

DESIGN AND ACCESS STATEMENT
For a loft conversion with a rear dormer at 4 King's Road, Romford, RM1 2ST.

This statement has been prepared on behalf of our client Ms. S. Vajushi, for whom we submit a Design Statement in support of the current planning application at the request of the local authority and in line with PPG1 recommendations for supporting written statements for Planning Applications. This has also been prepared as a requirement under section 42 of Planning and Compulsory Purchase Act 2004 and Section 62 of the Town and Country Planning Act 1990.

The property at present is a 3 bedroom semi-detached house with a recently built loft conversion, in a dense residential area located near Brentwood Road and Victoria Road.

The site has been historically developed for residential use and is a semi-detached property with a bathroom and toilet on the first floor. The ground floor consists of a lounge, dining room and kitchen.

The loft conversion was recently carried out and complies with permitted development rights. The design does not alter the existing vehicular or pedestrian access arrangement or appearance of the property from the highway. The forecourt area comprises of hard standing concrete and is ample space for refuse.

There is no traffic congestion and no shortage of on street car parking spaces.

DESIGN CONSIDERATIONS

USE

The existing loft conversion provides valuable space and improved living conditions for the family home. The room provides for a much needed additional bedroom and bathroom.

AMOUNT/SCALE

The scheme ensures that the size of the proposal is commensurate with the size of the plot and allows for reasonable development of the site without overdevelopment and without causing demonstrable harm.

LAYOUT

The layout of the scheme complements the existing layout. The layout has been designed to maximize the floor area within the roof void. The street frontage is not affected by the proposal. The space is designed to be easy to maintain and circulate throughout.

LANDSCAPING

No change to landscaping has been implemented or proposed.

APPEARANCE

The appearance of the loft matches the existing property and therefore maintains the character of the surroundings. The extension is designed to fit comfortably within the residential area. The extension matches the existing structure and has a flat roof over the loft dormers. UPVC windows also match existing and are also proposed. Overall the materials to be used will be of a high quality and of a specification that keeps to the character of the area.

ACCESS

Vehicular and Transport Links

As the scheme is a loft conversion of an existing dwelling, the site already has established vehicular and transport links. The site is in close proximity to well serviced public transport.

Inclusive Access

As the scheme is a loft conversion, access is already limited by the layout of the original property to the front. Doorways are wide enough to allow easy access for less able occupiers.