



DESIGN & ACCESS STATEMENT

127 GEORGE STREET, ROMFORD, ESSEX, RM1 2EB



INTRODUCTION

The following Design and Access Statement is in support of planning submission for 2 residential dwellings.

Currently, the application site already has an existing building which would need to be demolished, with neighbouring properties either side. The proposal seeks consent for the construction of a two-storey building containing 2 separate 3 bedroom (5 person) dwellings.

The proposed location is completely residential with a few parks, a primary school, a gym and Romford Station which is only a 10 minute walk from our site. Replacing the current state of the site with residential dwellings will highly benefit the community by providing additional housing for the local housing supply and will visually improve the space by continuing the same features and heights.



LOCATION CONTEXT



There are a wide variety of facilities within close proximity to the site, including: a primary school and a girls academy, a hospital, parks, services and shops, which can be seen on the map above. As well as these facilities, there are two train stations that are nearby, the closest being Romford Train Station and two gyms located in close proximity to each other. These train stations have direct links into Central London and arrive there in around an hour. Also located in the area are a Lidl's as well as a pizza hut restaurant and a Homebase, located to the South-west of the site.

SITE PANORAMICS



Front view of the proposed site.



Rear view of the proposed site and adjacent property.



The view of the neighbouring property with similar features as the proposed.



The view of the neighbouring residential house.



The view of George Street leading to Brentwood Road T-junction.



The view of properties along George Street



The view of the neighbouring property

THE PROPOSAL

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

Notes to Table 3.3

- * Where a one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
- The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls¹ that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m²).
- 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. To address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.

Table 3.3 taken from the London Plan 2016

SITE CONTEXT

The site is located on George Street, Romford, 16 miles from London city centre. Properties on George Street are a mixture of bungalows and houses.

AREA

The proposal sits on a 0.02 Hectare site. The proposed house 1 will have a 94.2m² GIA, and house 2 will have a 94.4m² GIA. The dwellings will adhere to the relevant spatial standards set out in The London Plan.

AMENITY SPACE

House 1 possesses a private amenity space of 34.1m², with House 2 having 30.8m² with side access.

LAYOUT

The proposal will provide efficient driveway space for the dwellings, and sufficient amenity space to the rear. The driveway of house 2 will provide side access to the rear amenity space.

SCALE

The surrounding buildings on George Street are similar in scale. They comprise of a variety of 2 storey semi detached/detached houses. The proposed building will be approximately 13.5m long and 9m at its widest point. The building will be two storey's tall.

APPEARANCE

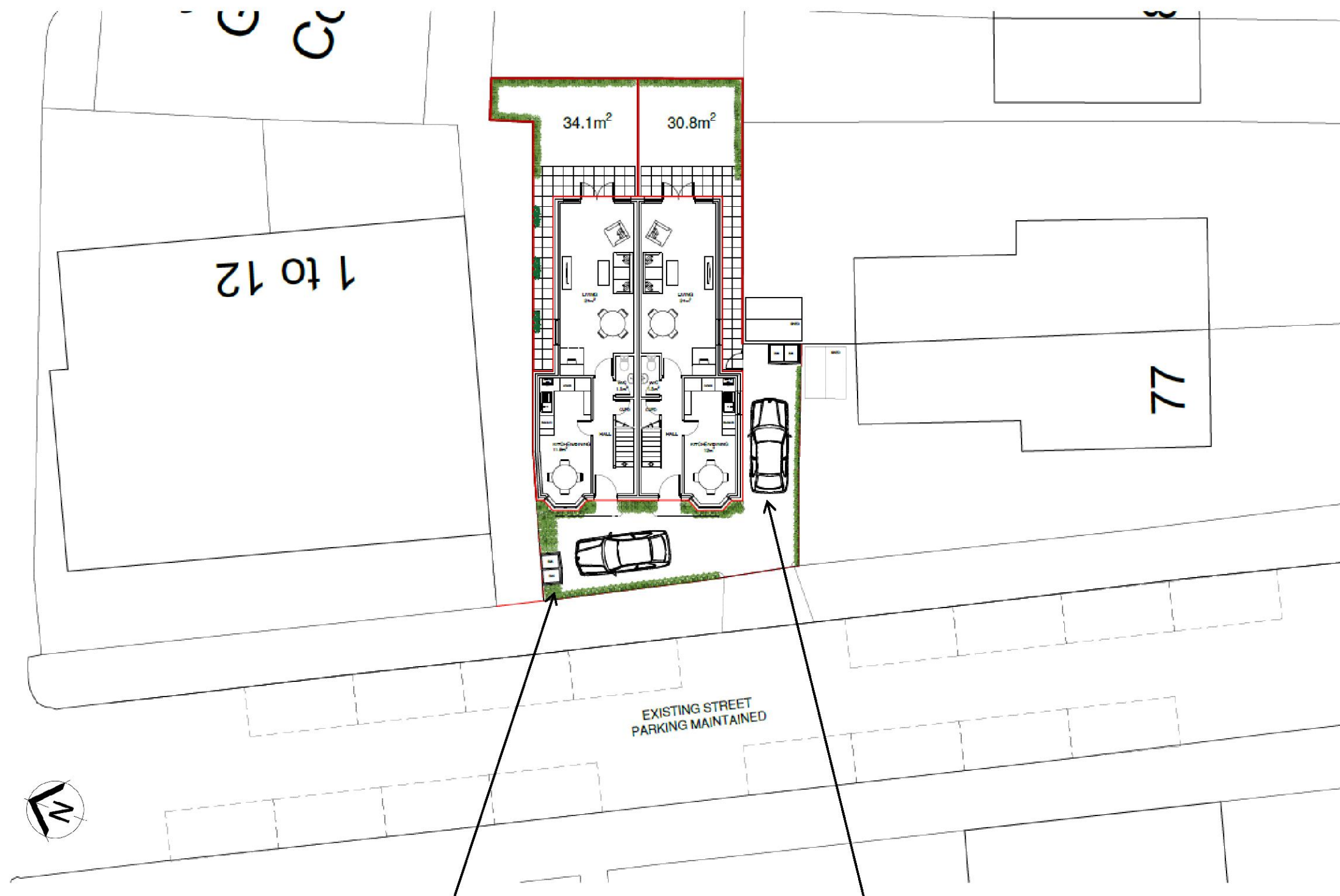
The existing street scene of George Street varies in the form of brickwork and pebble dash frontages. uPVC glazing is consistent throughout, with soldier course brickwork being present above the glazing of the neighbouring buildings.

