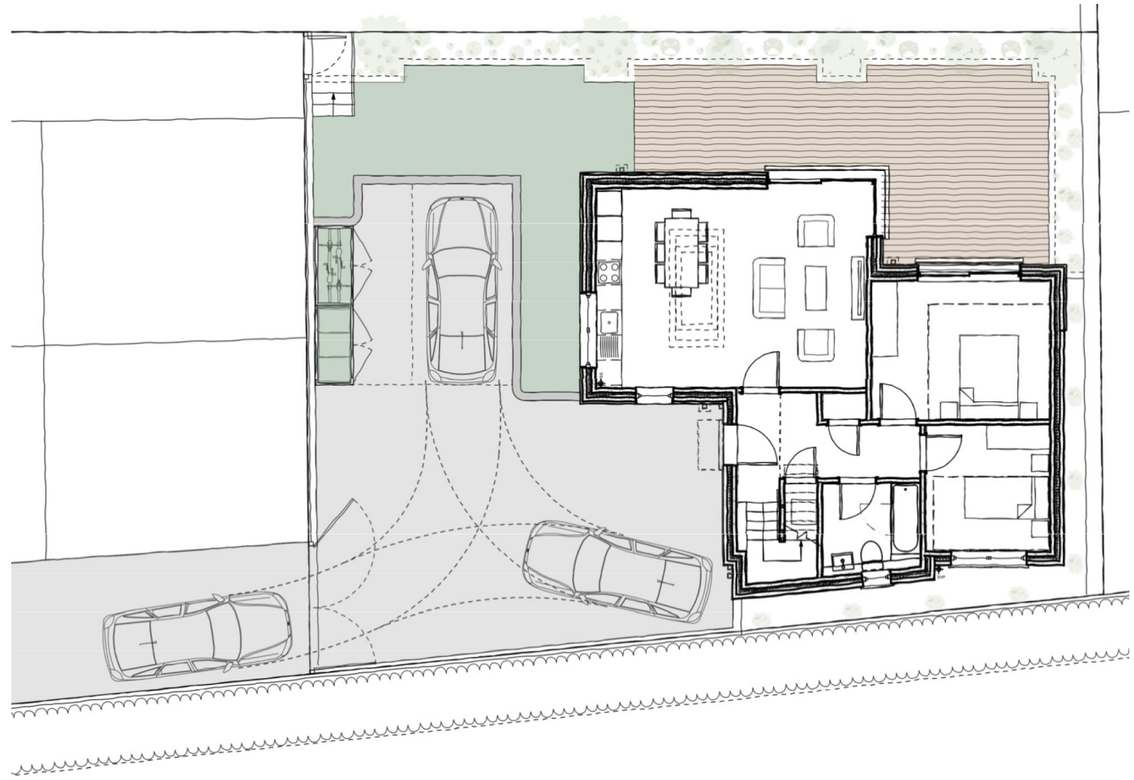
CLIENT
Sinclair Builders

STRUCTURAL ENGINEER
Michael Barclay Partnership

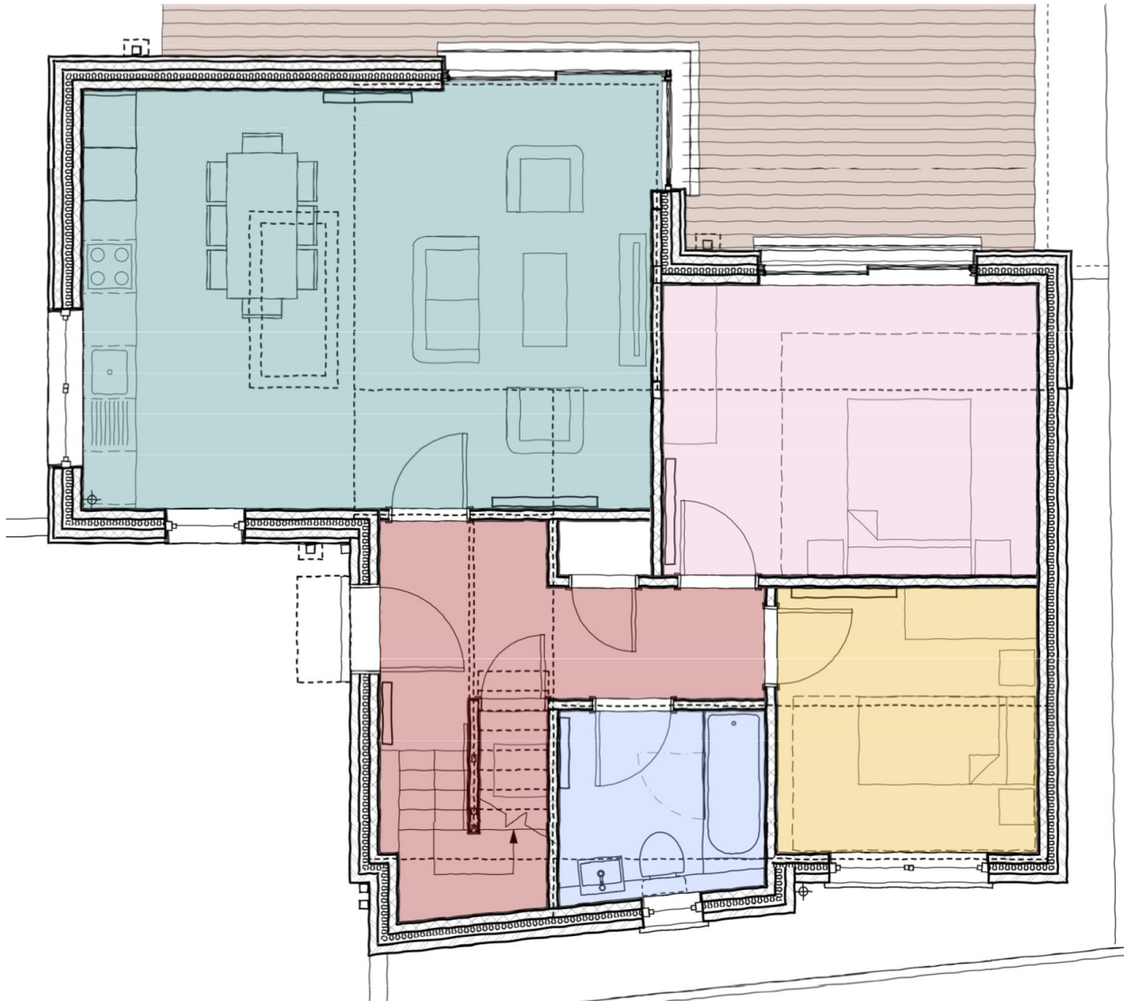


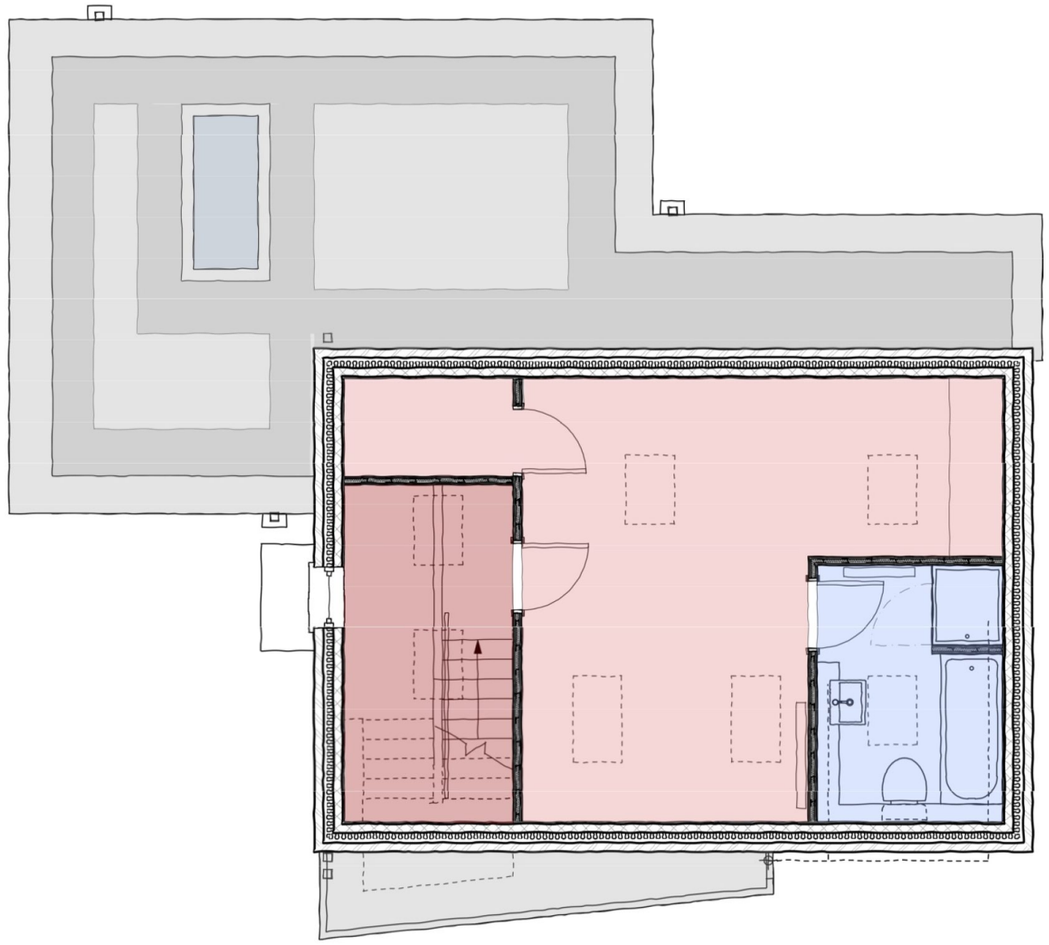
