



Photo of the front elevation of 37 London Road. Photo taken March 2021.

37 London Road, Rainham

37 London Road is a detached family home dating from the 1930s. Despite fronting London Road, the property is screened behind an evergreen hedge and set at a higher level from the pavement. The pedestrian access is from London Road. The property has been extended to the front and rear, including applications MC/09/1421, MC/10/2037, MC/14/0228 and MC/14/2312. The house has a long south facing garden leading onto an access lane with off street parking and a garage with office / games room above (there is no property to the rear overlooking).

Despite the extensions, the home is not working for the family because of the ways the extensions have been added. The circulation route is confusing and every room has a corridor to access the next space. The existing conservatory leaks and the views from the kitchen and family room onto the garden are blocked by the existing utility and wc. The utility and wc have the most advantageous position of the garden. Despite the size of the property, the bathroom on the first floor is small. One of the existing bedrooms has a flat roof with no or limited insulation, leading to big temperature fluctuations across the year. The head heights limit any potential to retrofit insulation internally. The existing construction to the rear is also not blocking noise from the A2.

The family are looking to reconfigure their existing spaces to gain a better living space with more light and connection to the garden. On the first floor they're looking for additional bathrooms and a replacement to the flat roof.



The proposals include a small extension to the front of the property, replacing the existing bay window at a similar proportion to the existing front extension. The proposed extension would be hidden from the street scene by the existing hedge which provides a visual and noise screen for the owners from the street. The extension is proposed to be built from white brick with a white brick mortar which is in keeping with the colouring of the existing property and stucco but will be clearly be read as a new addition. It is proposed to have a pitched roof with tiles to match the existing roof and a rooflight to bring in additional natural light into the space. The extension is proposed to be inline with the existing front elevation, leaving the existing porch protruding forward of both.



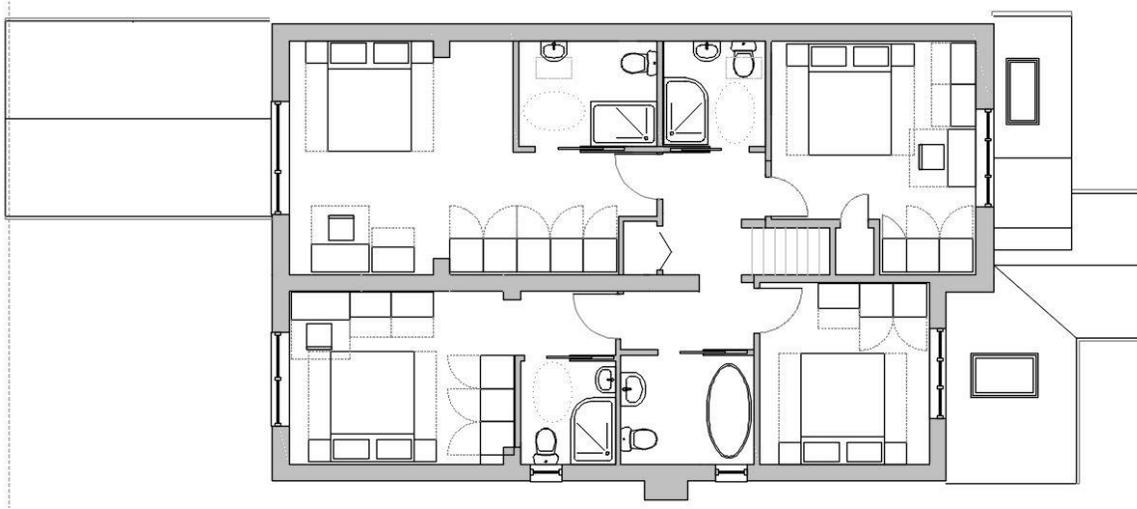
Proposed front elevation (2031/115) and materials.



