

Project: 7-11, THE ARCADE, HAROLD HILL, ROMFORD, RM3 8EB

Design and Access Statement

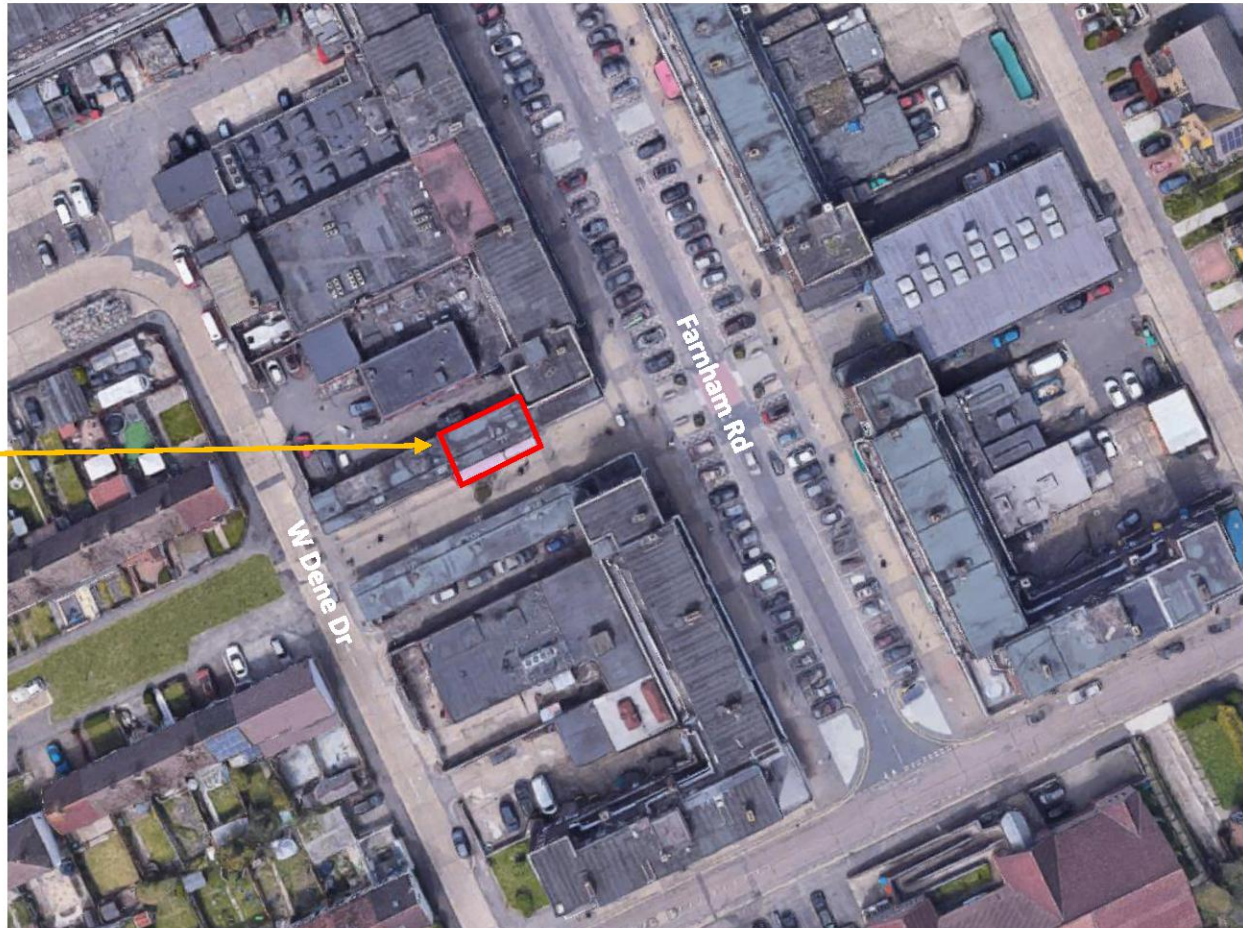
Advance Architecture



Advance Architecture, 352 Green Lanes, London N13 5TJ

Tel: 0208 801 6601

7-11, THE ARCADE,
HAROLD HILL,
ROMFORD, RM3 8EB



This application is about the erection of an enclosed glass structure at the front fore court of the premises as a seating area.