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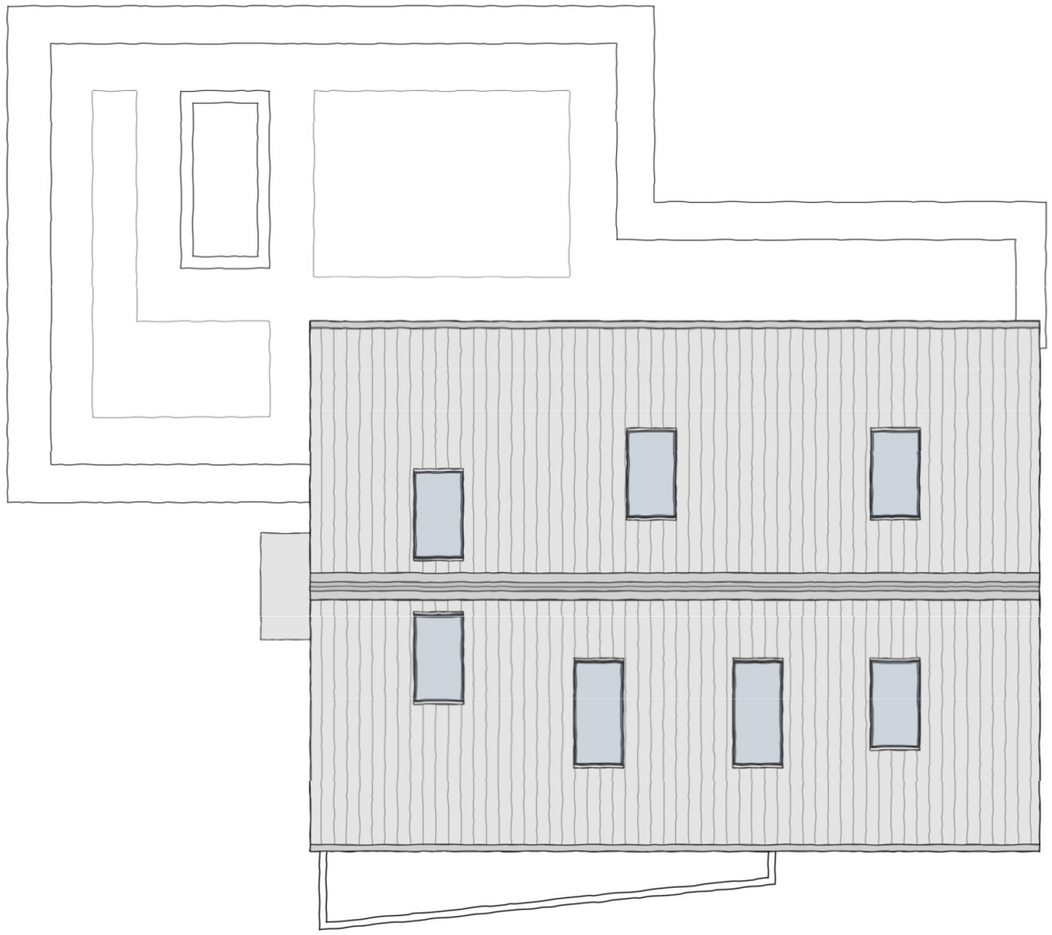


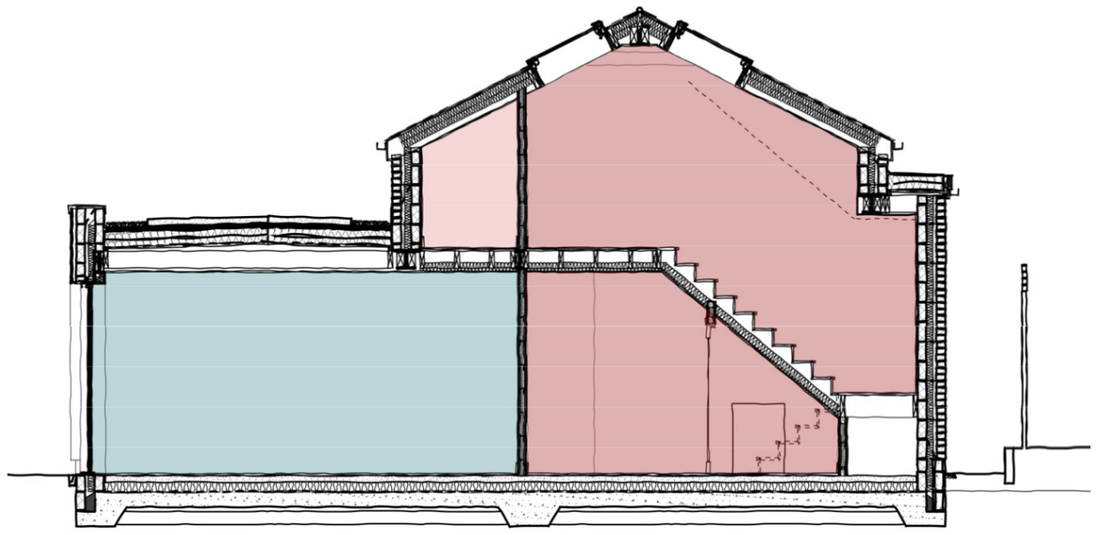
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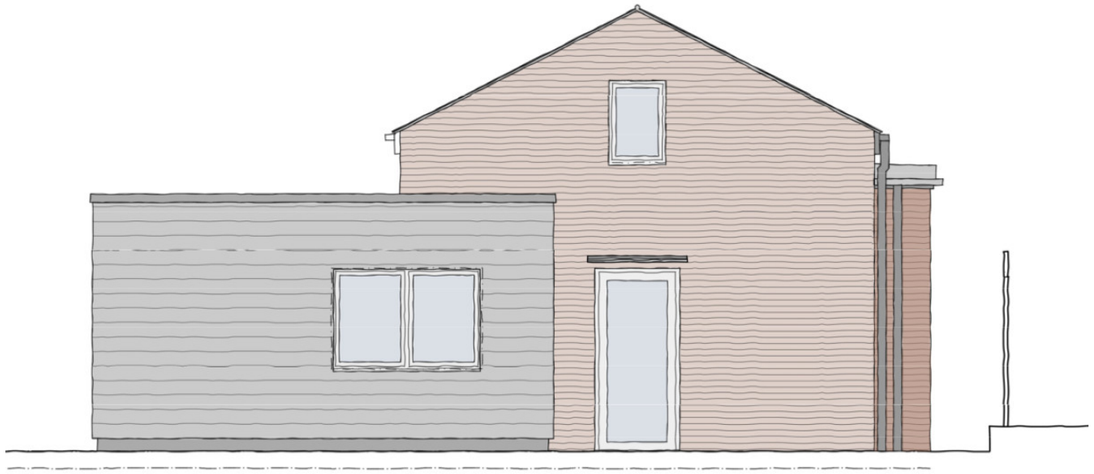


