



CHARTERED  
ARCHITECTS

57 CROWN STREET  
BRENTWOOD  
ESSEX CM14 4BD

# Brentwood Old House Design Rational

## Introduction

Following the proposal put forward by Purcell in Feb 2013 we have been instructed to re-evaluate the proposal and to provide further sketch plans which address the issues raised by English Heritage

In the report it was noted that the preferred scheme from English Heritage is to split the building back to two individual properties and remove the flat roof extension to the rear of the building which was added in the 1970's.

Further to some financial evaluation from Brentwood Council it is evident that the revenue gained from this approach falls a long way short in being able to refurbish the building and therefore the purpose of our brief is to seek a compromise in creating apartments but doing so in such a way that the other points raised by English Heritage are addressed.

## Further site investigations

Following the initial site visit a number of areas were marked out to be carefully uncovered to ascertain what other elements of historical interest might be present and as the report from BHC identifies there is little remaining which need be preserved other than respecting the original structure and causing as little further damage as possible.

## Specialist Advice

Following the issue of the report undertaken by Barry Hillman-Crouch we have assessed the plans on the need to keep the façade and retain the staircase to the main entrance.

## English Heritage

English Heritage indicated that they would not support the additional first floor extension shown on the previous scheme and would like to see the rather unsightly flat roof section to the rear removed.

Whilst it seems there are no other items of specific interest to be retained we have approached the redesign in a more sympathetic way than the original proposal taking on board the items raised previously by English heritage.



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## Design Rational

Given these comments we see little point in redesigning this project without looking at the removal of at least some the ground floor and omitting the first floor altogether. As such we have reduced the ground floor footprint and have come up with what I believe is a more subservient infill which still retains enough form to keep the accommodation level to a sensible and workable amount but also respects the original building beyond.

Since all the comments before relate to the Purcell scheme the following gives a comparison to the Purcell scheme and how we have looked to improve the situation to be more in line with the expectations of English Heritage.

The unit references we have used relate Unit numbering of the previous design to enable the comparison to be referenced easily

### Unit 1

The entrance is again off the main hall and we have only sought to subdivide the space to provide a suitable level of accommodation. What we have aimed to do however is retain a sense of proportion to the rooms in keeping with the period of the property. The existing beams etc. have been retained as have the fireplaces and we would look to open these up where possible for the enjoyment of the units with the appropriate period fireplaces to enhance the properties.

Minimal subdivision has allowed only a minor interaction with the existing building fabric

### Unit 2

We have moved away for the original scheme here quite substantially. We agree that the flat roof extension does nothing for the rear façade and as such have removed this element in its entirety. We also recognise that by doing this we will be left with an elevation covered in internal finishes and given the amount of development the building has suffered will not provide an aesthetically pleasing proposition.

To this end we seek a compromise and propose a minor single storey infill in the form of a bay window similar to the other bay details but flanked either side by a lightweight form of structure perhaps rendered to distinguish it from the original building. This form will be more sympathetic, removes a substantial amount of poor development but in turn offers some accommodation to this area to ensure the financial viability is retained.



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There will be no first floor extension over this element as suggested in the previous scheme.

Internally we are proposing to use the existing party wall which removes the need to further divide the proposed living room as the previous scheme showed and which was considered detrimental to the proportion of the room. The rest of the accommodation is held within the new structure further reducing the need to make openings in the existing walls.

### Unit 3

This unit has been retained as a duplex unit as the separation of the space by the main staircase means the allocation is insufficient on one level. We have retained the proportions of the large room to the front and placed a small stair to the rear of the property where there are a series of add hock partitions which are much later additions and infill to the existing structure and this less important.

On the first floor we have departed from the original scheme due to the fact we do not believe the bedroom was of sufficient size to provide a workable living space so we have followed the same principle as the ground floor and retained the main space to the front as the bedroom area. This allows for a bathroom on the first floor and the suitable wardrobe space lacking before.