OVERLOOKING

Obscured glass will be used where necessary to avoid overlooking into neighbours gardens, maintaining their privacy.



EVALUATION & DESIGN – THE PROPOSAL

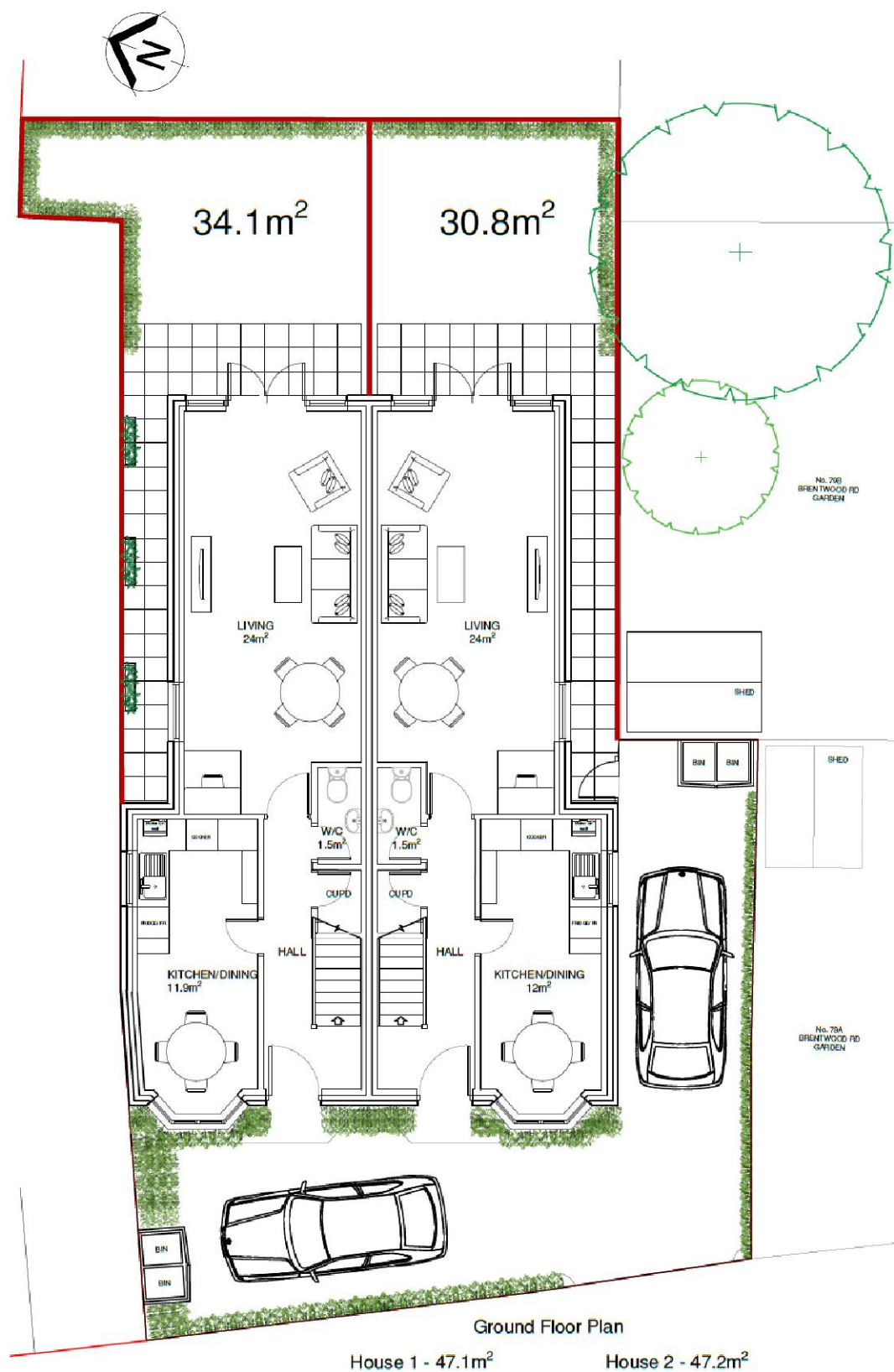


New landscaping will be provided to the front and side of the proposal to soften the visual impact of the proposal to the surrounding environment.