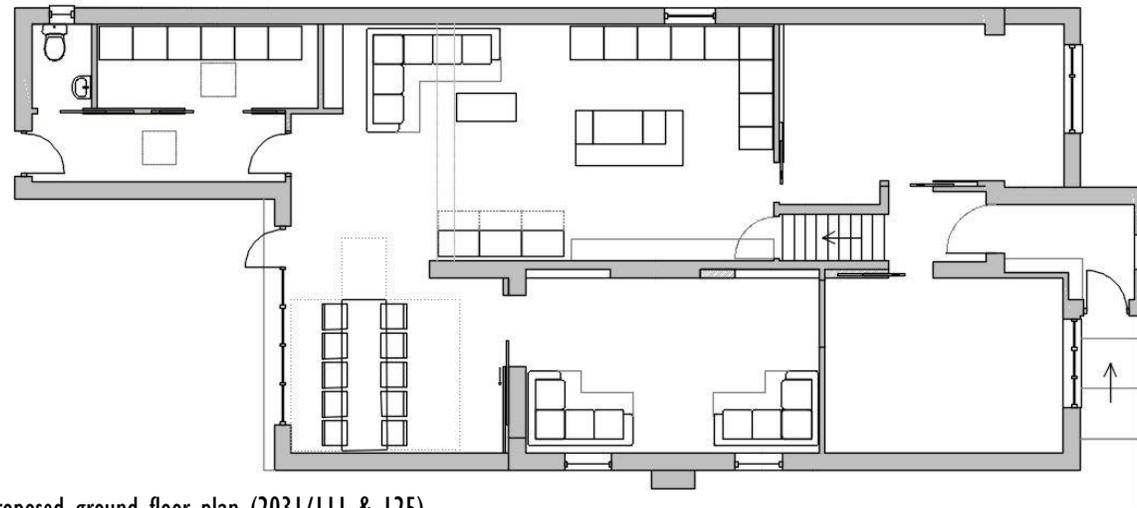
Proposed rear elevation (2031/117)

To the rear, it is proposed to extend the first floor to bring the building line to where the existing single storey ground floor extension currently is. This is a similar principle to the neighbouring properties who have also extended to the rear. This gives space on the first floor to reconfigure some of the existing spaces to provide additional bathrooms the family are looking for.

On the ground floor it is proposed to extend the existing utility area to provide a more usable internal space and to replace the conservatory with a more robust construction that is more energy efficient and practical for family living. It is proposed to use red metal cladding to the lower levels, taking inspiration from the existing red brick plinth but allowing services which would otherwise be face fixed to be hidden. The white render to the upper portions matches the existing.



