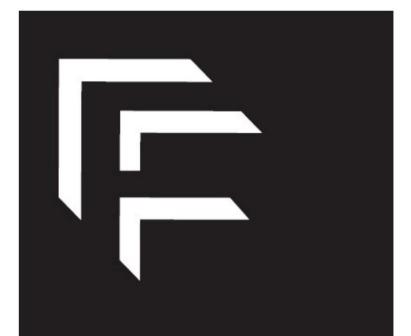


Design & Access Statement

Residential Development
at
85 Howard Road
Upminster
Essex
RM14 2UG



FORMARCHITECTURE

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1.0 Introduction

1.1 Proposal

The proposal is for the demolition of the existing detached property with the construction of 2 No. x 4 bedroom semi-detached dwellings with off-street parking with new dropped kerb, private amenity space and cycle stores.

1.2 Site Description

The site at No.85 Howard Road is a double width plot with an extensive frontage, the average width for a pair of semi-detached houses along Howard Road is 13m. The applicant is the owner of the adjacent property at No.83 Howard Road which is indicated in blue on the site location plan.

The properties within the locality are predominantly 2-Storey semi-detached with loft level accommodation and single storey detached dwelling's that vary in height, Architectural styles and scale. The periods of Architecture range from late Victorian, Edwardian and more recent infill modern housing. The key architectural details are single and two storey bay windows, elevations composed of a mixture of yellow London stock and soft red facing brickwork with brick arches over windows and slate roof tiles.

The site is not located within a conservation area and is not located near any listed buildings.

The site measures approximately 13.5m across the front and approximately 30m deep with a total site area of approximately 407m².

1.3 Existing Buildings

The existing property at 85 Howard Road is a detached 2 bedroom single storey dwelling. The dwelling is of a modest design and is of no architectural merit with white painted render and facing brickwork walls and interlocking concrete roof tiles.

The adjacent property at No.83 is a two storey semi-detached dwelling, a single storey detached dwelling is located at No.87. which is next to a two storey pair of semi-detached dwelling's that provides a mixed height street scene.

1.4 Planning History

There is no planning history listed on the Havering Search portal.



P1. Location Plan of No. 85 Howard Road, Upminster, Essex



P2. Photo showing front elevation of 85 Howard Road.

2.0 Design Proposals

2.1 Objectives

The existing building at 85 Howard Road is to be demolished with the construction of 2 No. x 4 bedroom semi-detached dwellings with off street parking. The design proposals aim to acknowledge the policies outlined in the Havering Local Plan and complies with **NPPF** in delivering homes to a good quality of architecture and appropriate landscaping. The proposal will provide high quality residential dwellings that have good links with Upminster town centre and local amenities. The design approach has been to respond to the varying character of Howard Road and the surrounding area, addressing the materials, form, scale and context.

2.2 Use

The site has a residential C3 class use which is to remain.

2.3 Amount

The existing 2 bedroom, single storey dwelling at 85 Howard Road has a G.I.A of 70m2. The proposed 4 bedroom semi-detached dwellings are of a handed design; each dwelling has a total gross internal floor area of 139m2. Total area of 278m2 - Net Gain of 208m2
Ground Floor: 72m2
First Floor: 51m2
Second Floor 16m2
The application site has a total area of 407m2 providing a low-density development which is lower than the 30-50 units per hectare expected within a Town centre location such as this. The proposal to create new dwellings that provide larger family housing complies with local policy housing mix and targets. Amenity space provision is compatible with the local pattern of development.

2.4 Layout

The proposal has been designed as a pair of semi-detached dwellings to reflect the pattern of development within the immediate locality. The proposed layouts provide a high standard of accommodation with a separate lounge, ground floor w.c., utility room and an open plan kitchen/dining area that leads directly onto the rear facing garden. The first floor contains 3 bedrooms that face front and rear, the bathrooms are located on the flanks with obscured glazing for privacy and to prevent overlooking issues. The second floor/loft room contains a bedroom with 75% of the floor space with a ceiling of 2.3m. This application is very similar to an approval we recently gained at 34 Argyle Gardens, Upminster ref **P0328.23** which was approved with a second floor/loft level accommodation height of 2.3m as this proposal. The case officer asked for this height so that the height and scale of the building would not impact adjacent properties.