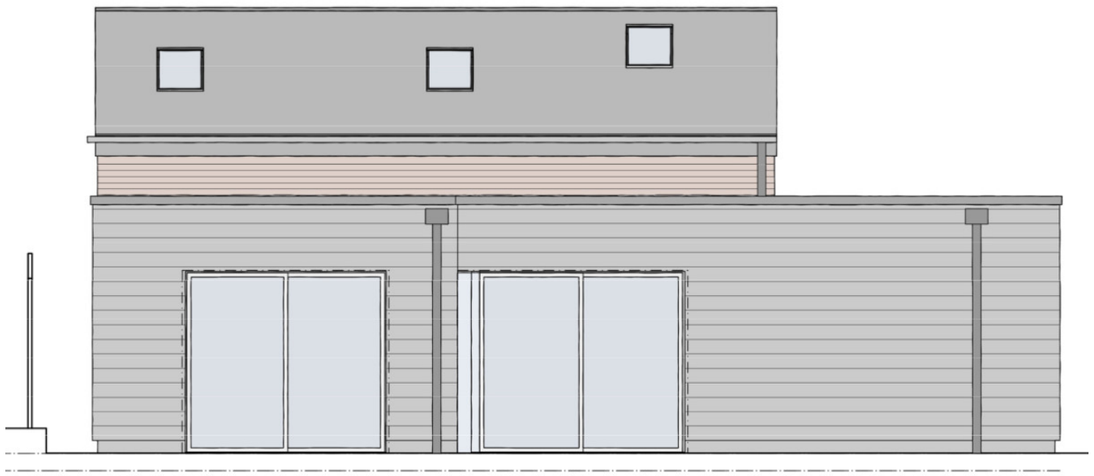
Overcoming tricky planning issues through creative design

Haines Phillips Architects were appointed by Sinclair Builders to prepare proposals for a new single family dwelling house on land to the rear of their existing flatted building. The site is to the rear of an existing detached flatted building in a residential area, bounded to the rear by school grounds.

A previous planning application by others for the site had been refused consent. Our design proposals evolved through a number of iterations in order to address the original reasons for refusal and subsequent concerns regards the impact on the neighbouring property.