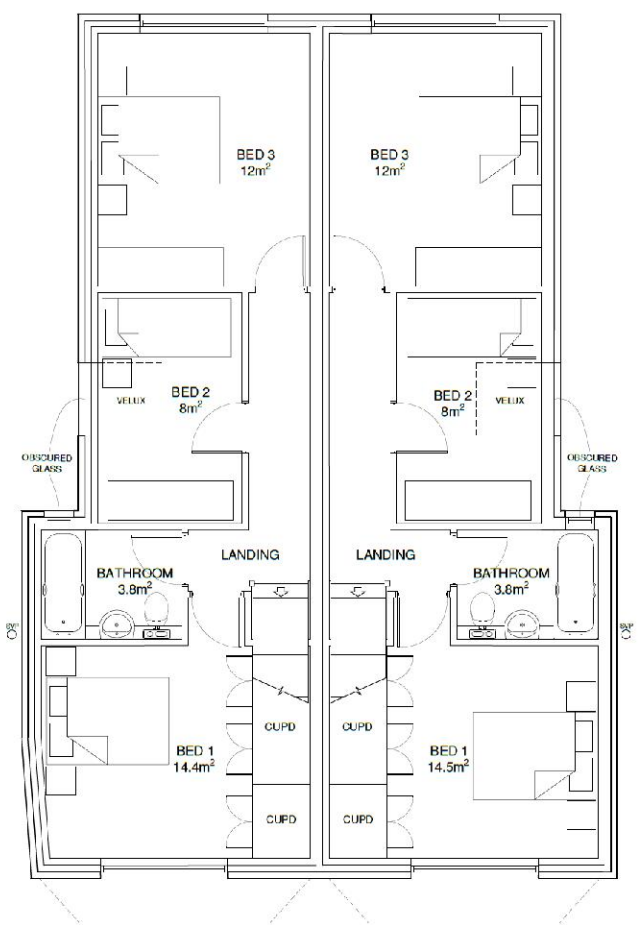
A parking space per dwelling will be available to be accessed via George Street.



EVALUATION & DESIGN – THE PROPOSAL



TOTAL AREAS (m²)		
	House 1	House 2
Ground	47.1	47.2
First	47.1	47.2
Total	94.2	94.4
Amenity	34.1	30.8