2.5 Scale

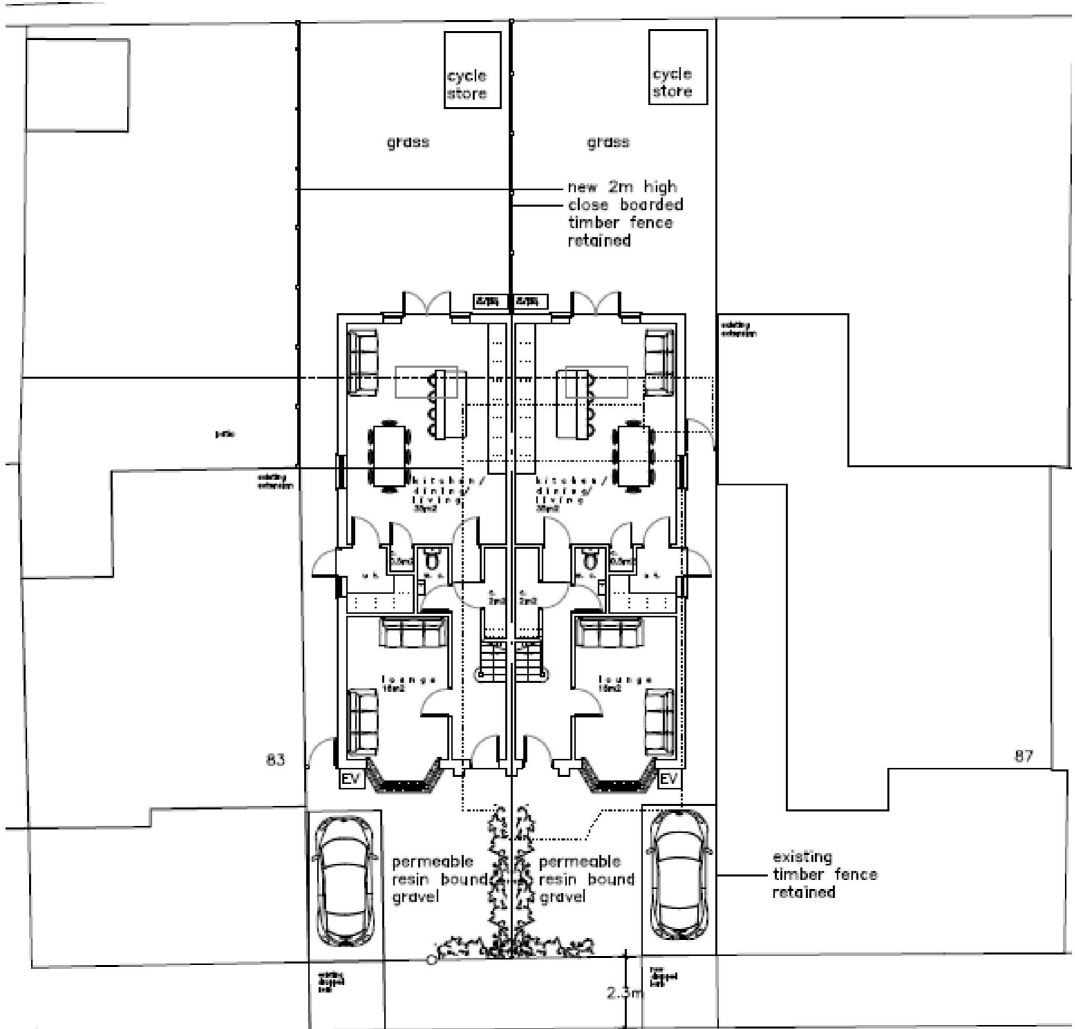
The scale of the proposed development has been designed to be compatible with the scale of the adjacent properties ridge heights and window head and cill levels. The building footprint responds to the built form of the adjacent properties and sits within the existing extension of N0.87 Howard Road. Each dwelling has separation from the boundary in excess of 1m which is in accordance with policy. The development will not result in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing and new properties. We have demonstrated that the development responds to the distinctive local building forms and patterns of development and respect the scale, massing and height of the surrounding physical context.

