



12 Ernest Road RM11 3JF

DESIGN AND ACCESS STATEMENT

January 2024



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SITE

1.1 Site Context

INTRODUCTION

The site is situated on Ernest Road in Hornchurch, London. The plot is currently a bungalow with accommodation in the loft and a very large garden.

The surrounding area has been developed with various architectural typologies. These styles provide a combination of georgian, tudor and contemporary forms which provides a variety in the local area. This proposal seeks to demolish the existing bungalow and provide an architectural form that is inspired by the 'Arts and Crafts' movement of the late 90s whilst providing a balance of traditional and contemporary aesthetics.

The birds eye view images (right) shows the site in relation to its local context. Key streets of inspiration include Nelmes Way to the West and Parkstone Avenue to the South. .

KEY POINTS

- 10 min walk to Emerson Park station to the South West.
- 27 min walk to Glead Station to the West.
- 8 min walk to bus stops which services routes to Noak Hill and Romford that runs every 10 mins.
- Local schools with 30 min walking distance include New City College to the North, Ardleigh Green Junior School to the North, Nelmes Primary School to the North East and Emerson Park Academy to the South East.
- Local recreation areas include Platford Swan Pond to the North (20 min walk), Haynes Park to the West (20 min walk) and Ardleigh Green to the North (25 min walk).

In summary the surrounding context offers an excellent opportunity for suburban living, which is ideal for families who want to move to this area and contribute to the local economy.



1.2 Local Architectural Styles

EMERSON PARK

Areas surrounding Emerson Park is very rich in architecture. There is a variety of architectural styles including, Tudor revival, Georgian revival, Contemporary, Asymmetrical forms and a combination of different styles. The images to right are some examples of these styles which have inspired this proposal.

Upon analysis there are some key themes to take away from these building and below are elements within these buildings that have been used to develop this proposal. As such this include;

1. Combination of hipped and gable roofs
2. Glazing features to front gables
3. Stone and brick textures
4. Herringbone decorative brick detailing
5. Red clay roof pitches
6. Aluminum windows.



1.

2.

3.

4.

5.

6.



35 Herbert Road



56 Parkstone Avenue



41 Ernest Road



20 Ernest Road



66 Nelmes Way



5 Elm Grove



18 Nelmes Way



43 Nelmes Way

1.3 Local Materiality

MATERIAL TREATMENTS

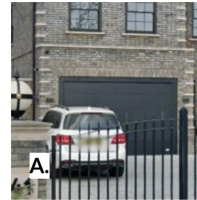
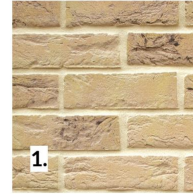
The local area has a selective but consistent material pallet. Therefore to ensure the proposal fits well into the existing context, it is important to observe and analyse the surrounding environment. This page demonstrates our initial observations of material and design features found locally.

KEY MATERIALS

1. Red / Brown and Buff Bricks
2. Stone walls / decorative features
3. White Render
4. Timber and Aluminium windows
5. Clay Slatted Roof tiles
6. Clay dormer tiles
7. Tudor style timber frame
8. Glazing features

KEY THEMES

- A. Front Garages
- B. Porches
- C. Extruded and Recessed Forms
- D. Decorative detailing around windows
- E. Hipped / Gabled Roofs
- F. Front and Rear Dormers
- G. Brick & metal rail front boundaries
- H. Building stepped or set back from side boundaries





DESIGN

DEVELOPMENT

2.1 Pre-Application 1

PRE APPLICATION GUIDANCE

In August and October 2023, we sought advice from the council through two preliminary applications (Pre-Apps) to develop the design. Despite receiving written advice, it became clear that adjustments were needed to align the proposal more positively with the local context. This section will delve into the feedback from the initial pre-application.