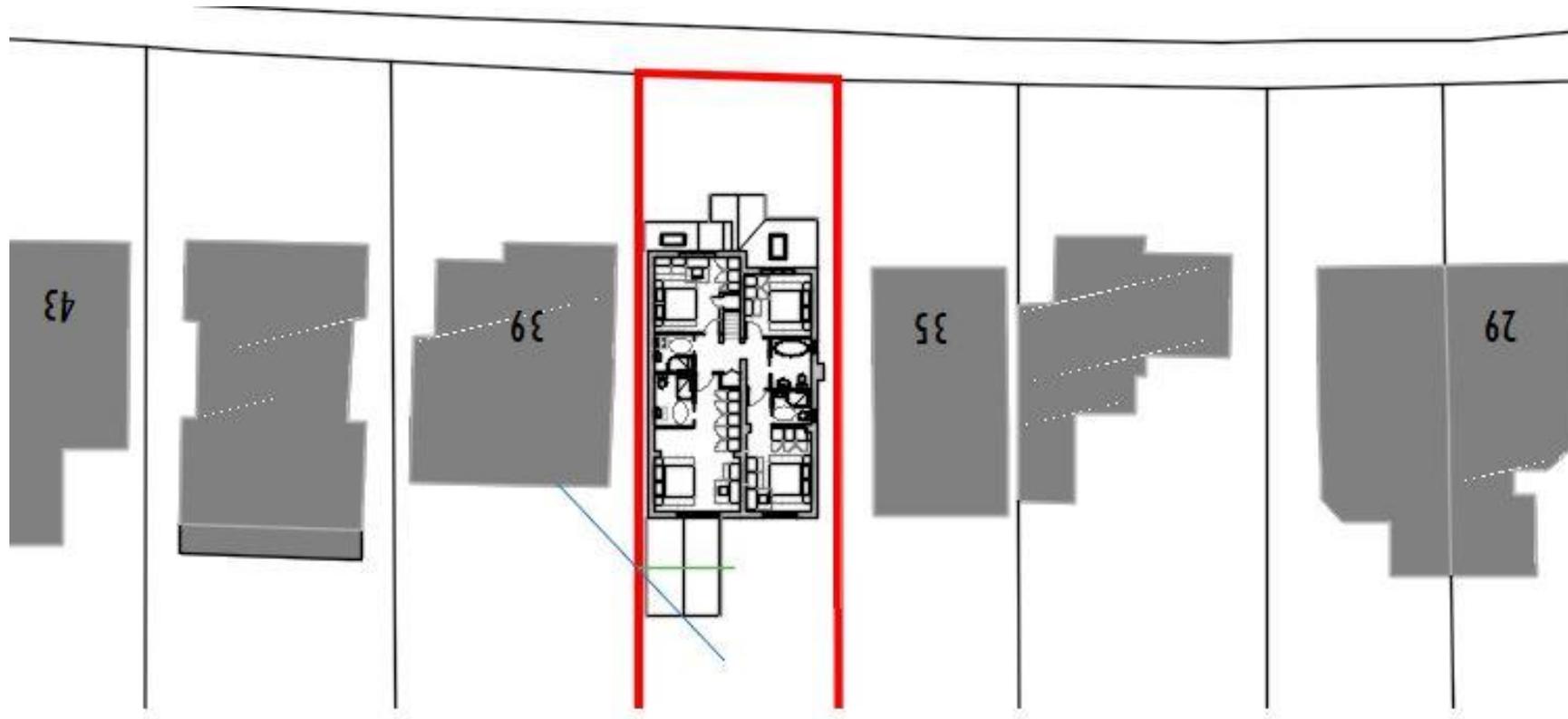
Proposed first floor plan (2031/112 & 126)



Proposed ground floor plan (2031/111 & 125)

Whilst the main aim for the first floor is to resolve the insulation and noise infiltration issues with the existing structure, the enlargement of the first floor provides additional bathrooms for the family.

The replacement of the conservatory with more energy efficient construction gives the opportunity to adapt the circulation spaces on the ground floor for fewer doors and fewer corridor spaces. The relocated outside door gives access from the parking to shoe and coat storage in the utility room rather than directly into the living space. The addition of new or enlarged openable windows improves the air quality and provides the opportunity for more natural light into the space.



The main massing on the ground floor to the rear remains as existing — the utility is the only part to the rear increasing. The proposed increase does encroach upon the 45deg rule for the door at 39 London Road, however the eaves and ridge height fall well outside of the 45deg rule in elevation, so there is no impact on the light levels to this room.

On the first floor, the increase brings the back out more in line with the neighbouring properties. The proposals are again outside of the 45deg rule for any impact to the windows.

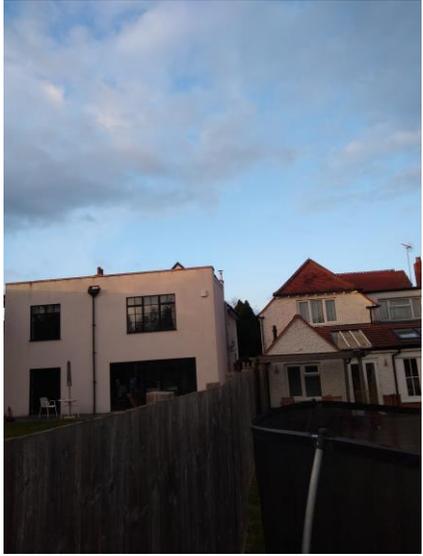
Proposed first floor plan in the street scene.
Green line shows the line of the existing utility.
Blue line shows the 45deg line roughly from the door of the neighbouring property.



