

Design and access statement

London Borough of Havering

For

Ground floor rear extension, change of use of ground floor from betting shop to A1 / B1 flexible space, loft conversion involving rear dormer and 2no front facing roof lights, remodelling of existing flat and provision 1no additional self-contained flat at 114 / 114A Collier Row Road.

By

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Introduction

This design and access statement is written in support of the following proposal: -

Ground floor rear extension, change of use of ground floor from betting shop to A1 / B1 flexible space, loft conversion involving rear dormer and 2no front facing roof lights, remodelling of existing flat and provision 1no additional self-contained flat at 114 / 114A Collier Row Road.

Planning Policy

The proposal has been considered in line with planning policy at a national, regional and local level.

NPPF (2018)

The National Planning Policy Framework (NPPF) does not form part of the development plan but is a material consideration. The new NPPF was published in July 2018 and replaces the previous 2012 Framework. The revised NPPF maintains the presumption in favour of sustainable development (paragraph 11) which is defined in paragraph 8 as incorporating the same economic, social and environmental elements. The document recognises the overwhelming need to accommodate and accelerate housing development and make more effective use of land.

Paragraph 60 states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

Paragraph 68 discusses the important contribution that small and medium sites can play and the speed in which they can deliver additional dwellings. Part C of the paragraph specifically encourages LPAs to support the development of windfall sites through their policies and decisions. The document introduces a new section (11) titled 'Making Effective Use of Land' which recognises that, due to the need to accelerate housing delivery, strategic policies must seek to make as much use as possible of previously developed land. Paragraph 118 specifically promotes the development of under used buildings. Paragraph 122 states that planning decisions should support the efficient use of land taking into account the needs for different types of housing, local market conditions, the capacity of local infrastructure and services, the desirability of maintaining an area's character or promoting its change and the importance of good design.

Paragraph 48 relates to the amount of weight given to emerging plans and broadly reflects the previous paragraph 216. The paragraph states that authorities can give appropriate weight to emerging plans (such as the New London Plan as subsequently discussed) taking into account the stage of preparation, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of emerging policies with the Framework. Given the significant overlap between the promotion of small sites and the need to make more efficient use of land and buildings, it is considered that increased weight can begin to be afforded to policy within the draft London Plan, which is based on a broad, up to date evidence base, has undergone consultation and is consistent with the strategic aims of the Framework.

Technical housing standards - nationally described space standard

This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

The London Plan

The London Plan was adopted in July 2011. The London Plan sets out the broad strategic and spatial framework for London as a whole and makes some targets and policies Borough specific. The overall aims of the London Plan are to promote sustainable development, tackle deprivation and inequality, to make the city internationally competitive, accessible and safe, and to improve the environment (Chapter 1, page 32).

The London Plan sets out to meet the challenges of economic and population growth and become a world leader in improving the environment (Chapter 2, page 33). Policy 2.1 seeks to retain and extend the role of London as a city to live in, visit and enjoy.

The strategic aims of the Mayor's housing policies are set out in Paragraph 3.13. They are the provision of more homes in order to promote opportunity and real choice for the population of London with a range of tenures that meet the diverse and changing housing needs at affordable prices. Housing provision is clearly a priority and monitoring targets for each Borough are set out in Table 3.1 with appropriate density ranges given in Table 3.2. The quality and design of housing development is subject to Policy 3.5. Policy 3.8 seeks to ensure that there is a choice and range of housing sizes, types and affordability. Policy 3.5(C) sets out minimum space standards for residential units.

Draft London Plan

The Draft Plan (December 2017) places significant emphasis on the role of small sites in increasing housing provision across London. The Mayor has increased housing targets in London from 49,000 to 66,000 per year in response to the most recent Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA). In particular, the Mayor has identified sites within 800m of a rail or tube station or town centre boundary and small sites as particularly important in meeting these targets. Table 4.1 of Draft Policy H1 of the New London Plan sets Hounslow's annualised average housing target at 2,182, which is a 165% increase.