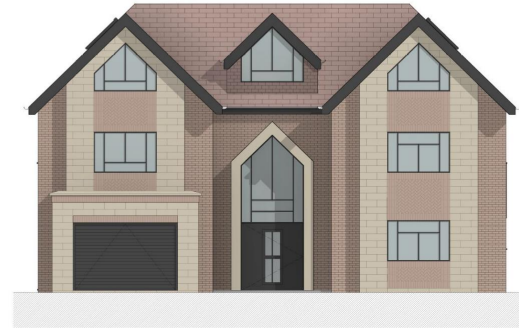
- Concerns of the front protrusion of the garage
- Size of the crown roof
- Triple set of glazing that gives impression of a three storey building
- Excessive Glazing to frontage
- Clarification of hard surfacing material to front drive

Summary:

After the pre-app feedback, the view was taken to reduce the size of the roof form and garage protrusion. The loft window was drastically reduced in size and glazing to the middle section scaled back with the inclusion of further brickwork detailing. The hardscaping was clarified as porous paving as requested.

The view was taken to apply for a second pre-app to determine if the design improvements were acceptable, however further aesthetic enhancements were suggested which would be clarified on the next page.

FIRST PRE-APP



SECOND PRE-APP



2.2 Pre-Application 2

PRE APPLICATION GUIDANCE

In response to the feedback from the first pre-application, a second pre-application was submitted. The design was refined to address the specific concerns raised by the council. While the proposal was generally improved, some minor alterations were still required to better align with the council's preference on character.

- Considerations for a modest size crown roof
- Although reduced in size, concerns were still raised about the loft windows and appearance of a three storey building
- Further reduction advised for middle glazing
- Rationalising the front gables to a symmetrical form

Summary:

The advice provided in this second pre-app was mostly tailored to the appearance of the building / form with further considerations to local styles. In response the high level windows were omitted and replaced with a stone decorative feature..

The middle glazing was further reduced by circa 30% and more rectangular in shape whilst framed with brick detailing as advised.

The depth of the lower level protrusions on the gables have been recessed and made flush such that symmetry is maintained. Further changes are explained in the following sections.

SECOND PRE-APP



PLANNING SUBMISSION





PLANNING POLICY



3.1 National Planning Policy Framework (2021)

PLANNING POLICY OVERVIEW

This section is to summarise the key components of the relevant planning policies that have been considered in the development of this proposal. This is broken down into the National Planning Policy Framework, London Plan (2021) and Havering Local Plan. (2016 - 2031)

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF 2021) is a material consideration in any development proposal. The principle thread running through the NPPF is the presumption in favour of sustainable development. Para. 11. states that proposals which accord with the development plan should be approved without delay.

Para. 60. states that it is the Government's aim to significantly boost the supply of housing.

Para. 130. goes on to state that developments should provide a high standard of amenity for existing and future users.

Para. 130. states that planning decisions should ensure that developments meet certain requirements, including that they:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change."

ACCOMODATION SCHEDULE	
Number of Bedrooms	5 Bedrooms
Gross internal area	350sqm



3.2 London Plan (2021)

LONDON PLAN (2021)			
Policy	Title	Comments	Response
GG2	Making the best use of land	In order to create successful and sustainable mixed-use places, the policy seeks to facilitate the <u>efficient use of land for housing</u> and other appropriate uses.	The site is being maintained as a housing development and allows for passive sustainable design that drives efficient architectural form.
GG4	Delivering the homes Londoners need	The policy seeks to increase the amount and mix of housing provided to meet all needs.	The proposal seeks to optimise spatial opportunities
D3	Optimising site capacity through the design-led approach	The policy encourages that developments should <u>make the best use of land, yet respect local context and character through good design principles.</u>	The proposal has been carefully designed, following x2 pre-app meetings to improve design and this proposal further respects local character and design principles



3.2 London Plan (2021)

LONDON PLAN (2021)			
Policy	Title	Comments	Response
D6	Housing quality and standards	The policy seeks to ensure that new housing developments <u>provide good standards of internal and external amenity.</u>	The house exceeds the minimum requirements for a 5 bedroom houses, with amenity space over the London plan requirements.
T5 / Table 10.2	Cycling	The policy states that proposals should <u>provide secure and appropriate levels of cycle parking.</u>	The house has a secure cycle store in the rear gardens of circa 4sqm internal space which can easily accommodate x4 bicycles. This is over the 2 space requirements in the London plan for family sized dwellings.
T6	Car parking	Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well connected by public transport.	The house will provide two parking spaces, as per Haverings parking requirements.