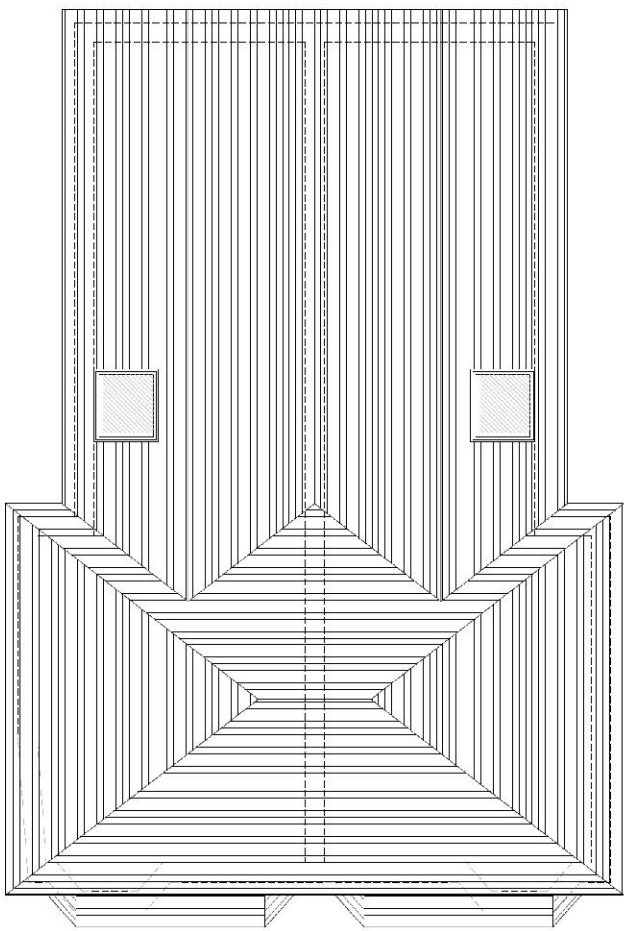


House 1 - 47.1m²

House 1 (3b5p)
Total GIA: 94.2m²
1013ft²

House 2 - 47.2m²

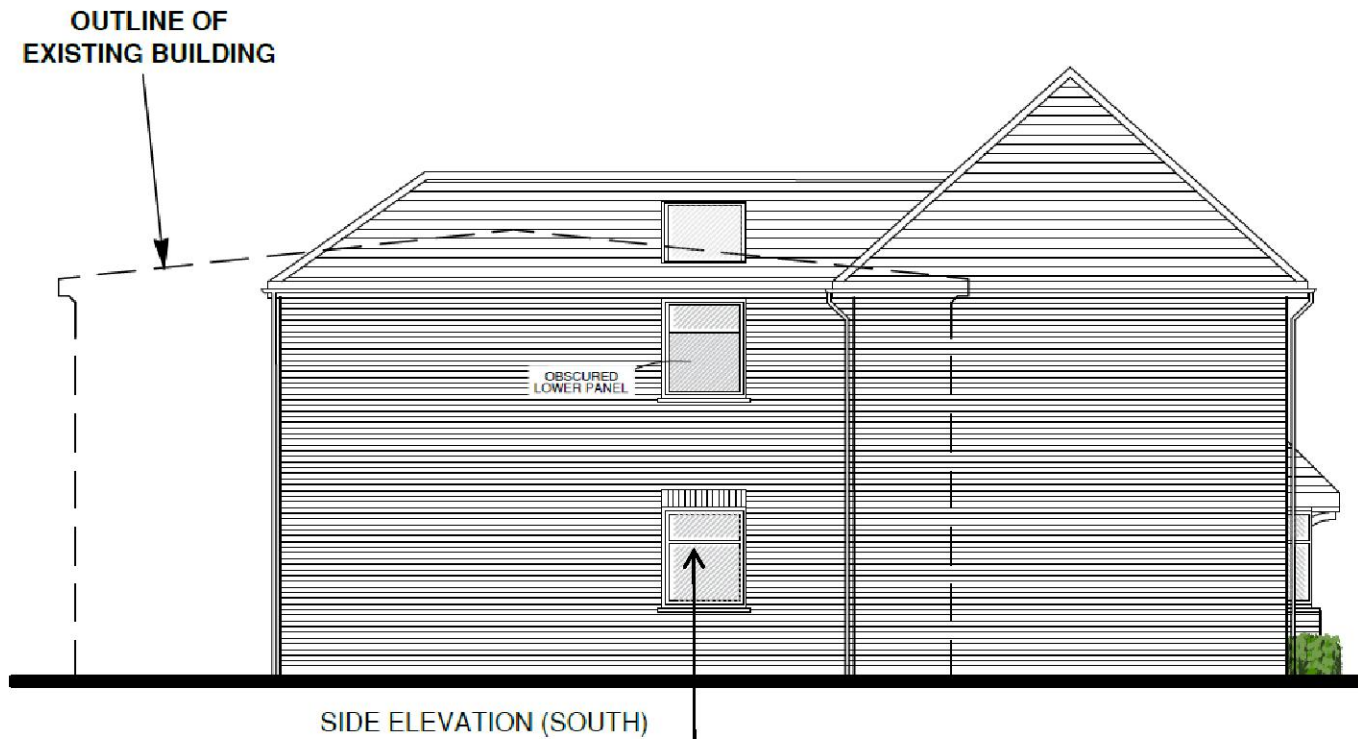
House 2 (3b5p)
Total GIA: 94.4m²
1016ft²



