

Design Spec

Design & Access Statement

251 London Road, Romford, Essex RM7 9NJ -
Tuesday 20th June 2023



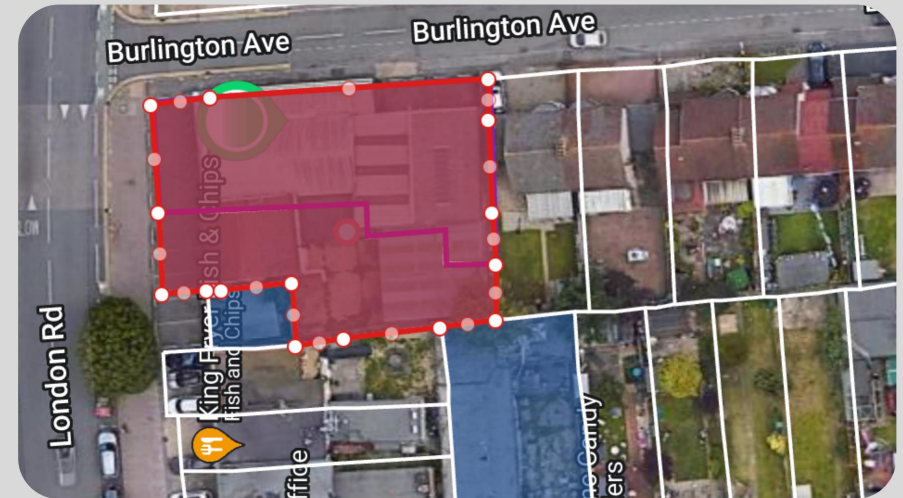
Contents

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Proposed demolition of the existing buildings and the erection of a four-storey mixed use development with ground floor office space .

Local Area

Location Map



The local area within which the site is located is in Romford in the county of Essex.

The application site is situated at 251 London Road, Romford, Essex RM7 9NJ. The existing site is derelict and therefore we are proposing to change this and to provide the local area with a new lease of life

Site Photographs



251 London Road, Romford, Essex RM7 9NJ - Front View



251 London Road, Romford, Essex RM7 9NJ - Rear View

Other photos:

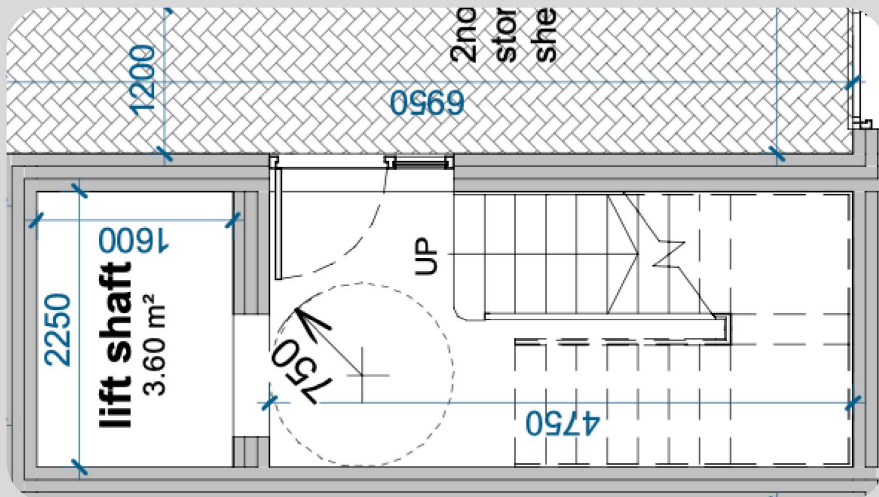


Accessibility Statement

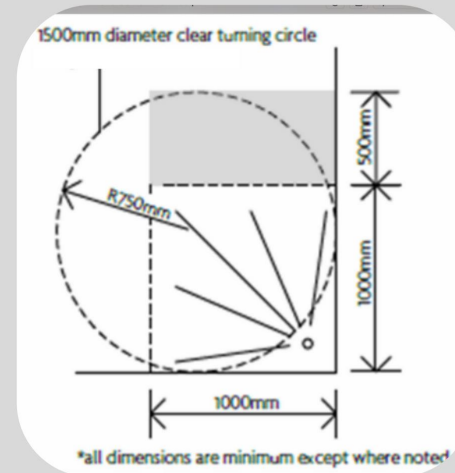
We have specifically designed the proposal to be inclusive of all ages and abilities. All design principles within the submitted plans have been chosen to display the proposed building as wheelchair accessible. We have proposed a lift shaft at the rear of the units and have referenced a sufficient amount of space to allow for wheelchairs and other mobility vehicles.

We have successfully illustrated a design to have 90% of dwellings that are M4(2) compliant with the remaining 10% of dwellings to be M4(3) compliant and therefore we have ensured that the proposed complex complies with all Building Regulations.

The below image demonstrates following all minimum requirements to comply with M4 (3) - Wheelchair User Dwellings.



Design Principles

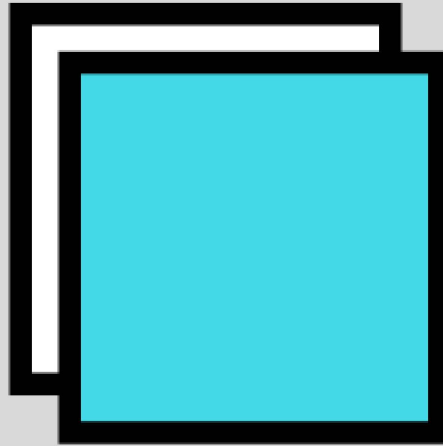


The proposal has been designed to display a large amount of diameter space and is therefore inclusive to all occupants.

The proposal meets all minimum parking requirements while also incorporating a cycle store to permit for multiple forms of transport and accessibility to the building.

In conclusion, the proposal will provide a new form of accommodation with a suitable amount of accesbilty.





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Fixed Fee Architecture

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