2.6 Landscaping

The existing dwelling has a wide driveway with a dropped kerb that can accommodate 3 cars, it is entirely hard landscaped with a compacted gravel finish. The existing rear garden contains limited landscaping with a small area of poor quality garden lawn which is regularly mown with no habitats present and is to be retained, the boundaries are enclosed with close boarded timber fences with no hedging. The site is BNG exempt as is does not remove more than 25m2 of habitat or 5m of on-site linear habitats such as hedgerows. We have submitted a BNG exemption statement with the application.

New boundary fencing between properties is to be close boarded timber with a height of 2m at the rear and 0.6m within the front garden area. New permeable resin bound gravel driveways have been provided for both properties and planting beds to provide areas for rainwater run off.

We have provided waste and recycling storage facilities in the rear gardens, the bags are placed on the street on collection day as Havering's procedure.



P8. Illustration demonstrating the proposed dwellings within the streetscene.



P8. Illustration demonstrating the proposed dwellings within the streetscene.



P8. Illustration demonstrating the proposed dwellings within the streetscene.

2.7 Appearance

The dwellings have been designed to reflect the late Victorian character of Howard Road with period architectural detailing and features consisting of contrasting brick facades, brick arches and bands. The proposed materials specified are of a high quality with handmade facing brickwork laid in a Flemish bond with a light mortar finish. The proposed sash windows will provide an authentic period feature and add a quality to the dwellings along with the natural slate tiled roof to both dwellings. The high level of architectural detail on each property will provide a positive impact on Howard Road and will enhance the established character of the area.

2.8 Parking Design Management

The site is located along Howard Road which is within close proximity to Upminster Town Centre and has a PTAL rating of 4. There are a number of bus routes that serve the site including 248, 346, 347 & 646 and it is a 0.3 mile (8min) walk to Upminster Railway Station.

The existing property can accommodate 3 cars on the existing driveway, this level of parking will be reduced across the two proposed dwellings with one car space each. A proposed dropped kerb for the additional is to be applied for.

We have also included secure cycle storage in the rear garden for alternative means of transport.

2.9 Accessibility Statement

The proposal aims to provide the highest practicable standards of accessibility and inclusivity.

M4(2) will be met when reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey. Reasonable provision is made if the dwelling complies with all of the following.

- Within the curtilage of the dwelling or the building containing the dwelling, it is possible to approach and gain access to the dwelling.
- It is possible to gain access to the dwelling, or the building containing the dwelling, from the most likely point of alighting from a car.
- A disabled person who is able to walk is able to visit any dwelling in a building containing one or more dwellings.
- Visitors can access and use the habitable rooms and a WC within the entrance storey of the dwelling (or the principal storey where the entrance storey does not contain a habitable room).
- Where the habitable rooms and the WC are located on the entrance storey, access between them is step free.
- Wall-mounted switches and socket outlets in habitable rooms are reasonably accessible to people who have reduced reach.

The ground floor utility rooms could be converted into a suitable ground floor bath/shower room to meet the requirements of Building Regulation Requirement M4(2).

2.10 Housing Mix

The proposal provides a 2No. x 4 bedroom family units which is compliant with policy and much needed within the borough.

2.11 Detailed Summary

This proposed development strongly succeeds in the following areas:

The proposed development is clearly in accordance with Havering's Local Plan

The proposal responds to strategic housing objectives by contributing to 3+ bedroom family housing needs in the London Borough of Havering, befitting local requirements.

The design is highly contextual: the massing responds to the scale of the immediate area

The proposal is an efficient use of land that respects local character and context.

The proposal delivers a sustainable development in line with NPPF policy.