1. BACKGROUND AND BRIEF HISTORY

1.1 SITE CONTEXT



**7-11, THE ARCADE,
HAROLD HILL,
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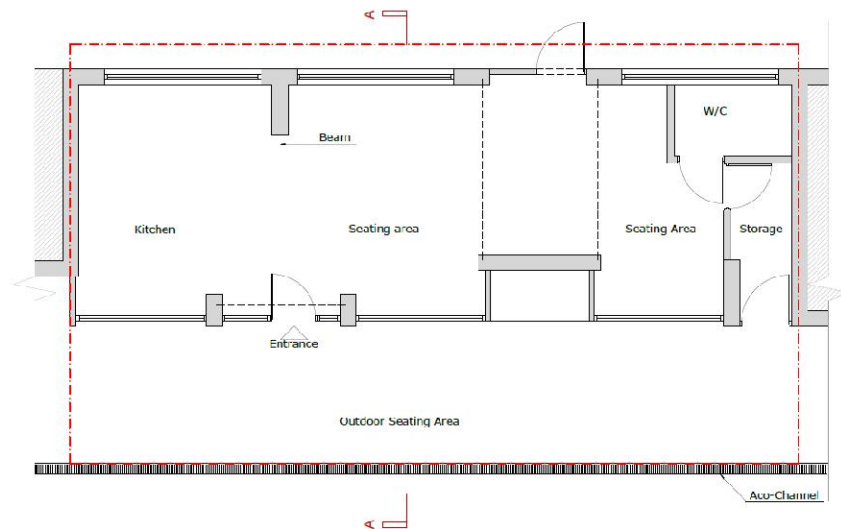
This document is intended to act as an aid alongside the plans submitted in support of this application, which is about the erection of an enclosed glass structure at the front fore court of the premises at 7-11, The Arcade, Harold Hill, Romford, RM3 8EB.

The single storey terrace property is located within The Arcade in Harold Hill neighbourhood in the London Borough of Havering. The property does not lie within a conservation area and has not been characterised as a listed building.

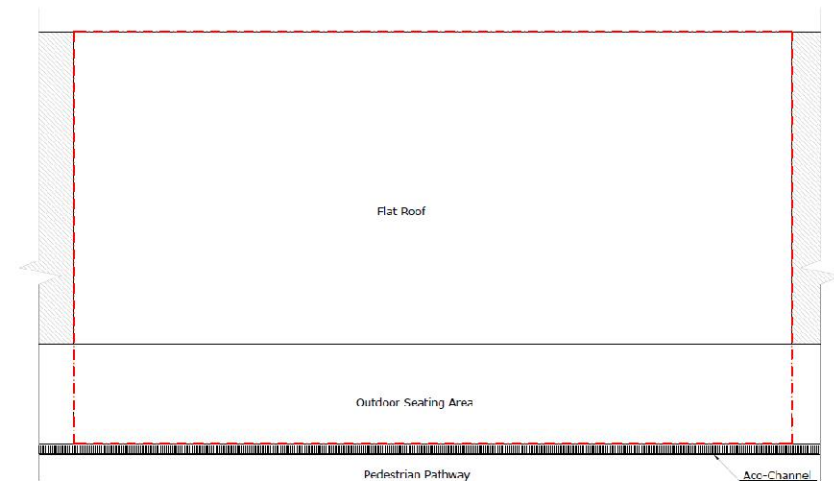
- The immediately surrounding area is predominantly commercial at ground floor level with residential units above.
- The area is characterised between 1 to 4 storeys.

1.2 EXISTING BUILDING & USE

The single storey commercial unit is currently functioning as a café, serving traditional English breakfast. The existing front fore court is within the premises boundary and has the potential to be utilised as a seating area with enclosed glass structure without affecting the public pavement.