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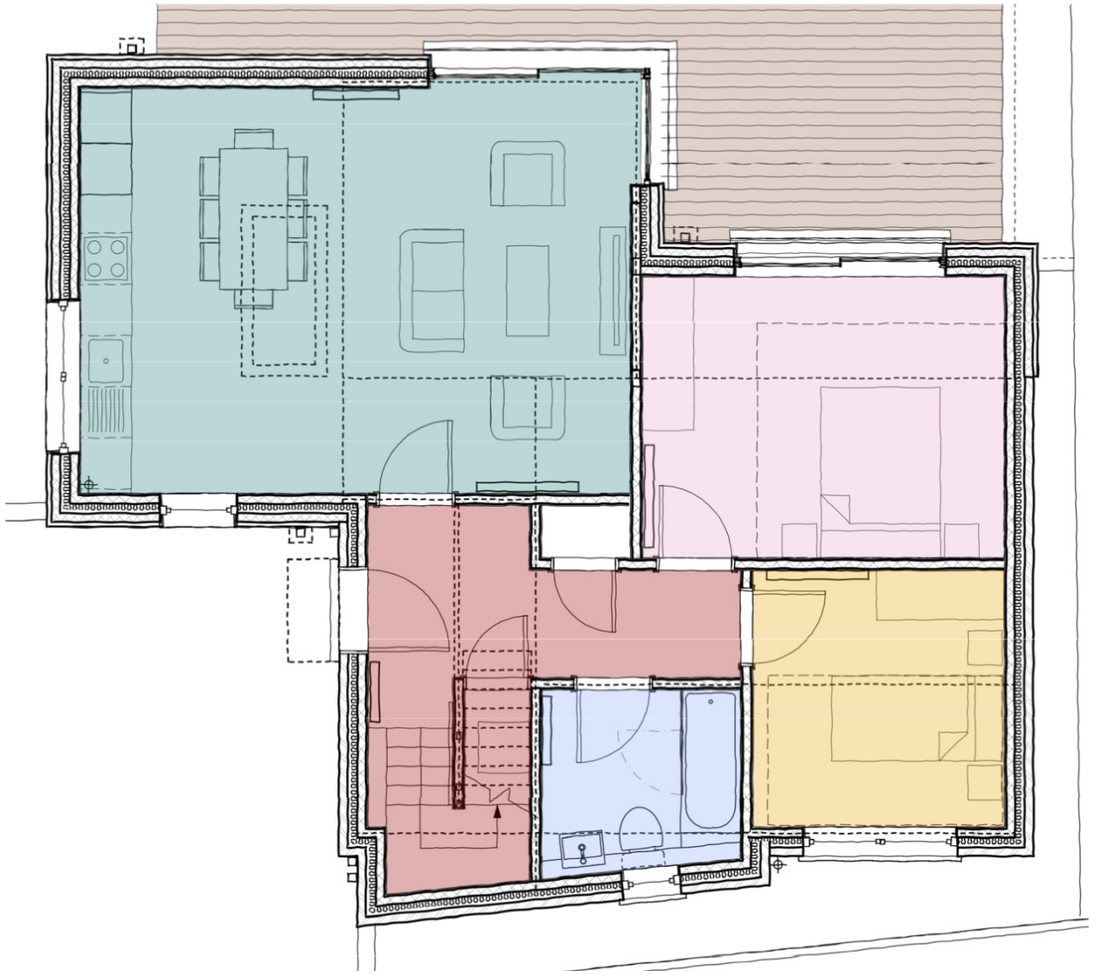
The building design is intended as a contemporary interpretation of the local building forms, with modern, robust materials such as fibre cement board cladding, London stock brickwork, slate and sedum roofs.

The site levels are reduced to set the house in to the ground and the fenestration has been carefully designed in order to reduce the visual impact and perceived bulk of the new building.

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Our consented scheme comprises a two bedroom part single storey, part two storey house. The single storey element has a flat sedum roof attached to the two storey pitched roof element. The main livingand bedroom spaces are located on the ground floor.