White Housing Paper (2017)

On 7 February 2017 the Government published a white paper titled Fixing our broken housing market which, inter alia, reiterates the strategic urgency of delivering housing that meets local need across the United Kingdom. Delivering more housing and overcoming the country's housing crisis is a primary, national objective. It states at paragraph 1.52 that this is particularly the case where demand is high and land scarce and where there is an opportunity to make effective use of brownfield land. Moreover, at paragraph 1.53, it states that the NPPF should be revised to ensure that Councils address the scope of higher density in areas with good public transport and that Councils should take a flexible approach to applying policy and guidance that could inhibit objectives of meeting housing demand.

Autumn Budget (2017)

Within the Government's Autumn Budget Report there was a further commitment to addressing the housing crisis; specifically paragraphs 5.6 - 5.14 deal with 'Planning for more homes'. The Budget builds on the reforms set out within the Housing White Paper and reaffirms the needs for the planning systems need to boost the availability of land in the right places for homes, and to ensure the better use of underused land in towns and cities.

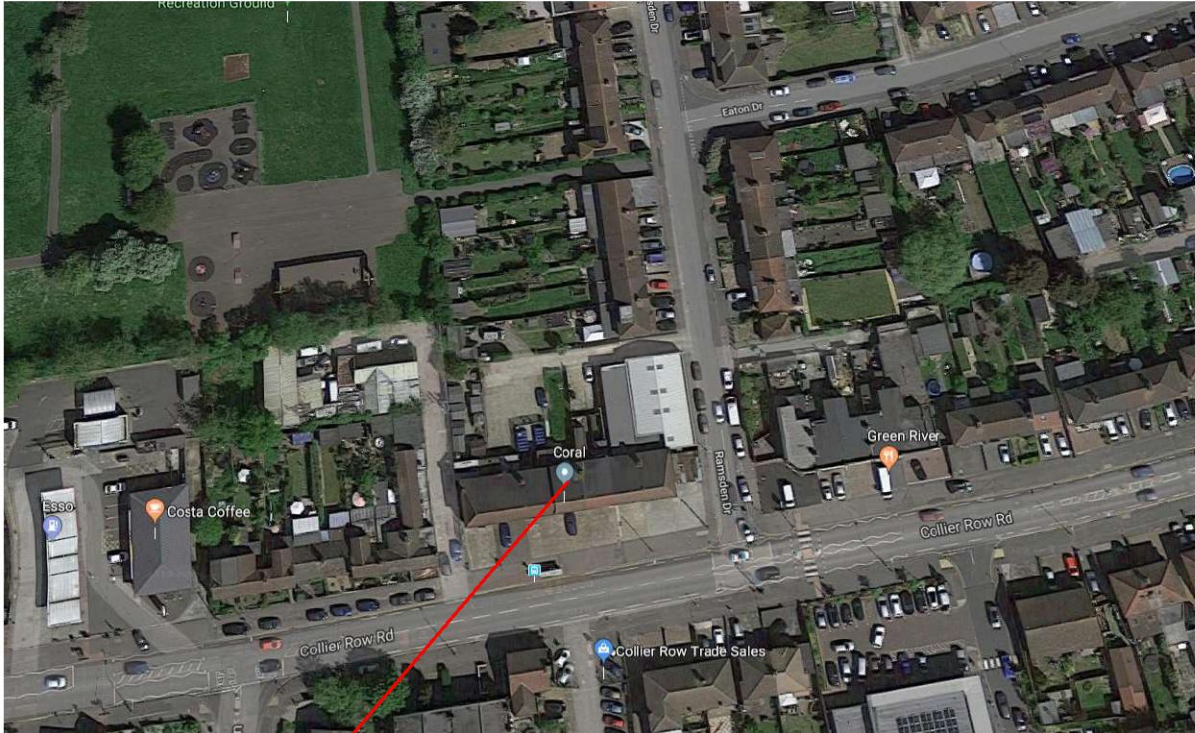
Core Strategy and Development Control Policies Development Plan Documents

Havering's Local Development Framework (LDF) is a portfolio of different documents which have been prepared to provide for the future planning of the borough. The Core Strategy document is the most important LDF document. It sets the Council's approach to the planning of the whole borough up to 2020, and sets the framework for the Action Plans and

topic specific planning documents which compliment it and address other planning issues in the borough.