3.3 Havering Local Plan (2016 - 2031)

HAVERING LOCAL PLAN (2016 - 2031)			
Policy	Title	Comments	Response
3	Housing supply	<u>Ensuring high quality housings</u> with a proactive approach to increase supply and <u>encourage effective and efficient use of land</u>	This proposal has been developed to optimise space within the house such that the dwelling utilises the loft space to create additional rooms. Habitable loft spaces are common within the local vicinity.
7	Residential design and amenity	Design to provide a safe <u>and accessible living environment</u> for new residents whilst ensuring <u>amenity</u> and quality of life for future residents is not adversely impacted.	The scheme allows for level access and corridor widths that considers accessibility with the intention to achieve M4(2) standards
24	Parking provisions and design	<u>1.5 spaces advised per house with 3 or more bedrooms</u>	Scheme provides two parking spaces with an internal garage



3.3 Havering Local Plan (2016 - 2031)

HAVERING LOCAL PLAN (2016 - 2031)			
Policy	Title	Comments	Response
27	Landscaping	The council is supportive of developments with <u>detailed and high quality landscaping</u>	The scheme is being supported by a tree survey and the front parking area and rear garden have been designed to provide high quality landscaping
30	Biodiversity and geodiversity	Enhancing the boroughs natural environment and <u>seeking to increase biodiversity</u>	The location of the proposed building does not impact any trees but trees to the rear garden will be maintained as such for biodiversity and tranquility
32	Flood Management	To avoid flood risk zones that could pose risk to the community	This site is within a flood risk zone 1 which is considered minimal risk and does not require a flood risk assessment or sequential test.



3.3 Havering Local Plan (2016 - 2031)

HAVERING LOCAL PLAN (2016 - 2031)			
Policy	Title	Comments	Response
35	Waste Management	The council will support residential developments that <u>provide adequate internal and external refuse storage space</u>	The house will have internal waste and recycling bins within the kitchens and a dedicated bin store externally. On bin collection day the refuse will be brought to the front of the property for collection. Providing a dedicated & secure refuse store externally that is set back from the house will reduce vermin infestation.
36	Low carbon design and renewable energy	To optimise energy efficiency buildings in support of low carbon and renewable energy developments	The house has been carefully designed to maximise passive measures such as thicker walls for insulation, passive ventilation and utilising natural daylight as much as possible. The active systems (if required) will be developed in accordance with the latest building regulation requirement as updated from June 2022.



DESIGN PROPOSAL

4.1 Design Proposal

SCALE AND PROPORTION

The building has been designed to maintain an overall height lower than No 14 but slightly taller than No 10. This is considered reasonable because the separation distance between the proposed building is greater towards No 10 when compared to No 14.

With regards to No 10, the windows on their western flank are obscured and appear to be for bathrooms (non habitable spaces). The roof of our proposal has been lowered and pitches away from No 10 as annotated on the right and this continued angle extends to the ground floor.

The 2m set back from the boundary, coupled with a 3m set back on No 10's flank wall creates ample separation from both buildings, therefore impact would be negligible. In respect of No 14, the first floor western wing on our proposal is recessed to reduce impact. It is essential to highlight that the site's North-facing orientation ensures that shadows are cast away from amenity spaces, preventing any overshadowing impact.



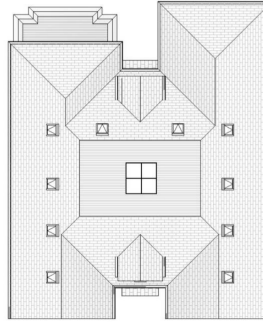
4.1 Design Proposal

FORM AND MASS

The proposal provides a 2.5 storey building with accommodation in the loft space. The house has been recessed more than 2m from the boundary line as advised in the Havering Supplementary Guidelines. No 14 currently has accommodation within the loft with front dormers which this proposal seeks to incorporate and is viewed as an acceptable form given local precedent.

