

Brentwood Road, Romford

London Borough of Havering, RM1

Haines Phillips Architects were appointed by Sinclairs Builders in 2018 to prepare proposals for a new single family dwelling house on land to the rear of an existing flatted building following the refusal of a previous planning application by others on the site.

The site is to the rear of an existing detached flatted building in a residential area, bounded to the rear by school grounds. The proposals have 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.

The consented scheme comprises a two bedroom part single storey, part two storey house. The single storey element will have a flat sedum roof attached to the two storey pitched roof element. The main living and 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.

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 will be 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.

The full planning application was approved in June 2020 and the development is expected to be completed in mid 2021.

Client: Sinclair Builders

Structural Engineer: [Michael Barclay Partnership](#)

Contract Value: Approximately £200k

