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FORMA
Experienced Construction Professionals

DESIGN & ACCESS STATEMENT



153 Lyndhurst Drive, Hornchurch, Essex, RM11 1JN
London Borough of Havering

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1.0 The Application Site

The application site is an existing private three bedroom semi-detached house (Class C3) situated at **153 Lyndhurst Drive, Hornchurch, Essex, RM11 1JN**. The property is situated within the **London Borough of Havering**.

The overall plot size is approximately 284m² gross.

Access to the dwelling is via the front door that is located on **Lyndhurst Drive**.

2.0 Submission Proposals

This proposal is for a single storey side and rear extension. The construction will seek to provide a more balanced appearance to the rear and side elevations of the property, whilst improving the overall appearance of the building. It also similar to the scale of the adjacent property **151 Lyndhurst Drive, Hornchurch, Essex, RM11 1JN**.

The design objective for the works is to improve the ground floor space to create a more open plan Living Area for the family to enjoy.

3.0 Materials Selection

All new materials we are proposing to utilise in the construction of the new walls, windows, roof and drainage, will be similar to the existing materials.

4.0 Vehicle Access & Parking

There is parking at the front of the property.

5.0 Access

Access to the property is gained directly from the road with stairs internally leading up to the first floor.

6.0 Safety & security

The safety and security of the existing building is currently reasonable, this will be improved by the proposed works.

7.0 Proposal Dimensions

Please see the drawings included within this application for the dimensions and more information on the materials to be used within the build.

8.0 Relationship to surrounding developments

Adjacent buildings are of similar construction to this application.

Please, therefore, note that similar planning permissions have been sought for neighbouring properties and the proposals have been granted historically.

9.0 Use

The proposed dwelling will remain a family dwelling (Class C3).

10.0 Sustainability statement

The new proposal is not large enough to incorporate the full BREEAM requirements.