Site location and description

The application site comprises of a mid terraced property located close to the junction of Ramsden Drive within a commercial parade. To the rear of the site is an access way which serves the commercial unit and flat above. The surrounding area is characterised by similar properties with commercial and residential uses dominating the surrounding land use pattern. The site has no statutory or local listing and it is not located within a conservation area. The site is located in Flood Zone 1 and has a low probability of flooding.



Numbers 114 / 114A Collier Row Road



Rear view along service yard



Front view along Collier Row Road

Use

Number 114 is currently vacant. Its last known use was a betting shop with a self-contained flat accommodation at the upper floor. It is proposed to change the use of the ground floor to a flexible use comprising of A1 / B1 which aligns with the surrounding area. At the upper floor the existing flat (114A) will be remodelled and additional residential is proposed in the roof space. This type of use is similar to neighbouring buildings.

The immediate context contains a mix of commercial and residential uses. The proposal therefore seeks to align with the existing land use pattern of the street and is based on an understanding of local characteristics.

The proposed residential use is further justified on the following grounds: -

- ¿ The residential use on the site is modest in the form of 1no studio. This would provide additional accommodation for 1no person.
- ¿ The proposal does not impact the commercial vitality or vibrancy of the area. The ground floor would remain as commercial floor space orientated at visiting members of the public.
- ¿ The Council recognises that flat developments can make an important contribution to housing provision, and that such proposals can make more efficient use of urban land.
- ¿ The site has good connections to the local bus network.
- ¿ The site is in close proximity to an array of local amenities, restaurants, shopping centres, schools, doctor's surgeries, and leisure facilities.
- ¿ The proposal is located close to parks and open space. Such examples include Collier Row recreation ground.

On the above basis the site is considered to be highly sustainable in line with NPPF and the principle of the development is acceptable.

Amount

In terms of residential accommodation, the proposal provides provision for 1 no additional self-contained flat. The importance of ensuring that all new residential development is of a high quality with good living conditions has been a paramount consideration in the planning of the new residential flat units. It is noted that minimum floor area standards ensure an adequate amount of space is provided in residential development. In light of this, the proposed flat areas and room sizes adhere to and go beyond the technical housing standards and standards set in The London Plan.

A 1B1P unit has a requirement of 37m² for its GIA with a shower room. Re modelled flat 1 would have a floor area of 45m² and exceed this standard. Proposed flat 2 would have a floor area of 38m² and again exceeds the standard.

It is acknowledged that the nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space. All flats exceed the minimum height recommendation. Attention should be drawn to flat 2 which is in the roof space. The unit would have 80% of its GIA at 2.3m or more.

In regard to amenity provision, the site is a high street location and the proposals are for flats above shops. No other flats in this parade provide amenity space provision. No amenity would be provided which is considered satisfactory on the basis of the site's constraints. The site is close to a number of parks and open space and therefore on balance the lack of on site amenity space would be acceptable in this instance.

Further to the above the scheme is able to support adequate provision of cycle parking which promotes sustainable transport methods and adequate refuse and recycling provision within convenient access of the street for collection. In regard to car parking, each dwelling would have 1 no car parking space.

Based on the above it is considered that the proposed flats offer very high levels of accommodation far beyond the minimum policy recommendations.

Layout

The internal layout of the flats has been planned around the sites access arrangements. Internally all of the new flats have been designed to ensure that adequate ventilation and sunlight and daylight reaches habitable rooms. The flats have planned so to provide a double aspect arrangement. The following additional design criteria has also governed the design: -

- ¿ The window surface area is at least 20% of the floor area.
- ¿ A single bedroom has a floor area of at least 8m² and is at least 2.15m wide
- ¿ A LKD has a floor area according to its occupancy and is at least 3m wide.
- ¿ A studio living space has a width of at least 3m with a GIA of no less than 28m².
- ¿ Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area).

