

Design and Access Statement

471 South End Road,
Hornchurch,
RM12 5NX

The Design & Access Statement has been prepared to support a Householder Planning Application for the aforementioned property. The Design & Access Statement deals with the following topics:

- 1.0 Summary
- 2.0 Use
- 3.0 Layout
- 4.0 Amount & Scale
- 5.0 Landscape
- 6.0 Appearance
- 7.0 Refuse
- 8.0 Access & Parking
- 9.0 Response to Context
- 10.0 Appendices

1. Summary

1.1 Planning approval is requested for the proposal for a first floor rear extension. This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.

2. Use

- 2.1 The application site is located along South End Road and consists of a semi-detached two-bedrooms family home with associated front entrance and a rear garden.
- 2.2 The surrounding area is residential, characterized by two-storey family homes and flats.
- 2.3 The site is not within a conservation area, nor does it have any conditions on it.
- 2.4 The application site is not located within a Flood Zone.
- 2.5 The proposal seeks to create a rear extension on the first floor, similarly to the neighboring properties within the area (along the application site road and Calbourne Avenue).

3. Layout

- 3.1 The layout of the proposal takes precedence to the existing adjoining property no. 469 and is principally detailed on the accompanying drawings.
- 3.2 The development will allow the family to enjoy much needed space for an additional bedroom.
- 3.3 The new development will reinstate a third bedroom which previously existed.

4. Amount & Scale

- 4.1 The proposal has been designed to mirror and replicate the neighboring properties within the area.
- 4.2 While such depth is not considered to be subordinate to the host property, the immediate location has witnessed extensive rear extensions on first floor levels along the wider terrace.
- 4.3 The impact of the deep extension has changed the character within the vicinity thus, the principal of such should be considered in this instance.
- 4.4 Given the circumstance where there are similar developments in scale, it is thought that the development will not impact on natural light and privacy.

5. Landscape

- 5.1 No landscaping will be proposed.

6. Appearance

- ## 6.1 Architecture

The extension has been designed to follow the pattern of development by merging with surrounding context and essentially replicating the finishes existing property.

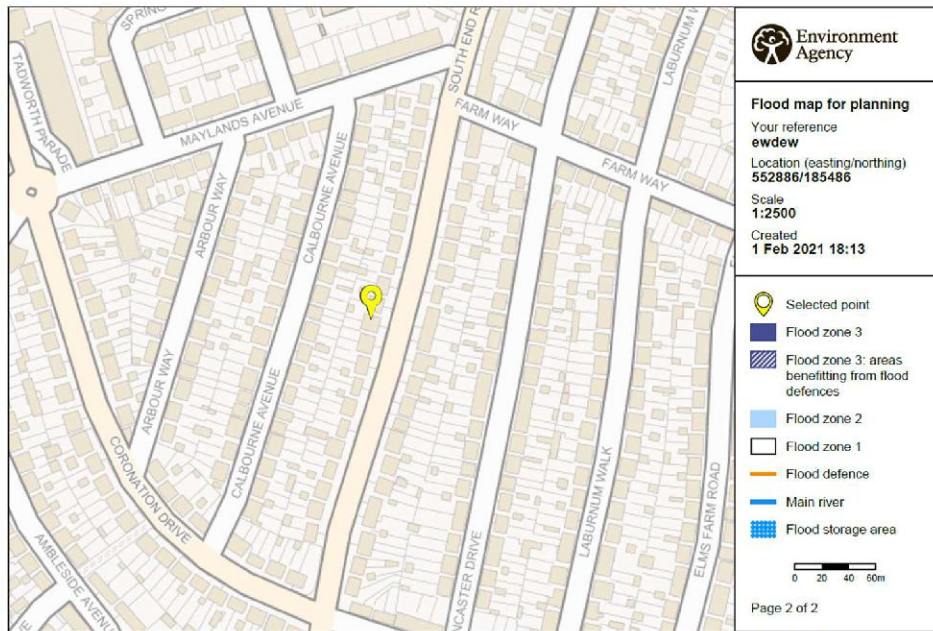
- ## 6.2 Materials

- 6.3 The external facing materials of most of the houses consist of brickwork. Implementing materials to match the existing will assist in allowing the proposal to be aesthetically connected with the host and reduce its impact upon the immediate context; the extension will be built in block work and will have a high-quality white render to finish. The new corresponding hipped roof will be either tiled to suit the immediate context.

Appendix 1: Google Maps



Appendix 2: Flood Map



Appendix 3: PTAL Score