EVALUATION & DESIGN – THE PROPOSAL

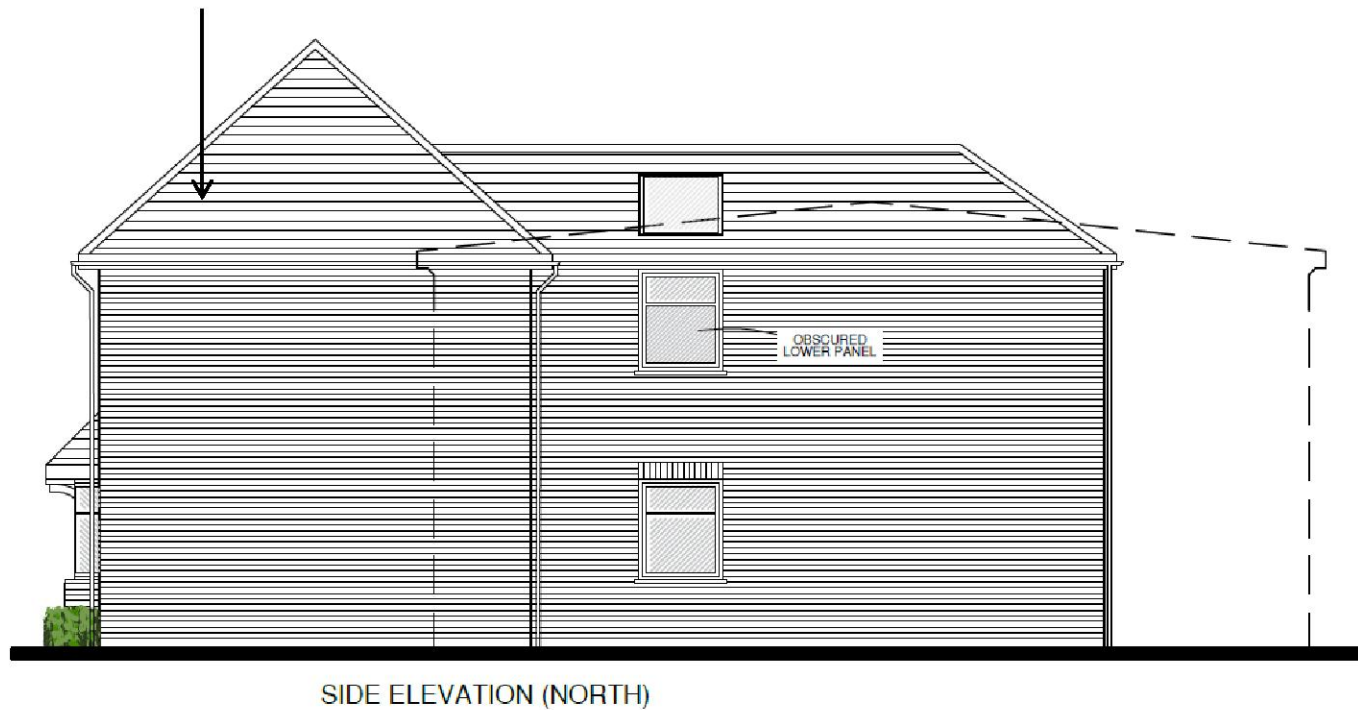


Brickwork to match existing street scene



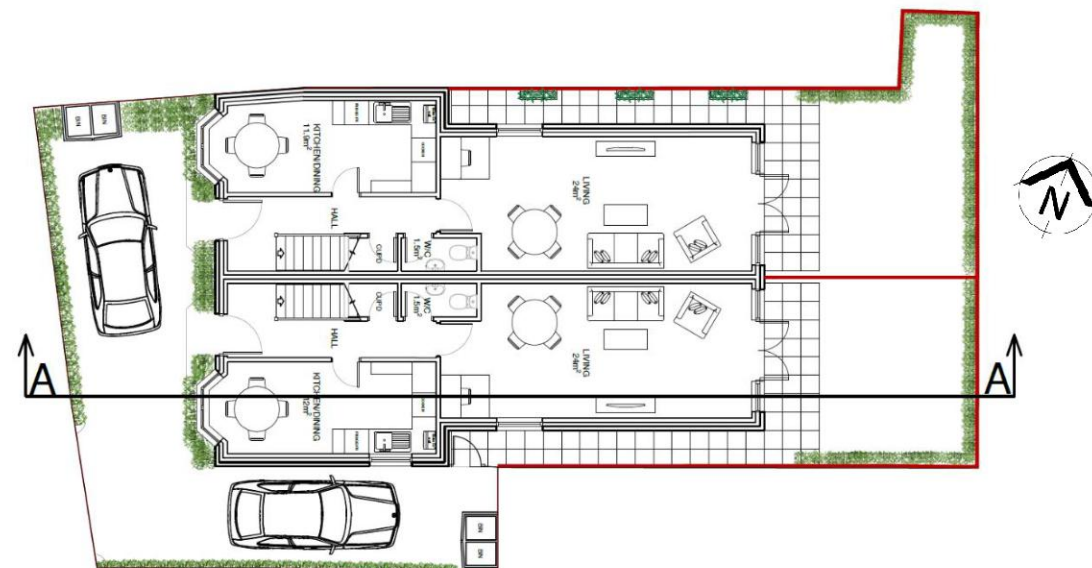
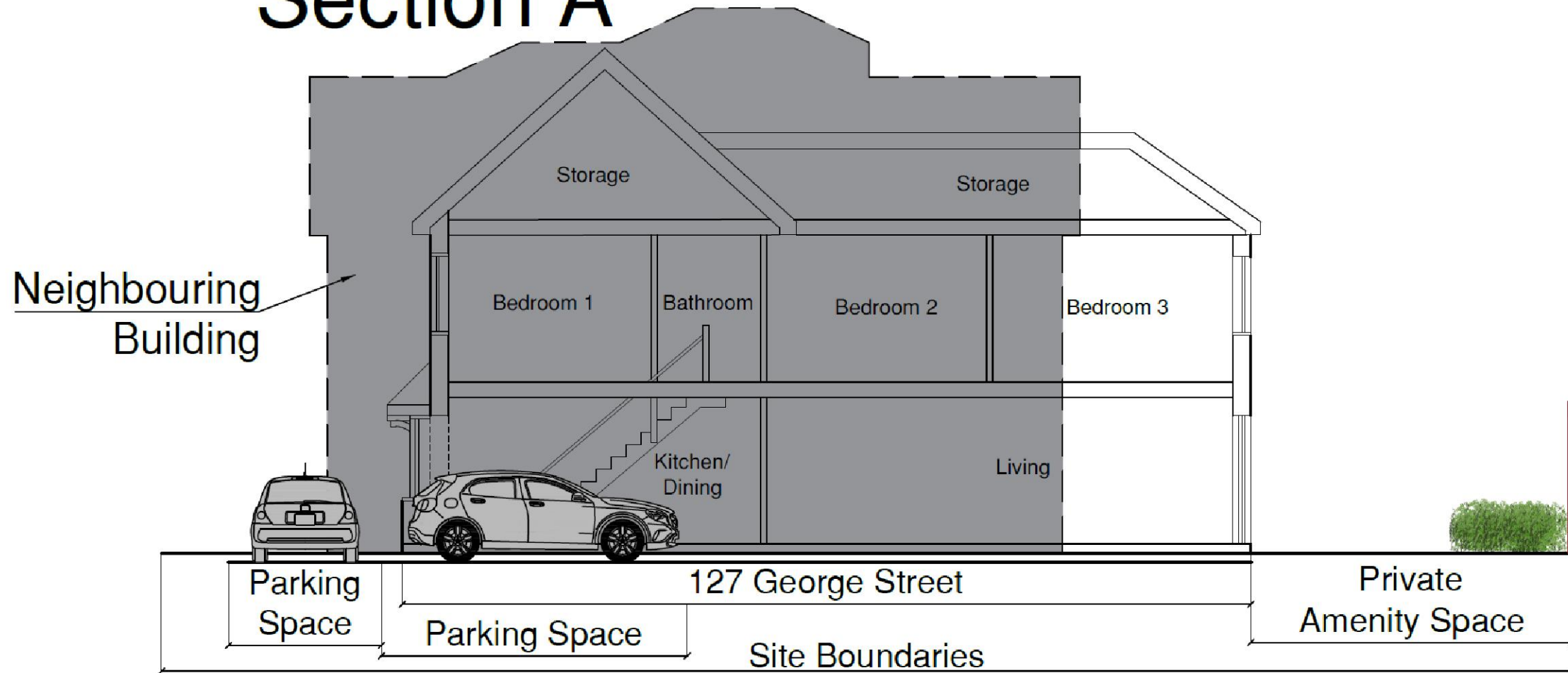
Glazing to match existing street scene