The proposal has been set back on the first floor (rear) to respect the 45 degree right of light from both neighbours. This consideration should not create any overshadowing or loss of light issues to either neighbours especially as the building is North facing.

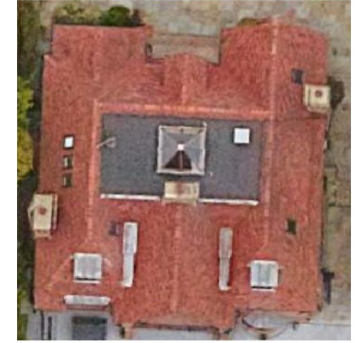
The roof is pitched on all sides and the crown roof has been reduced since the first pre-app to a much more moderate size when compared to others identified locally. In conjunction, these houses don't give the appearance of excessive bulk or massing that detracts from local typologies. The images on the right are precedents of houses with much larger crown roofs along Ernest road, Herbert road and Parkstone road, all of which have been approved by the council.



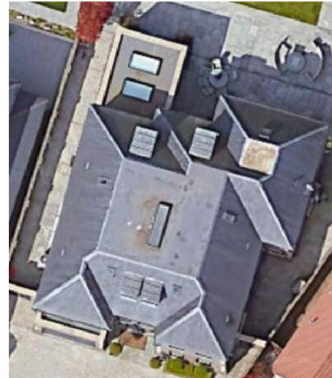
12 Ernest Rd, Hornchurch RM11 3JF
Crown Size - 7.3m x 4.5m = 33sqm



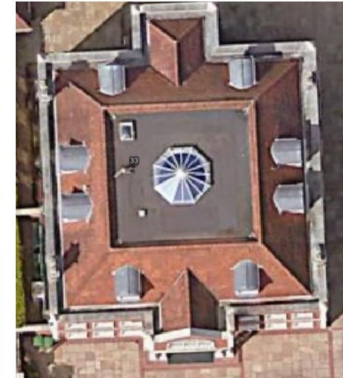
9 Ernest Rd, Hornchurch RM11 3JE
Crown Size - 10m x 7m = 70sqm



20 Ernest Rd, Hornchurch RM11 3JF
Crown Size - 10m x 5.5m = 55sqm



41 Ernest Rd, Hornchurch RM11 3JG
Crown Size - 7m x 7m = 49sqm



33 Herbert Rd, Hornchurch RM11 3LH
Crown Size - 9m x 9m = 81sqm



31 Parkstone Ave, Hornchurch RM11 3LN
Crown Size - 13m x 6m = 78sqm

4.1 Design Proposal

CHARACTER AND ARCHITECTURAL STYLE

While this proposal aims to establish its unique identity, it draws inspiration from key elements of local architectural styles. Seeking a harmonious blend of tradition and contemporaneity, the design incorporates a local aesthetic featuring double front gables, a front dormer, and a centralized porch—elements commonly found in Emerson Park, as illustrated on the right.

The proposal consciously balances traditional and modern forms, celebrating the Georgian era's double gables and internal wings, while also embracing the artistic nuances of the Arts and Crafts movement from the 90s. This amalgamation is evident in varied roofscapes, gables, dormers, extrusions, and recessing elements that strategically break up mass, paying homage to historical architectural influences.

In addition to form, the proposal emphasizes a diverse material palette and intricate brick detailing, contributing to the overall character. These design choices not only align with local architectural traditions but also enrich the aesthetic with a modern touch.

In summary, while the fundamental form principles are rooted in local architecture, the proposal distinguishes itself through the thoughtful integration of diverse materials, creating an individual character that both respects and evolves the local design vernacular.