EXISTING GROUND FLOOR PLAN

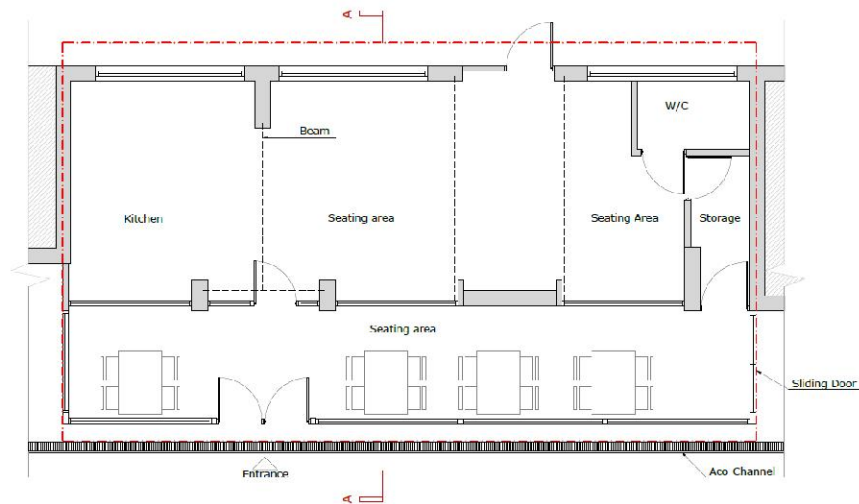


EXISTING ROOF PLAN

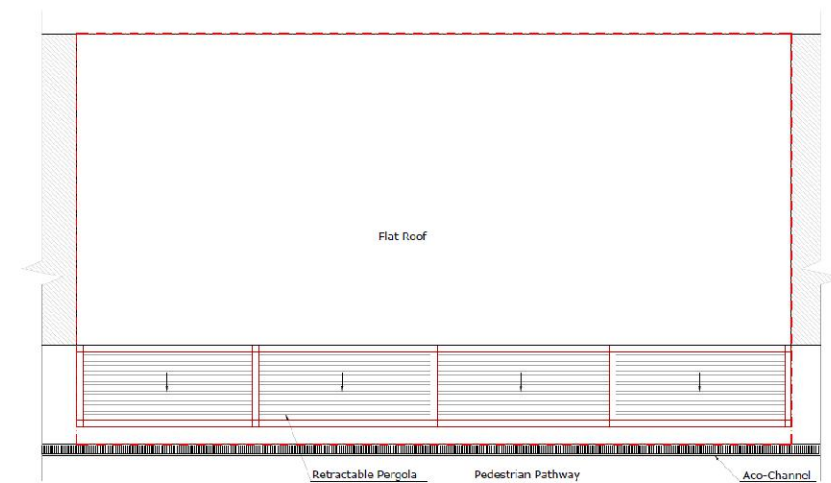
2. DESIGN STATEMENT

2.1 PROPOSAL OVERVIEW

The proposal is about the erection of an enclosed glass structure at the front fore court of the premises. The premises will carry on functioning as a café and the proposed glass structure at the front fore court will create an inviting atmosphere for the users. The scale and design is carefully considered in balance and in relation to keeping within the existing boundary of the premises, respecting the relationship between the nearby properties.



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

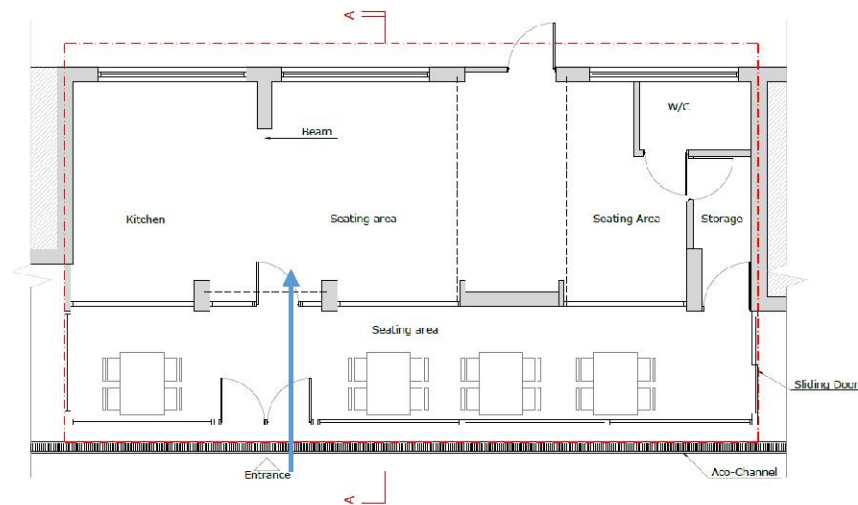
2.2 DESIGN ASSESSMENT

The proposal respects the existing building and its context, where it is located. It has the potential to optimise the external and internal, comply with the Local policies and causes no harm to the occupants and customers of the premises and the surrounding neighbourhood. All unit and access arrangement will be maintained and fully comply with the Building Regulations.

3. ECONOMIC & EMPLOYMENT BENEFITS

The redesign and changes will have positive impact on the locality. The proposed changes will result in additional employment to the new premises. This is beneficial for the local job seekers and will support the local employment. The premises causes no harm to the adjoining properties and intend to benefit the immediate and wider surrounding area by increasing the job positions and the visitors of the area.

4. ACCESS



→ Proposed Entrance route into the premises.

The premises is located within a mixed used area. The site will remain as it is, therefore no public means of access will be affected. The site is served by the proposed access. The premises is off the road and can be accessible by foot only.

Existing surrounding roads and footpaths are generally in good condition for pedestrians and vehicular access.

Public Transport: Alternative public transport routes are available and are accessible to all personnel and visitors. Site personnel and visitors are always encouraged to use public transport. Good bus service is also available within a short radius of the site.

Nearest train stop: the nearest station is Harold Wood Station, which is approximately 16 mins away from the application site by bus.

6. CONCLUSION

In conclusion, the proposal is about the erection of an enclosed glass structure at the front fore court of the premises.

The premises functions as a café and the proposed glass structure at the front fore court will create an inviting atmosphere for the users to sit and dine at increasing the economic and employment benefits. The scale and design is carefully considered in balance and in relation to keeping within the existing boundary of the premises, respecting the relationship between the nearby properties.

The proposal will use the friendliest materials and high quality finishes for the external and internal changes to ensure the local environment benefits the changes only. Our client is willing to invest into creating an eco-friendly space implementing the best constructive solutions.

The proposal will respect the surrounding area as the design has been made to work along the areas' frontage making it significantly more beneficial to the premises. We believe this proposal provides a clear, safe and useful addition to the premises which complies with the regulations and is aesthetically acceptable as a whole therefore, the approval of this application should be granted.

Advance Architecture