

DESIGN AND ACCESS STATEMENT
FOR
CHANGE OF USE OF CAR GARAGE
TO
PERSONAL GYMNASIUM
for
72 FARNES DRIVE
ROMFORD
ESSEX RM2 6NT

For

Mr. & Mrs. O. Holloway

by

Arcgrade Designs
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THE DESIGN AND ACCESS STATEMENT

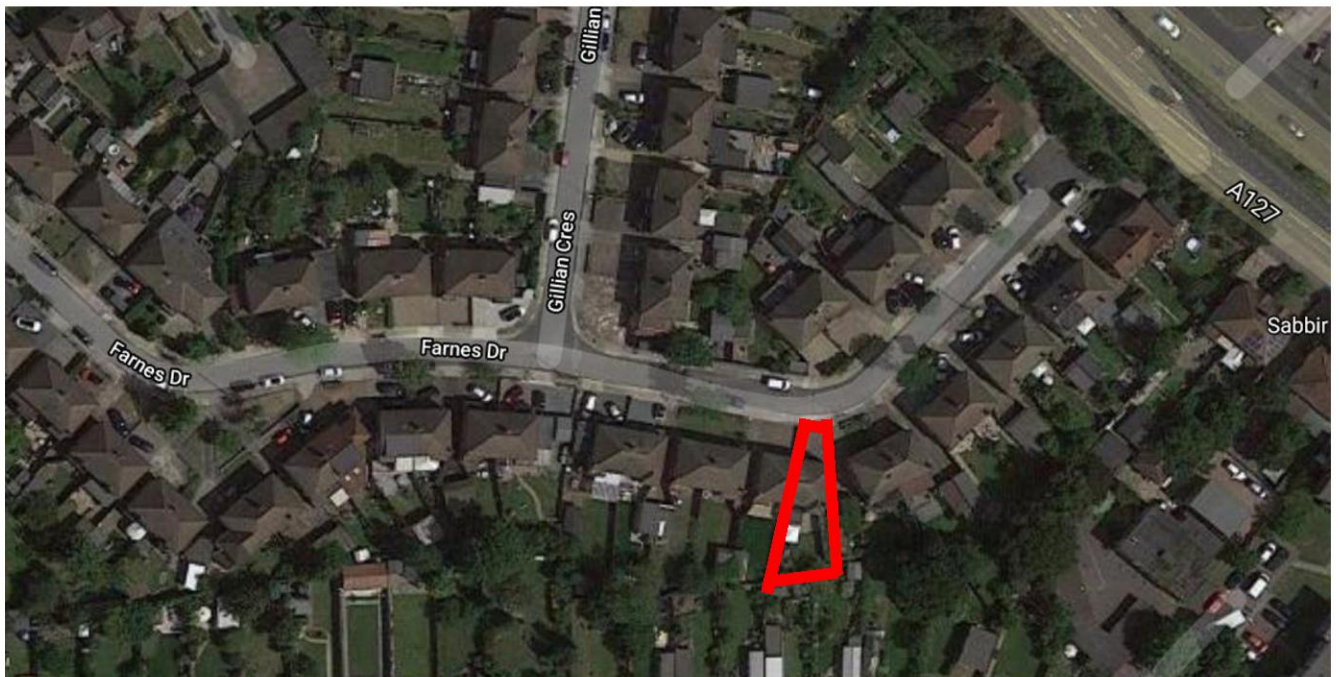
This Design & Access Statement accompanies the application for the site 72 Farnes Drive, Romford RM2 6NT, regarding the proposal of changing the existing car garage to a personal gymnasium. (See attached existing and proposed drawings).

Site & Location

The site is part of a property located on Farnes Drive, Romford in the London Borough of Havering which is mainly a residential area except a secondary school that is about a mile from the property. Majority of properties in the area consist of family houses with no. 72 being part of them.

The property can be accessed from the main road with off street parking for about two cars in the driveway and two other cars within the property (in front of the garage).

A. Aerial view of the site (The property is indicated in red line)



72 Farnes Drive, Romford Essex RM2 6NT

B. Front View of the property with the garage beyond



C. Closer view of the front of the garage



72 Farnes Drive, Romford Essex RM2 6NT

D. Rear view of the property with the side view of the garage on the left



D. Another rear view of the property with the side view of the garage



Design

The proposed application has been thoughtfully considered to keep in terms with the design policies and also the surrounding area. The design concept only affects the garage.

The present owners of the property (Mr. & Mrs O. Holloway) bought the property in 2015 with evidence that the previous owners did not use the garage for parking their car but as a storage area without formalising the change. The present owners are planning to formalise the change of use to a gymnasium for private use.

The Garage

The existing front of the front elevation of the garage is constructed with plywood panel and metal roller shutter. These make the garage cold during the cold months of the year.

The proposal is to remove the plywood panel and roller shutter and replace them with an insulated wall of brick and block rendered to match existing surrounding wall. A window (upvc) to match existing windows is added to the façade for better lighting of the proposed gymnasium whilst maintaining the existing façade of the garage. The insulated wall will make the proposed gymnasium usable during the cold months of the year.

Both side elevations are not affected by the proposal and two new windows (upvc) to match existing windows are added to the rear elevation.

Supplementary Requirements

Car Park: The existing car parking facilities are still maintained in which two cars can be parked in the existing front driveway of the house and two other cars can be parked in the driveway in front of the garage (converted to a personal gymnasium) which is set back by about sixteen meters (16.25m) to the kerb on Farnes Drive.

Waste Disposal: The Havering council refuse department collects waste every tuesday in the area.

Impact on surrounding areas/buildings:

The proposal does not change external features of the garage building and with the position being well set back from the road (Farnes Drive) it has no impact on the neighbouring buildings therefore it will blend with surrounding structures as it has being before the construction of alternation.

Conclusion

The intention of the proposal is to create additional facilities to a growing family especially for health reason being a gymnasium.

We believe the above description of the proposed design have addressed the key issues of the Design and Access of the proposal. Should there be any additional information or clarification required in order to progress this planning application, please do not hesitate to contact me ('Nuga Odubiyi). I look forward to hearing from you in due course.