- ¿ Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
- ¿ The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.
- ¿ The minimum width of hallways and other circulation spaces inside the home is 900mm.
- ¿ An accessible bathroom is to be provided in every dwelling

Scale

The proposed rear extension would not be visible from Collier Row Road. It would only be visible from the service road to the rear of the parade. The existing commercial units have no rear gardens, only small rear service yards. The proposed extensions will therefore have no impact on the street scene.

The proposed rear extension would be 11.3m in depth from the original rear wall. The extensions would, however leave a fair portion of the commercial premises rear yard. An extension at number 110 was recently approved under ref: P1603.16. the rear extension measured 14.6m in depth. It is noted that a very large rear extension has been approved for the adjoining property, No. 108 Collier Row Road. This extension covers the entire rear yard and is higher than that proposed development. (no record of planning permission). A deep rear extension (14m in total depth) has also, been approved at No. 112 Collier Row Lane. The proposal is therefore, relatively speaking, modest. The rear extensions would not affect any habitable room windows associated with residential use as all ground floor units have commercial uses. There is no harm created by the proposal.

In regard to the loft conversion and rear dormer, this has been sensitively designed and is focused on the rear of the property so not to adversely impact the street scene. The dormer at 114 is modest in its proportions as it is substantially set below the ridge, set up the roof slope and set in from the boundaries. There would be no adverse impact on any residential windows created by the dormer.

Appearance

All new materials would match the existing in terms of colour, texture and finish. This ensures continuity in the building's appearance.

Landscaping

There is scope for hard and soft landscaping strategies to the rear service yard. Please refer to the plans for additional details.

Access

The commercial access will be as per the existing situation i.e. from the front of the building. The residential access to number 114 will be from the rear of the building via a staircase to the first floor. This staircase will be adequately screened to protect neighbouring amenity. More so on the basis that the residential intensification is only 1 person it is considered that no adverse noise or disturbance would be generated from this staircase.

In terms of inclusive design, the proposed residential units will be compliant, where appropriate with Part M of the Building Regulations. The following has been considered through careful design considerations: -

- ¿ Enable ease of use of all entrances for the widest range of people.
- ¿ Enable convenient movement in hallways and through doorways.
- ¿ Enable convenient movement in rooms for as many people as possible.
- ¿ Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.
- ¿ Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.
- ¿ The provision of an accessible WC.

Sustainability

The proposal emphasises that development should make a contribution to minimising carbon dioxide emissions in accordance with guidance set in the London Plan. The relevant measures to be undertaken include: -

- ¿ High standards of insulation to reduce the amount of energy required to maintain comfortable temperature levels.
- ¿ The use of thermally massive materials, which represents the ability of materials to store heat or cool, is important as a means to control building temperatures and better manage day/night fluctuations.
- ¿ Efficient lighting and appliances will reduce energy consumption.
- ¿ Low temperature heating systems.
- ¿ The use of an energy efficient water heating system.
- ¿ Ensuring water consumption does not exceed 105 litres per head per day. The designs seek to minimise water use through a variety of techniques and technologies, including the fitting of water efficient toilets, taps, showers, dishwashers and washing machines.

Noise control from commercial unit

Provision of a separating floor is proposed (see first floor plan). The separating floor exceeds the airborne sound rating under the provisions of Approved Document Part E of the building regulations. This strategy is therefore more than sufficient to control noise.

Cycle storage and refuse storage

A suitable scheme has been presented for secure and covered cycle storage together with waste and recycling. Please refer to the plans for additional details.

Contamination

Please refer to the following: -

- ¿ Geo Technical report
- ¿ Underground utility survey report
- ¿ Landmark Sitecheck report

See reference to:-

- ¿ Page 2 of Landmark Sitecheck report. Contaminated Land - Passed. Radon: None Identified
- ¿ Page 4 of Landmark Sitecheck report. Landmark Information have identified that the property is in a lower probability radon area as less than 1% of homes are estimated to be at or above the action level for radon gas. Radon Protection Measures: No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

Plant and machinery

No new plant or machinery is proposed

Ultra Low Nox Boilers

The proposal is to be full electric and therefore no boilers are to be installed.