12 Ernest Rd, Hornchurch RM11 3JF



9 Ernest Rd, Hornchurch RM11 3JE



41 Ernest Rd, Hornchurch RM11 3JG



56 Parkstone Ave, Hornchurch RM11 3LW

ACCESSIBILITY

The site has sufficient space to create parking within the front hard landscaping and within the an internal garage. This will provide the x2 spaces required under the Havering Local plan and the remaining hard landscaped area can be utilised for informal gathering.

The arched layout in the front would provide sufficient space for cars to turn within the site without the need to reverse out into the main road.

Refuse would be stored in the rear garden and brought out to the front on bin collection day, as per the existing waste management strategy. Given the proposal is offset more than 2m from the boundary wall, this would provide ample space to bring refuse to the front.

The house is within the 150m radius for emergency vehicles to access the house in the event of an emergency. Emergency vehicle can access the plot from the front gate or park on the road, whichever is convenient in an emergency.

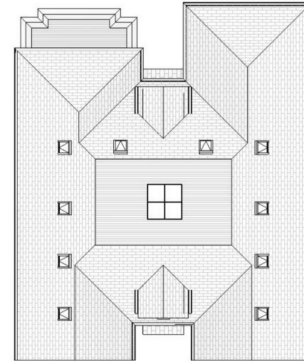
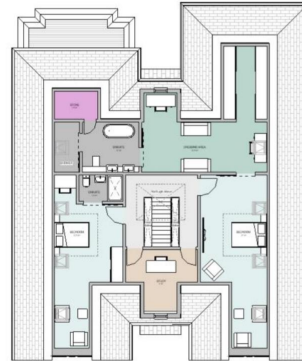
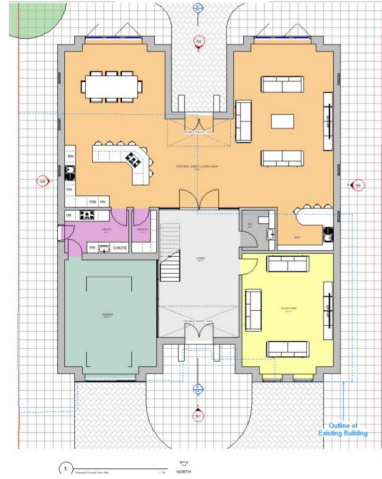


4.1 Design Proposal

ACCESSIBILITY

The approach to the house is welcomed with a celebrated front porch that creates a profound entry to the dwelling. This will be level accessed to comply with M4(2) requirements. Views through the house into the rear garden will be maintained by glazed features to the front and back. The main family space is an open plan kitchen living diner with access to the rear garden and patio area. Three bedrooms will be positioned on the first floor with a cinema room to the rear. A laundry room is provided on the first floor with a chute linked to the utility room below. Internal door and corridor widths have been designed to M4(2) requirements.

The loft space will accommodate the fourth bedroom, master bedroom and study. A skylight is proposed on the crown roof which would draw natural daylight into the lobby space. This influx of natural daylight would be incorporated with double height spaces in the lobby. The staircases have been set apart to provide voids through the lobby. This will allow natural daylight to penetrate into the lower lobby areas and provide passive ventilation opportunities.



4.1 Design Proposal

MATERIALITY

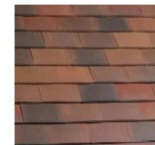
The proposed house will have two main external wall materials, consisting of red / brown bricks and Sandstone blocks.

Decorative features around windows will be a combination of soldier course bricks that surrounds a small section of herringbone brick detailing.

The roof will be red / brown clay tiles with grey soffits, fascias and bargeboard.

Dormer walls will be red tiles to match the roof.

Casement windows, external doors and glazing features will be Grey PPC Aluminium with double glazing panels.



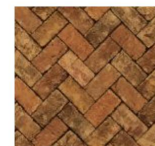
ROOF TILES

Natural clay plain tiles



BRICKS

Mixture of Red and Brown bricks to match local street scene



BRICKS (Herringbone)

Mixture of Red and Brown bricks to match local street scene



STONE BLOCK WALLS

Indian Sandstone



WINDOW / DOOR FRAMES

PPC Anthracite Grey Aluminium