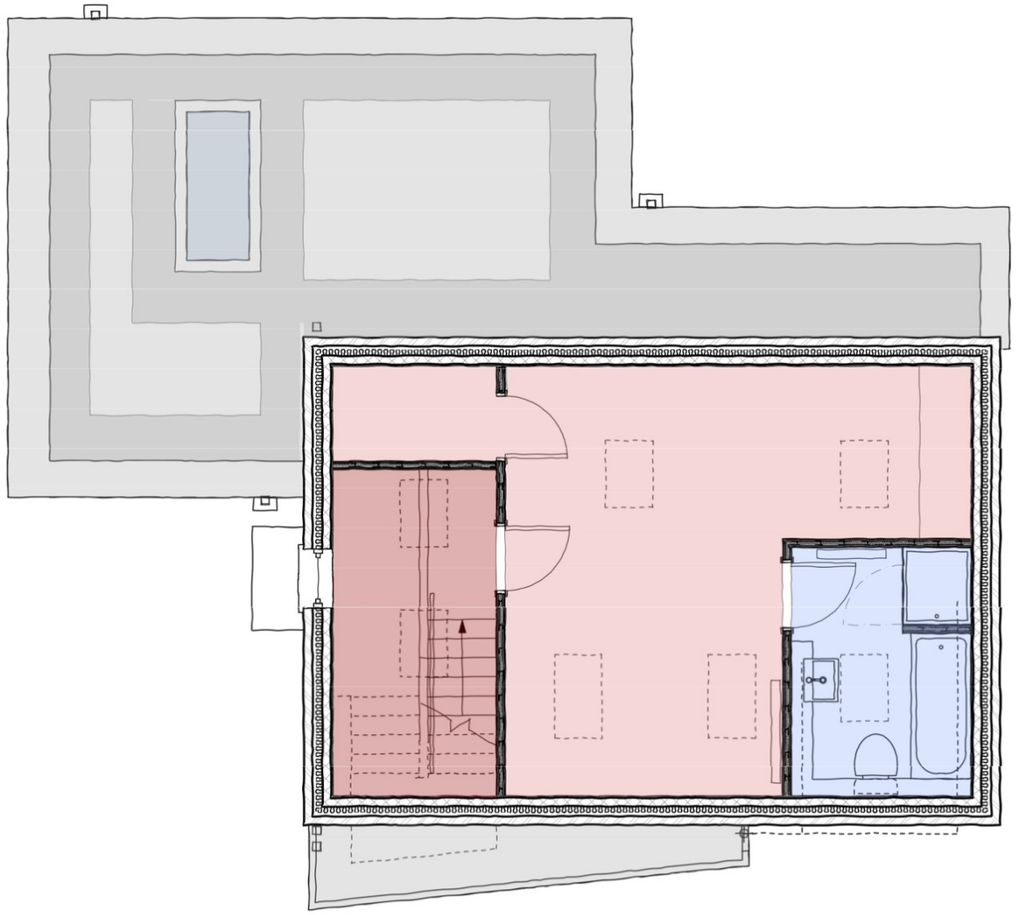
A home office/study space is located on the first floor. The living spaces and master bedroom lead out on to the new garden which is located in the gap to the boundary of the neighbouring property.



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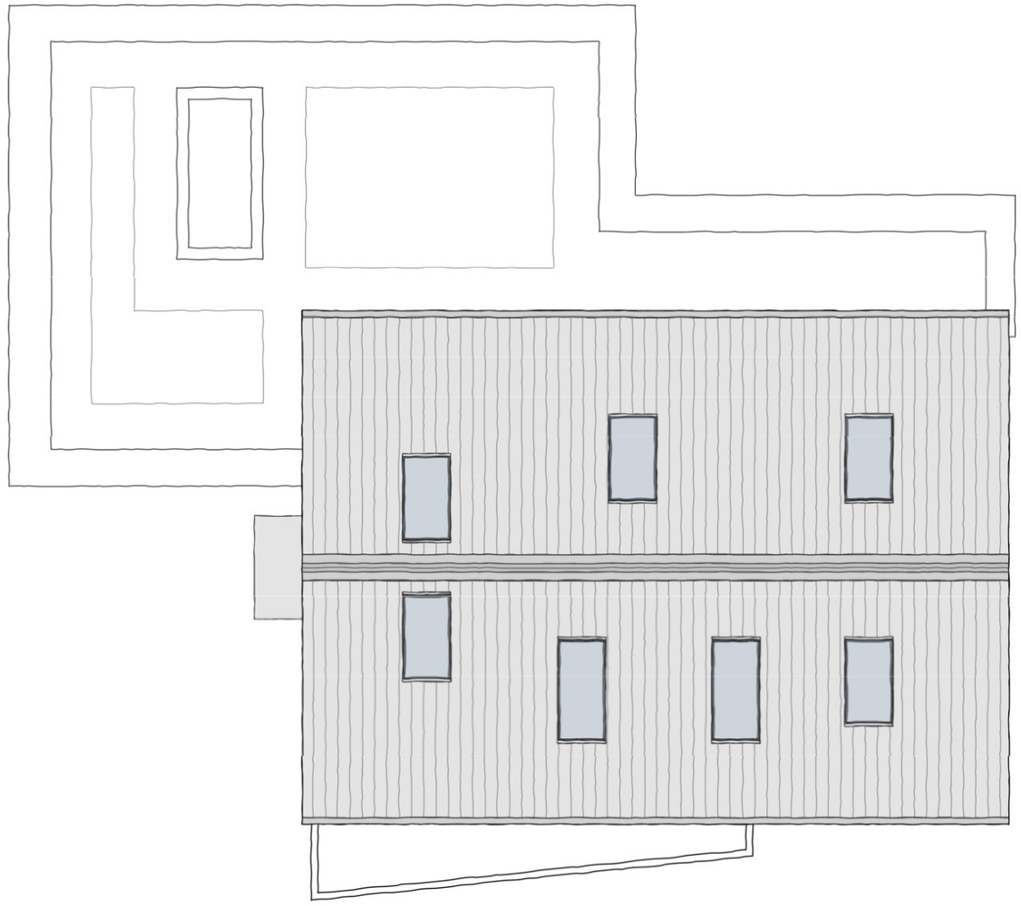