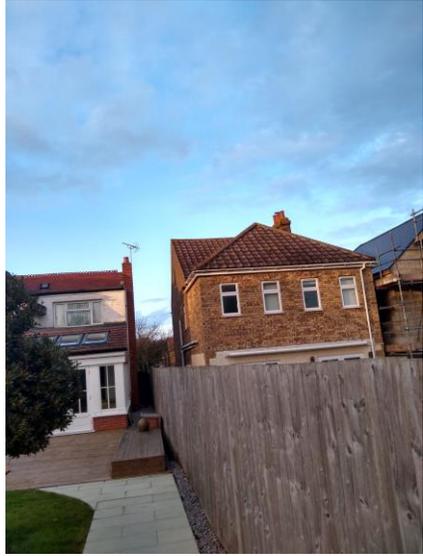
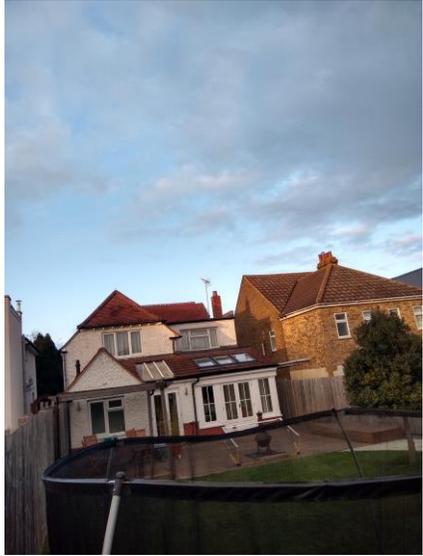
Panoramic view of the rear of 37 London Road and the neighbouring properties. Taken summer 2021.

The proposed alterations to 37 London Road have minimal impact on the neighbouring properties. The properties along the road have been altered and the original house profiles lost. The proposed new extensions will bring the rear of the property out at two storeys to run in line with the neighbours. The overall roof height will be as existing and is lower than the neighbouring property at 35 London Road and similar (in ridge height) to 39 London Road.

The materials used along the street scene varies, and in some properties has been changed completely. The materials proposed are in keeping with the existing materials at 37 London Road, but are different to the neighbouring properties.

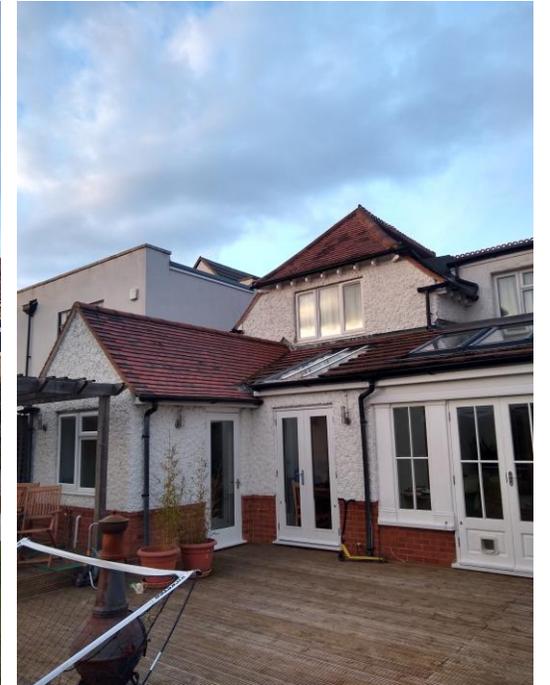


Rear of 39 London Road



Rear of 35 London Road

Views of the rear of 37 London Road.





Views of the front of 37 London Road



Corner of 39 London Road visible





Garage as viewed from private access road

