

Introduction

This statement has been prepared by KdG Architects and is to accompany the Full Plans Planning Application being submitted to London Borough of Havering Planning Department and should be read in conjunction with drawings 10-151023-001, 002, 003, 004, 005, 013, 014, 015 & 016, and the Planning Statement by ECM Planning.

Current Use

The applicant site currently includes an end of terrace two storey property.

Applicant/Site Location

Mr W Williams - 16 Simpson Road, Rainham, Essex. RM13 7LB

Client Brief

The applicant wants to improve the existing property by replacing the existing rear conservatory with a more practical and thermally efficient extension on the ground floor as he currently cares for his elderly mother and the existing conservatory is too cold in the winter and too hot in the summer to be of any benefit. A larger open-plan kitchen design will also greatly improve access around the kitchen and the dining area whilst improving access to the rear garden.

The applicant wishes to improve the current first floor bathroom arrangement as his mother has mobility issues. Increasing the size of the existing first floor bathroom and introducing a large walk-in shower will enhance the applicant's mother's day to day living.

The applicant also wants to make full use of the existing site and erect a side extension to the existing property to create a new separately accessed dwelling for his daughter and her family.

Design Philosophy

The design philosophy for this scheme would focus upon form following function. In other words an existing survey was carried out to ensure that there was sufficient space available between the side of the existing dwelling and the site boundary to enable a new dwelling to be erected that would satisfy the Nationally Described Space Standards to create a new home that would be private and have high standards of internal and external amenity space to the front and rear of the property to ensure that the rhythm and aesthetic of the existing street scene is continued and complimented by the proposal.

The two storey extension to the rear of the existing property will increase the size of the existing first floor bathroom to improve the ergonomic layout and facilitate the installation of a generous walk-in shower to greatly improve access and manoeuvrability of the applicant's elderly mother who resides at the same address.

To ensure that the massing of the proposed development is controlled, the Ground Floor extension extends further than the first floor extension and terminates in-line with the existing neighbouring extension at No.14 Simpson Road.

The two storey side extension to the existing end of terrace property will create a new dwelling for the applicant's daughter and her family. The proposal has been carefully designed to ensure that the existing property is enhanced and not compromised in any way, whilst providing a new dwelling that complies with all relevant space standards and legislation.

Careful research has been carried out by the Architect and the Planning Consultant to establish that there are precedent new dwelling extension developments in close proximity to the applicant property. These are referred to within the accompanying Planning Statement by ECM Planning.

Alternative designs

The importance of the existing street scene was clear from the outset. Initial designs considered locating the entrance for the new dwelling at the front of the property and accessed from Simpson Road.

However, it was considered far more important to retain the bay window design aesthetic to ensure that the rhythm of the street scene was respected. For this reason, the chosen design focussed upon accessing the new property via Hugo Gardens.

Chosen design rationale

The proposed architectural design direction was born out of the need to respect the existing street scene and the build line along Simpson Road. The intension has been to provide a subservient aesthetic to the existing dwelling by way of treating the proposed dwelling as an extension, rather than a dwelling in its own right with contrasting visual identity. This is very much highlighted within Fig. 01 below.