The chimney has been retained and no fenestration has been amended to ensure minimum impact on the original building fabric

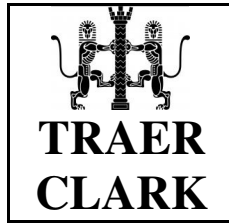
### Unit 4

With this unit we have retained a lot of the internal partitions that exist at present however have looked at bolstering these in places since some will become party walls. With the loss of the bedroom from the previous scheme in providing unit 3 with a more workable solution we have reduced the living room but only proportionally to the staircase which already exists.

### Unit 5

With the loss of the first floor extension we have reorganised this unit considerably. Whilst visiting site it also became apparent that the existing stair from the upper level does not facilitate the means of escape required under Building Regulations even with the degree of relaxation that would be expected for a building of this nature.

It was also noted that the headroom on the second floor above this unit was considerably restricted and we believe that the previous design could not be implemented to create a successful property.



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We have therefore suffered a loss of one unit whilst appraising this area and have combined the area within the roof to accommodate a bedroom area with the potential of an En-suite to the smaller location. To gain access to this area we have proposed a new stair from the hallway but have utilised the existing stairwell to facilitate it to again cause minimum disruption to the building fabric.

#### Unit 6

This unit follows the same basic perimeter outline of the scheme before but we have less sub divisions and have moved the wet rooms to lay over the wet rooms below to minimise the opening required through the floor.

#### General

We have through the design process looked at the impact of Building Regulations on the units and allowed for some tolerance. If the scheme presented was to receive support we would then need to evaluate each element individually to ensure we complied with the needs of building control whilst working closely with English Heritage to ensure any proposals meet with their expectations and preserve the existing building fabric in the best possible way.

As part of this redesign we have sought to align the wet areas up through the building to reduce the impact of services running through the building.

With regards to the site in general the previous report mentions the availability of 10 parking spaces although these are not representative of the actual size required either under the old parking standards or the new. We have shown the likely acceptable parking availability which allows 100% parking provision with 1 visitors space. The location of the site however is well connected to transport links and has the benefit of being next to the high street

