

Design and Access Statement

35 Archway, Romford, Havering, RM3 7EB

Proposed Rear Dormer and Rooflights, Side and Front Porch Extensions, New Windows and Doors

1.0 Context

The house is located in a suburban area of predominantly double storey terraced houses, brick or render finished facades and double-pitched tiled roofs. The front facades are distinguished by large white-framed aluminium or uPVC casement windows with top-hung vents and covered or enclosed entrance porches.

The house under consideration, no. 35 Archway, is an end-of-terrace property located almost at right angles to the adjacent terrace, starting with no. 37 Archway. This location and juxtaposition allows for an open aspect to the south side of the house with a separating distance of some 10 metres between the house and Dalestone Mews, a single storey block of flats. The rear garden abuts a large area of playing fields.



Bird's eye view showing the open aspect and 10 metre separating distance to adjacent building on south side

2.0 Proposed Extensions

It is proposed to raise the ridgeline of the roof to align with the higher ridgeline of the adjoining terrace house at no. 33 Archway, to provide a new rear dormer to match the adjoining dormer, and two new rooflights to the front slope of the roof.

It is proposed to relocate the internal staircase to the south side of the house to improve access to the reconfigured first floor and proposed loft floor above. It is thus proposed to increase the height

of the existing narrow single storey side projection to accommodate the staircase and provide more space at first floor and loft levels.

It is proposed to extend the side projection towards the front to improve the size and access to the entrance hall, and to provide a new covered entrance door and porch in matching style to entrance porches in the street.

It is proposed to demolish the small rear porch and install new bifold doors to the existing single storey rear extension. It is proposed to install matching windows to the south side of the house to improve natural light to the interior.

The scale and materials proposed for these extensions would be compatible with and match those of surrounding properties, and would enhance the overall quality of the area. There would be no overlooking, privacy or overshadowing issues.

3.0 Improving Accessibility

It is proposed to provide a covered entrance porch and shallow ramp to replace the step at the main entrance, and to create a level threshold at the rear doors from the house into the garden decking area.

Internally there are a number of accessibility issues which will be addressed:

- A new staircase is proposed in an improved location to the side of the house with improved access at a lower gradient allowing for open flexible space at the centre of each floor plate;
- The existing entrance hall would be increased in size to reduce congestion;
- Existing restricted width door openings where changed to accommodate the new internal layouts and new door openings will be increased to meet current building regulation requirements.



Front Elevation of 35 Archway with 33 Archway to the left and 37 Archway at a near right angle to the right



Existing Rear Elevation of 35 Archway with 33 Archway to the right



Street Elevation looking west onto Archway (35 Archway end of terrace on the right)



Street Elevation looking north onto Archway (37 Archway end of terrace on the left)