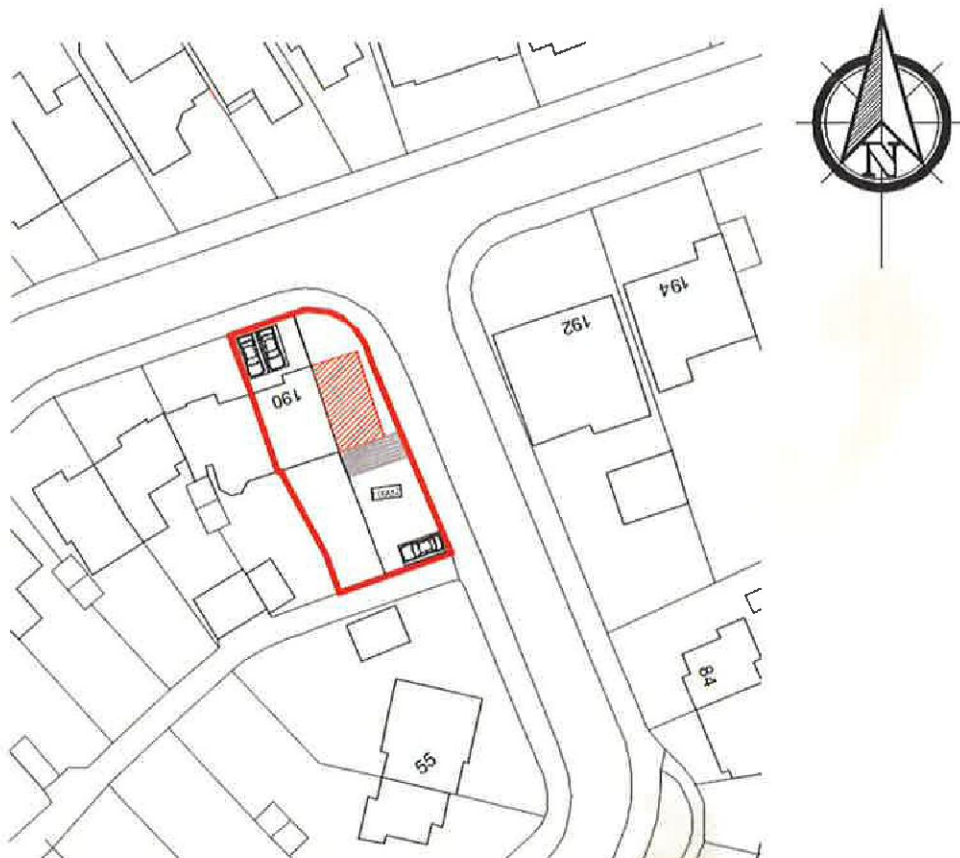


DESIGN AND ACCESS STATEMENT

PROPOSAL; NEW DWELLING.

SITE ADDRESS; Land Adjacent to 190 Parkside Avenue
Romford Essex



Design and access statement for new dwelling

The site currently has residential use and falls within use class C3.

The site currently is a large corner plot to the south side of Parkside Avenue at the junction with Fontayne Avenue and hosts a semi detached property.

The site is relatively flat.

The existing building is a traditional build with render and concrete tiles to the roof.

The surrounding area is characterised by residential properties mainly semi detached and terraced.

No trees will be affected by the proposal as outlined on the attached plans.

The proposal is to erect a new attached dwelling in line with local level and the NPPF requirements for sustainable development making better use of under used Brownfield site.

The proposal has been carefully designed so there is no adverse impact on the amenities of the adjoining properties and no windows overlook the gardens.

The proposal will use similar materials to the surrounding houses so that the new property blends in with the street scene.

Amenity space would be provided at the rear of the property in accordance with council policy, the host property would retain ample amenity.

Two parking spaces will be provided for the host dwelling and two for the new dwelling.

The proposal fits the street scene in terms of bulk, scale, and massing.

The proposed dwelling is traditional in design.

The density of the proposal is in line with local level policy.

There is sufficient parking in the design.

Overall, the designs are sympathetic of the immediate and general area.

The site is in a sustainable location.

There are rail links locally with a mainline station at Romford.

There are also good bus links and stops locally.

The site is suited for a sustainable development in line with the governments national planning policy framework.

Access to the property will be off Parkside Avenue.

The site as previously mentioned is flat and will be suited to disabled access and therefore disabled access will be suited to this site. The new walkway to the front of the new property will be finished in hard paving to facilitate wheelchair and cycle access. A level threshold will be provided to the new house together with all other standard requirements for internal accessibility included in the building regulations.