#### Summary

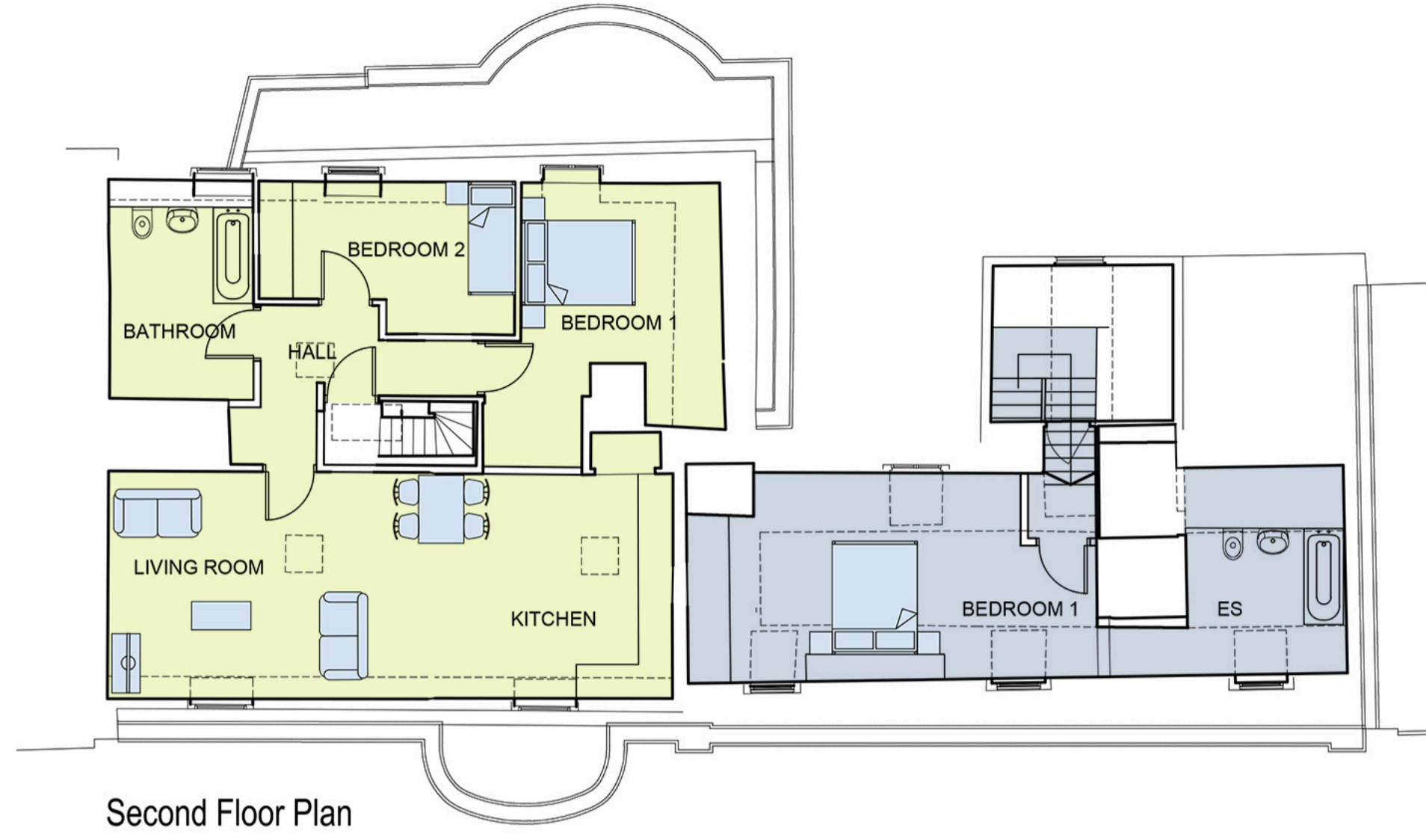
The above design rational and the attached plans are principles from which to gain advice and comments from English heritage. We do not see these set in stone and as always through the design process would like to work closely with all parties to see this project realised.

Brentwood Old House has remained empty for a number of years and due to this has fallen into disrepair in a number of areas. I'm sure all parties concerned would like to see this property refurbished to its formal self and look forward to receiving comments on the attached design.