Roof material to match existing street scene

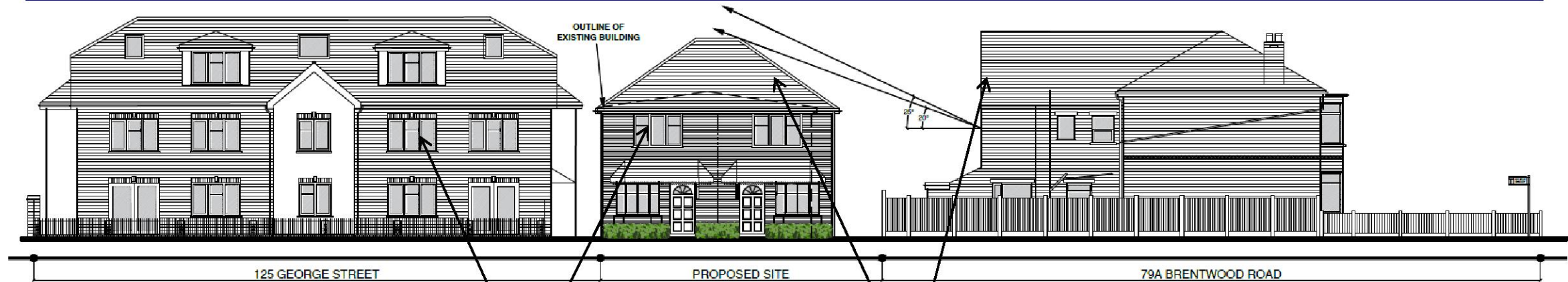


EVALUATION & DESIGN – THE PROPOSAL

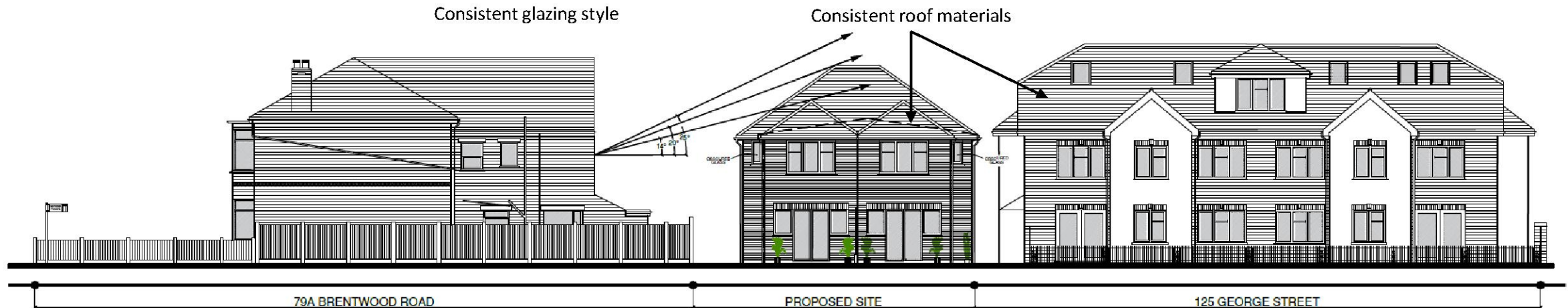
Section A



EVALUATION & DESIGN – THE PROPOSAL



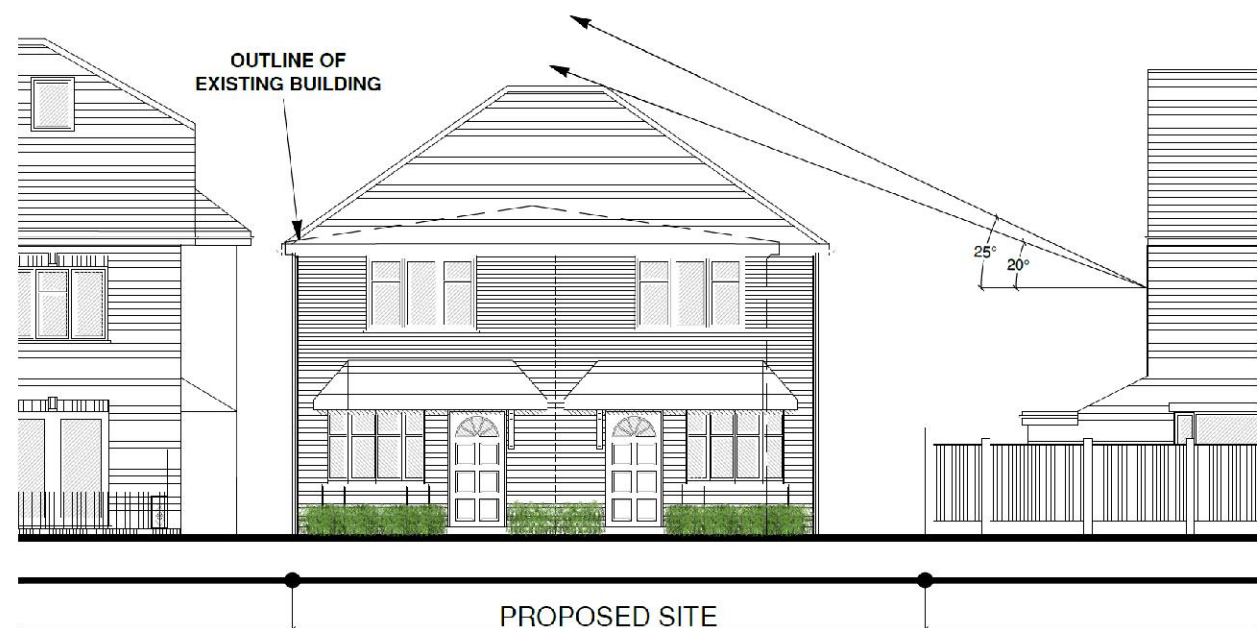
PROPOSED STREET SCENE - WEST



PROPOSED STREET SCENE - EAST

FORM

Located within a residential neighbourhood, this proposed development will adapt the local traditional character with familiar design features. The variety of materials that have been used for the development, as shown in the street scene above, have been used as a way of fitting in with the neighbouring properties. The glazing style, roof materials and front doors will match the general design of surrounding properties. The overall height of the