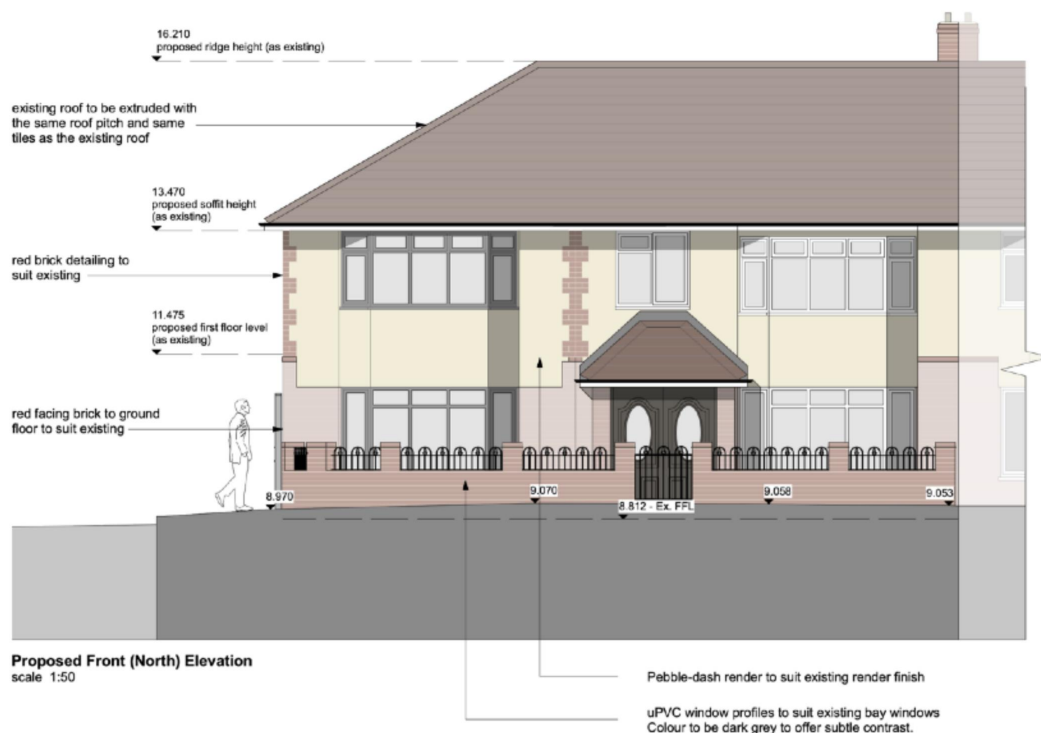


Fig. 01 - Proposed Front Elevation (Extract from Planning drawing: 10-151023-013)

The proposed dwelling design incorporates a bay window arrangement of the same proportions of the host dwelling, an extrusion of the existing roof pitch (with tiles to suit existing), and a similar material palette to the existing building, including red facing brickwork and red brick corner detailing, pebble-dash render and uPVC windows to the front elevation to allow the extension frontage to merge seamlessly with the existing property.

The street scene drawings below (Fig. 02) are important as they highlight the nominal impact that the proposed dwelling extension has upon the existing streetscape. The proposed extension benefits from the adjacent precedent approved extension at No. 18 Simpson Road (Approval reference P1205.91) and thus, provides a harmonious addition to Simpson Road.

This design direction retains a generous laid to lawn amenity space to both the front and rear of the proposed extension dwelling to further echo the existing street pattern.



Fig. 02 - Existing & Proposed Street Scene Elevations
(Extract from Planning drawing: 10-151023-016)

The existing dwelling will receive a modest first floor extension that will terminate inline with the side dwelling extension at first floor level. Both of the proposed ground floor extensions have been designed to terminate in line with the extension line of No. 14 Simpson Road. These design decisions have been adopted to demonstrate the importance of the proposed development having an appropriate scale and mass to harmonise with its surroundings and have little impact on the street scenes along Simpson Road and Hugo Gardens.

Proposed floor area & plan arrangement of the proposed dwelling

The initial design process not only focussed upon the location of the entrance and compliance with the Nationally Described Space Standards, it also tested and carefully resolved the entrance design and the resultant sense of arrival that will be experienced by the home owner.

The proposed Ground Floor Plan (Fig.03) shows how the recessed porch area leads into a generous entrance lobby with feature wrap around staircase leading to an open landing above at first floor level. This fluid spatial arrangement is then enhanced with a good size living space to the right of the lobby, offering natural light and outward views from the bay window.

The same applies to the open plan kitchen & dining area that benefits from bi-fold doors leading into the rear garden.

The proposed First Floor Plan provides direct access to all 3 bedrooms and the shared bathroom. All of the bedrooms include provision of floor to ceiling storage.

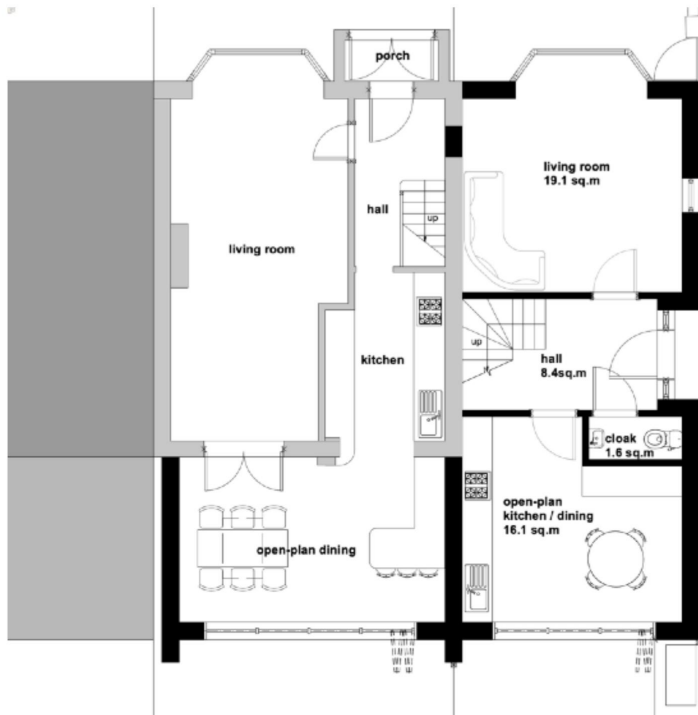


Fig. 03 - Proposed Ground Floor Plan
(Extract from Planning drawing: 10-151023-013)