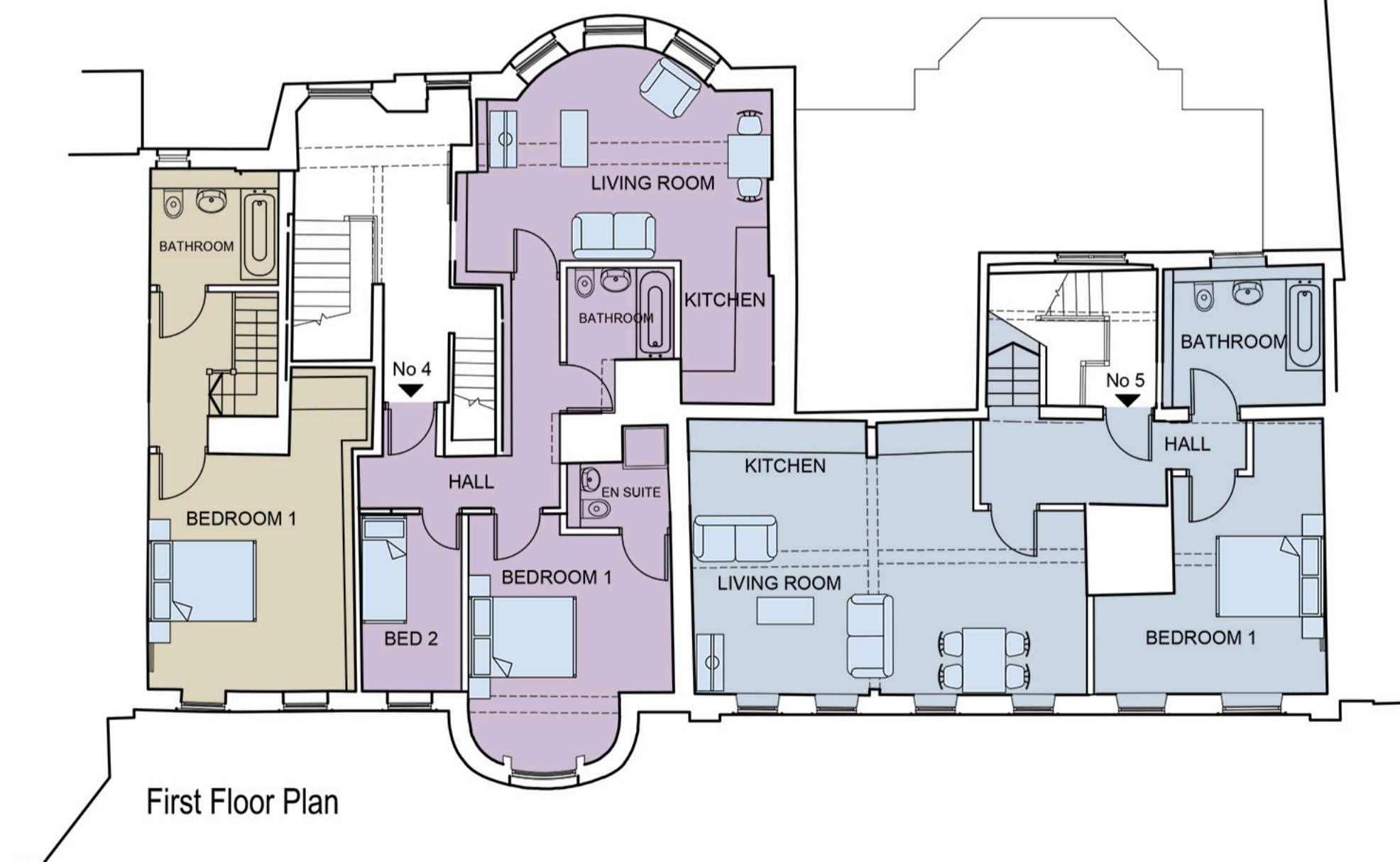




Ground Floor Plan

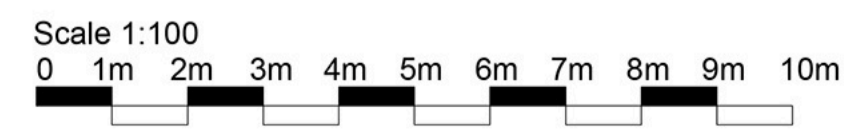


Second Floor Plan



First Floor Plan

Accommodation Schedule  
 Unit 1 - 2 Bedroom 83m<sup>2</sup> (893sqft)  
 Unit 2 - 1 Bedroom 69m<sup>2</sup> (742sqft)  
 Unit 3 - 1 Bedroom 64m<sup>2</sup> (688sqft)  
 Unit 4 - 2 Bedroom 61m<sup>2</sup> (656sqft)  
 Unit 5 - 2 Bedroom 99m<sup>2</sup> (1065sqft)  
 Unit 6 - 2 Bedroom 82m<sup>2</sup> (882sqft)  
 Parking 100% with 1 visitors space  
 100% cycle provision



Revisions

project  
 Old House, Shenfield Road, Brentwood, Essex.

FEASIBILITY

client  
 Brentwood Borough Council

Feasibility Plans				
scale	date	drawn	job no.	rev.
1:100 @ A1	Nov 2014	ADS	1365 : 020	.

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