building will also match that of the neighbouring properties, so should therefore fit in with them as much as it can.



PUBLIC TRANSPORT

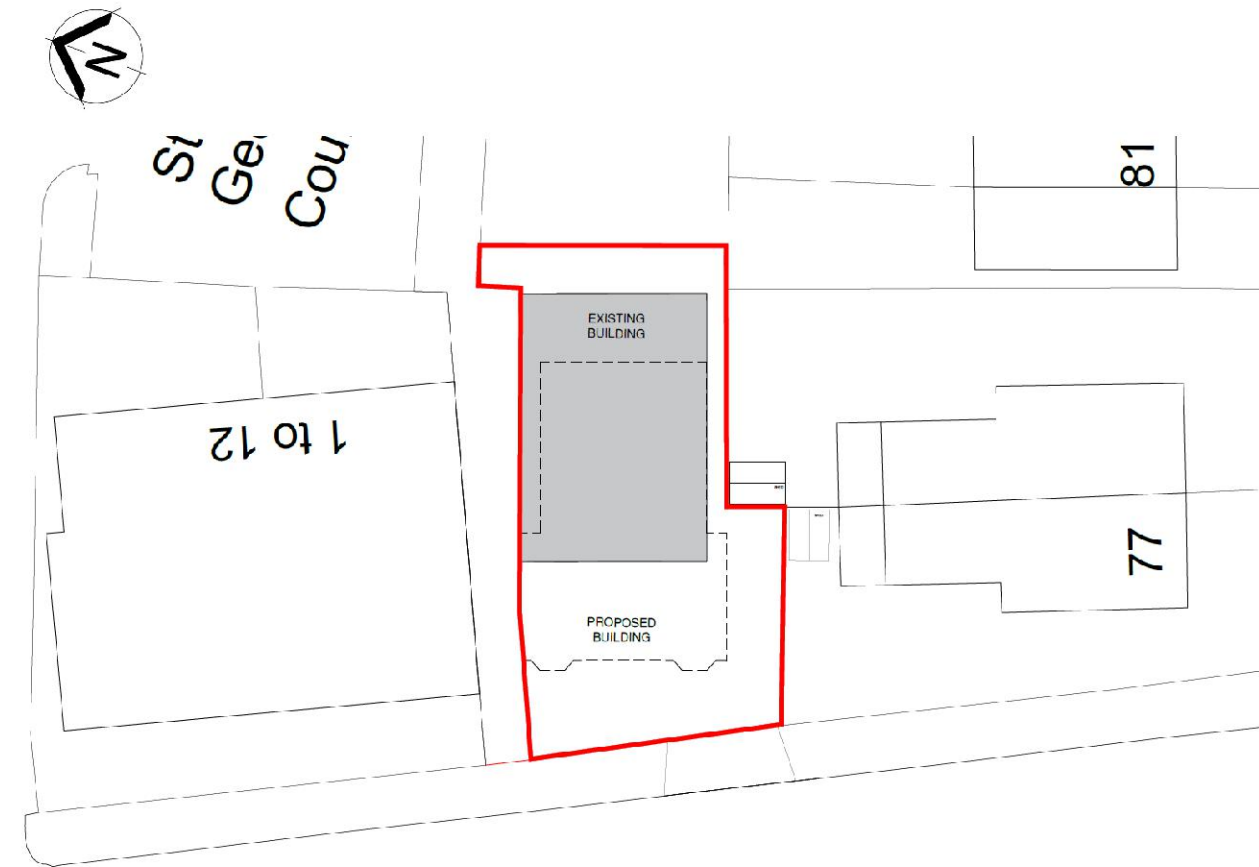
There are good public transport links near the site, as well as bus stops within 0.1 miles of the site, with buses leading to Romford Centre, Havering Park and Romford Train Station. Romford Train Station is located within 0.5 miles from the site with good links to central London that arrive there in around an hour. Gidea Park Station is also located within 1.2 miles from the site, with good links into Central London.

ACCESS ON SITE

Access to the site can be gained through George Street. The driveway provides parking, and a side access provides passage to the rear of house 2 dwelling.



