



61-63 EASTERN AVENUE E (A12)

ROMFORD, RM1 4SD

DESIGN AND ACCESS STATEMENT

20 JUNE 2023



SITE AS EXISTING

The Service Station on Eastern Avenue E (A12), Romford has been operational since the 1990's. It is a well established business and offers provision of fuel, air/water, laundrette, and convenience retail.

The site is located the north of Romford, on the busy A12 which connects the South West Coast of England with Central London.

Romford is a large town in East London the administrative centre of the London Borough of Havering . Good road links to London and the opening of the railway station in 1839 were key to the development of the town. The area is considered to be one of the largest commercial, retail, entertainment and leisure districts in London .

The site is located in a largely residential area with Parklands Primary School lying to the West.

As can be seen on the google earth image, the site has photovoltaic panels arrayed on top of the fore-court canopy.

Google aerial image of the site



SITE PHOTOGRAPHS

From top:

1. Google street view of site looking North.
2. Google street view of site looking West.



SITE PHOTOGRAPHS

Photographs of site as existing taken in 2023.



PROPOSAL

This application seeks to develop part of the site into an EV charging hub to support fast EV car charging in the Romford area and on the A12.

New EV car charging bays are proposed to the south west of the site.

In order to provide the necessary power output, a substation along with an LV kiosk is proposed.

The existing Air/Water dispenser and Laundrette unit are proposed to be repositioned to make space for the new EV infrastructure. Existing boundary treatments are proposed to be retained.

The applicant is mindful that to future proof this service station site and support the use of electric vehicles, fast charging facilities need to be available to customers.



Extract of Proposed Site Layout 2089-5



ENVIRONMENTAL STATEMENT

This long established site already provides valuable fuel and top up shopping amenity to local residents and passing motorists.

A number of environmentally friendly technologies are already employed on this site including an array of angled photovoltaics on top of the fuel canopy, voltage optimisation and LED lighting.

It is proposed that the amenity of the site is extended to include fast EV car charging, in order to future proof the site, support sustainable travel and reduce combustion engine air pollution.

This vision for the future is in line with the Government 'Road to 2035' and the promise that from this date all new cars and vans will be 100% zero emission.

We therefore consider that this application represents sustainable and environmentally friendly development and should be approved.