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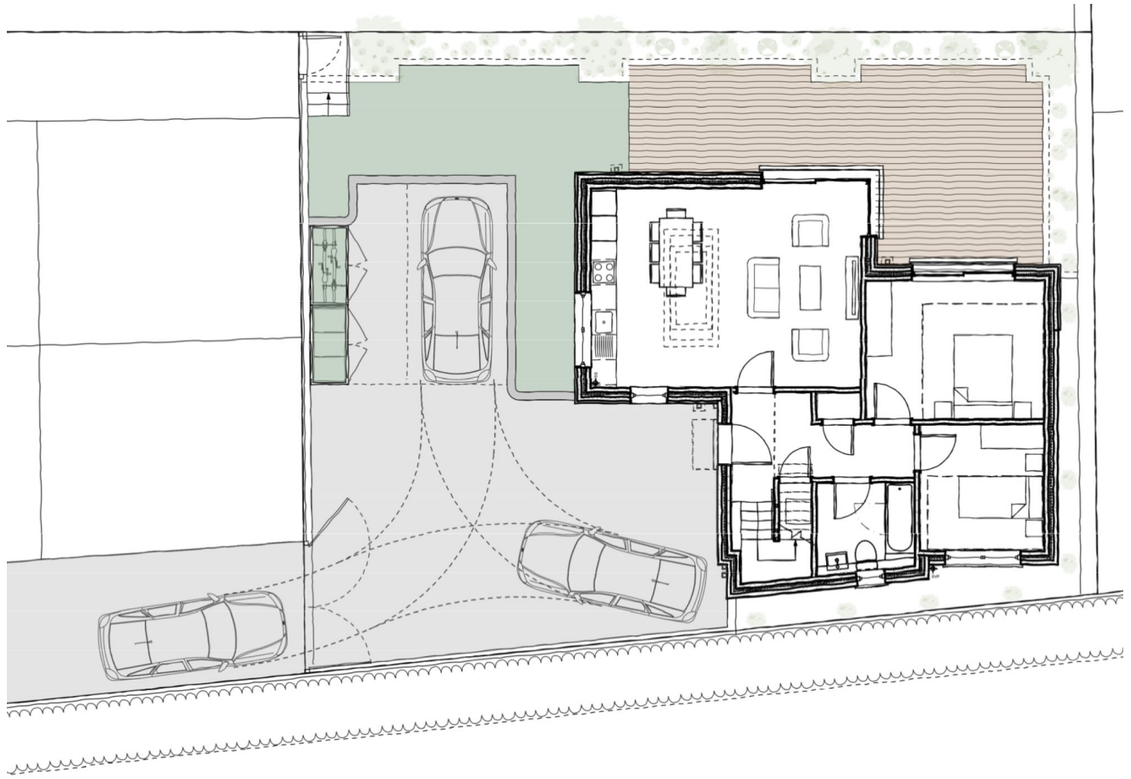
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The development is located in the Romford, East London.

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