DAYLIGHT

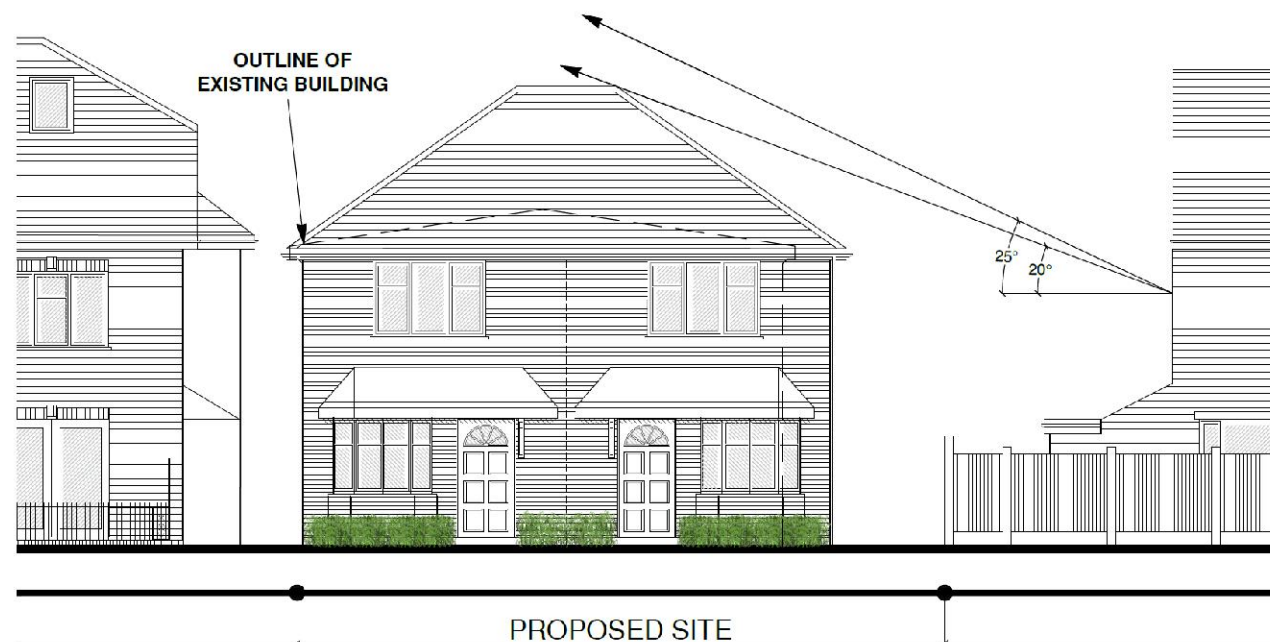


The proposed building adheres to the BRE Guidance asserting the 25 degree rule for overshadowing and the allowance for daylight entering neighbouring properties. The angle is taken from the centre of the first floor window and clears the roof of the proposed dwelling.

The proposed vertical angle for roof overshadowing is 20 degrees, which is 5 degrees under the guideline angle. This helps to maintain daylight entering the neighbouring no.77 property.

Reducing loss of light to a property helps to maximize the benefits of sunlight and preserve a pleasant living environment.

The proposal will not affect the sunlight of no.77 as it is to the North of the property. The proposal matches the eaves height and moves off the boundary further away from the flats so improves the current daylight received by the secondary windows on the side of the flats.



DC3 - HOUSING DESIGN AND LAYOUT

Planning permission will only be granted if, in their design and access statements, developers demonstrate how they have addressed the policies in this plan which impact on the design and layout of new developments, including where appropriate:

- DC2 Housing Mix and Density
- DC7 Lifetime Homes
- DC34 Walking
- DC35 Cycling
- DC40 Waste Recycling
- DC49 Sustainable Design and Construction
- DC61 Urban Design
- DC62 Access
- DC63 Delivering Safer Places

REASONED JUSTIFICATION

1.2 In line with PPS 3 Housing, and with regard to these guides, the Council requires good design in new housing developments in order to create, attractive, safe and secure, high-quality living environments which are sustainable and where people will choose to live. It will, therefore, encourage developers to embody the good practice guidance in these guides in new residential developments, and address the criteria within the policies it refers to. In addition, the Council will wish to ensure that new housing intended to be rented out is low maintenance and built from durable materials.

IMPLEMENTATION

1.3 New developments must provide adequate sitting out/private amenity space with regard to Residential Amenity Space SPD.

DC61 - URBAN DESIGN

Planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area.

Development must therefore:

- harness the topographical and ecological character of the site, including the retention of existing trees and landscape features while providing appropriate landscaping
- respond to distinctive local building forms and patterns of development and respect the scale, massing and height of the surrounding physical context
- complement or improve the amenity and character of the area through its appearance, materials used, layout and integration with surrounding land and buildings
- provide structure by utilising and protecting existing views, vistas, panoramas and landmarks and creating new ones;
- reinforce, define and embrace the street and create natural surveillance by ensuring streets and open spaces are overlooked
- create or enhance and clearly define the public and private realms and ensure these are free of clutter and easily accessible
- meet the needs of all people of all ages
- be designed and oriented around the needs of pedestrians, cyclists and connectivity to the public transport network
- be durable, flexible and adaptable.

Where necessary, applications for planning permission must be accompanied by a design and access statement which addresses the guidance in Circular 1/2006.

Planning permission will not be granted where the proposal:

- results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing and new properties and has unreasonable adverse effects on the environment by reason of noise impact, hours of operation, vibration and fumes between and within developments; or
- prejudices the satisfactory development of adjoining land and/or the development of the surrounding area as a whole.