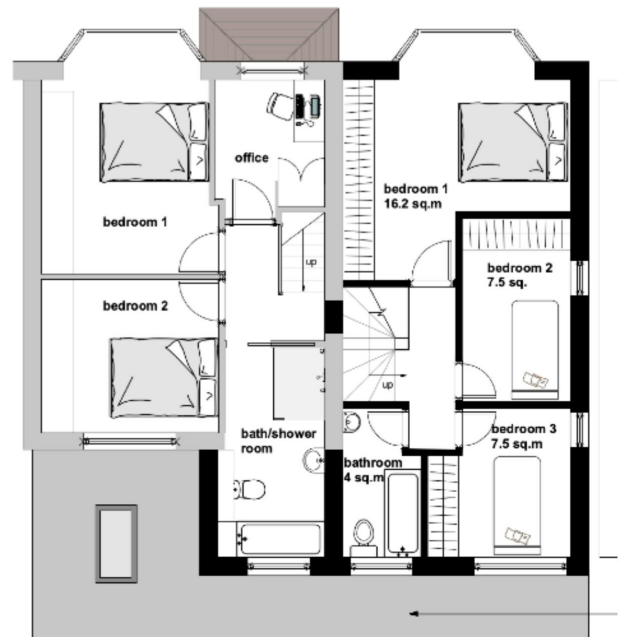


Fig. 04 - Proposed First Floor Plan
(Extract from Planning drawing: 10-151023-013)

Ground Floor

Living Room	19.1 m ²
Open-Plan Kitchen	16.1 m ²
Cloak WC	1.6 m ²
Entrance Lobby / Hall	8.6 m ²

First Floor

Master Bedroom	16.2 m ²
Bedroom 2	7.5 m ²
Bedroom 2	7.5 m ²
Bathroom	4 m ²
Circulation	7.7 m ²

Total area **88.3 m²**

Legislative Compliance

With the introduction of Part L 2021 and the subsequent updates to the London Plan and the Greater London Authority (GLA) Energy Assessment Guidance, the extension of the house in Essex (falling under Havering Local Council) will be subject to Policy 36 of the Havering Local Plan which has adopted the need to comply with GLA policy.

In order to guarantee GLA (therefore Havering) compliance, M&E modelling has been carried out. The M&E modelling recommended that air source heat pumps are used for space heating and DHW. The new dwelling proposal therefore allows for an air source heat pump as per the application drawings. In addition to the air source heat pump, the proposed scheme also includes photovoltaic panels on the rear south facing pitched roof in-line with GLA policy that encourages the inclusion of photovoltaic panels.

The proposed scheme complies with relevant Building Control Regulations. The proposed scheme achieves compliance with all applicable U-values in terms of thermal performance, and meets the requirements of Part M4 (1) and M4 (2) in relation to access / egress to and through the proposed dwelling extension.

In terms of Accessible and Adaptable Dwellings compliance, level threshold access is provided at the front door entrance as well as the rear garden access via the large bi-fold doors. A compliant ground floor cloak wc is provided off of the generous entrance lobby. If need be, this could be adapted and extended to provide a combined wet room / wc on the ground floor.

There is ample space within the proposed open-plan kitchen for adjustable height worktops, and the proposed living space could also be used for ground floor sleeping accommodation if the need arose.

The proposal falls within an Archaeological Priority Zone. As such the applicant accepts that a planning condition for an archaeological watching brief is to be included within the approval documentation.

Closing Statement

The applicant wishes to improve the existing dwelling to provide a more comfortable, practical and more thermally efficient home for his elderly mother and himself to live in. In parallel to this, the applicant wishes to take the opportunity to provide a home for his daughter and her family. Importantly, if the house were ever to be sold in the future, the proposed scheme has been carefully designed to ensure that future occupants would have ample privacy and amenity space and has been designed to M4 (1) & (2) standards.

Care and attention to detail has been applied to produce a contextually appropriate design solution in terms of scale, mass, building lines and existing street scene aesthetic. This attention to detail will ensure that the proposed development will both respect, and harmonise with the existing neighbourhood character.

In addition to the Planning drawings, this Design & Access Statement is to be read with the Planning Statement which provides additional context and important supporting Planning Policy information.

END OF STATEMENT.