



9 BRETONS COTTAGES, RAINHAM ROAD, RM13 7LL DESIGN & ACCESS STATEMENT

On behalf of
London Borough of Havering

Job no.	Title:	Date:	Prepared:	Checked:
24186	Design and Access Statement	30.10.2024	EH	JW
Revision:	Description:	Date:	Prepared:	Checked:

Limitations
This document and its contents have been prepared and are intended solely as information for London Borough of Havering (“Client”) in accordance with the Agreement under which our services were performed. Walsh & Associates Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document and the contents herein are limited to the elements described. Any conclusions and recommendations are not exhaustive and should not exempt any other party from satisfying themselves of the full extent and character of the required works, or of all local conditions and restrictions affecting the works before commencing the works.

Copyright
© This Report is the copyright of Walsh & Associates Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Contents

1.	Introduction.....	4
2.	Site and Background.....	5
3.	Approach and Massing.....	6
4.	Site Photos.....	9
5.	Floor Plans.....	10
6.	Elevations	11
7.	Access.....	12



1. Introduction

1.1 This document has been prepared to support a full planning application for a new 5 bedroom detached dwelling at 9 Bretons Cottages, Rainham Road, RM13 7LL.

This document is to be read in conjunction with all drawings and documentation submitted, as set out below:

- 24186-WA-001 Existing Site Location and Block Plan
- 24186-WA-002 Existing Plans
- 24186-WA-003 Existing Elevations
- 24186-WA-004 Proposed Site Plan
- 24186-WA-005 Proposed Floor Plans and Typical Section
- 24186-WA-006 Proposed Elevations
- 24186-WA-007 Existing and Proposed Street Elevations



Satellite view of 9 Bretons Cottages

2. Site and Background

- 2.1 The site at 9 Bretons Cottages, Rainham Road is in the London Borough of Havering. The site is bounded to the East by Rainham Road, to the West by car parking for Bretons Outdoor Centre and to the North and South by dwellings.
- 2.2 The road is characterised by a mix of detached, semi-detached and terraced housing ranging in age from the 1920s up to modern newly built properties.
- 2.3 Neighbouring the site, to the south are four newly built, 3-storey, semi-detached properties, constructed on previously undeveloped land.
- 2.4 The property is owned by the London Borough of Havering.
- 2.5 9 Bretons Cottages is a 3-bed, two storey detached house which is built directly adjacent to its northern boundary with a large garden to the south and west.
- 2.6 The property is in need to extensive refurbishment but the local authority require larger homes to meet their housing demands. As such, the decision has been taken to demolish the existing dwelling and construct a replacement dwelling which better meets local housing needs.
- 2.7 The site area is 354m². The proposal is to build a 5 bedroom detached house.



Site Location Plan

3. Approach and Massing

3.1 APPROACH

The proposal is to demolish the existing structure and construct 1no. detached property with 5 bedrooms. There is a shortage of large, single family dwellings across the Borough, and demand for this type of accommodation is high.

The proposal respects the existing building line of the street and uses brick similar in style to the newly constructed neighbouring properties.

The position of the new dwelling on the site creates space between the existing and new neighbours and makes for better continuity along the street scene.

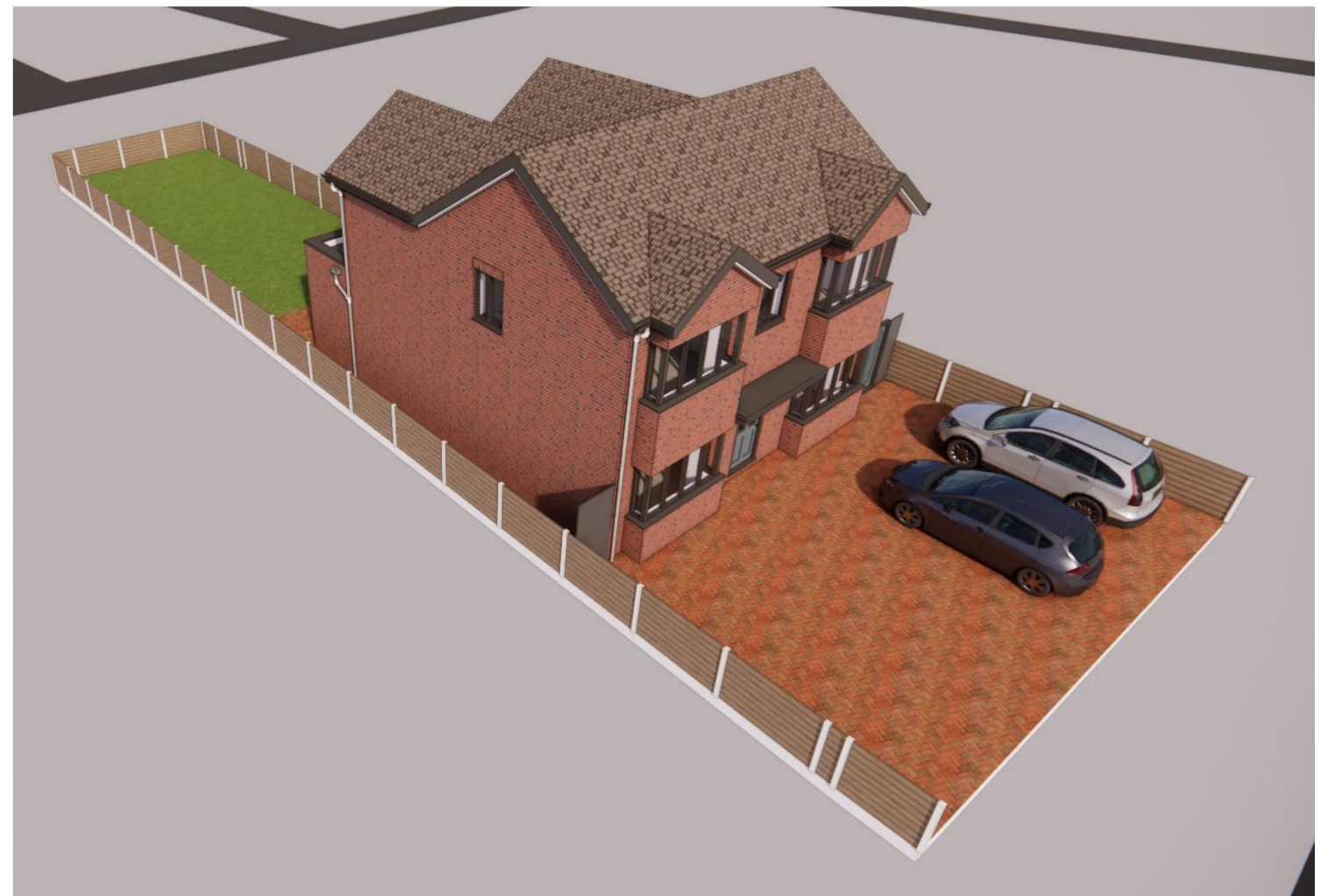
3.2 MASSING

The massing is a simple two storey form. At the rear, the dwelling roof form to bring down the height of the ridge line.

The position on the site allows for 3 parking bays for the property. The existing property has no off-street parking, so this will be an improvement.



Proposed Site Elevation



Proposed Property Massing

4. Site Photos



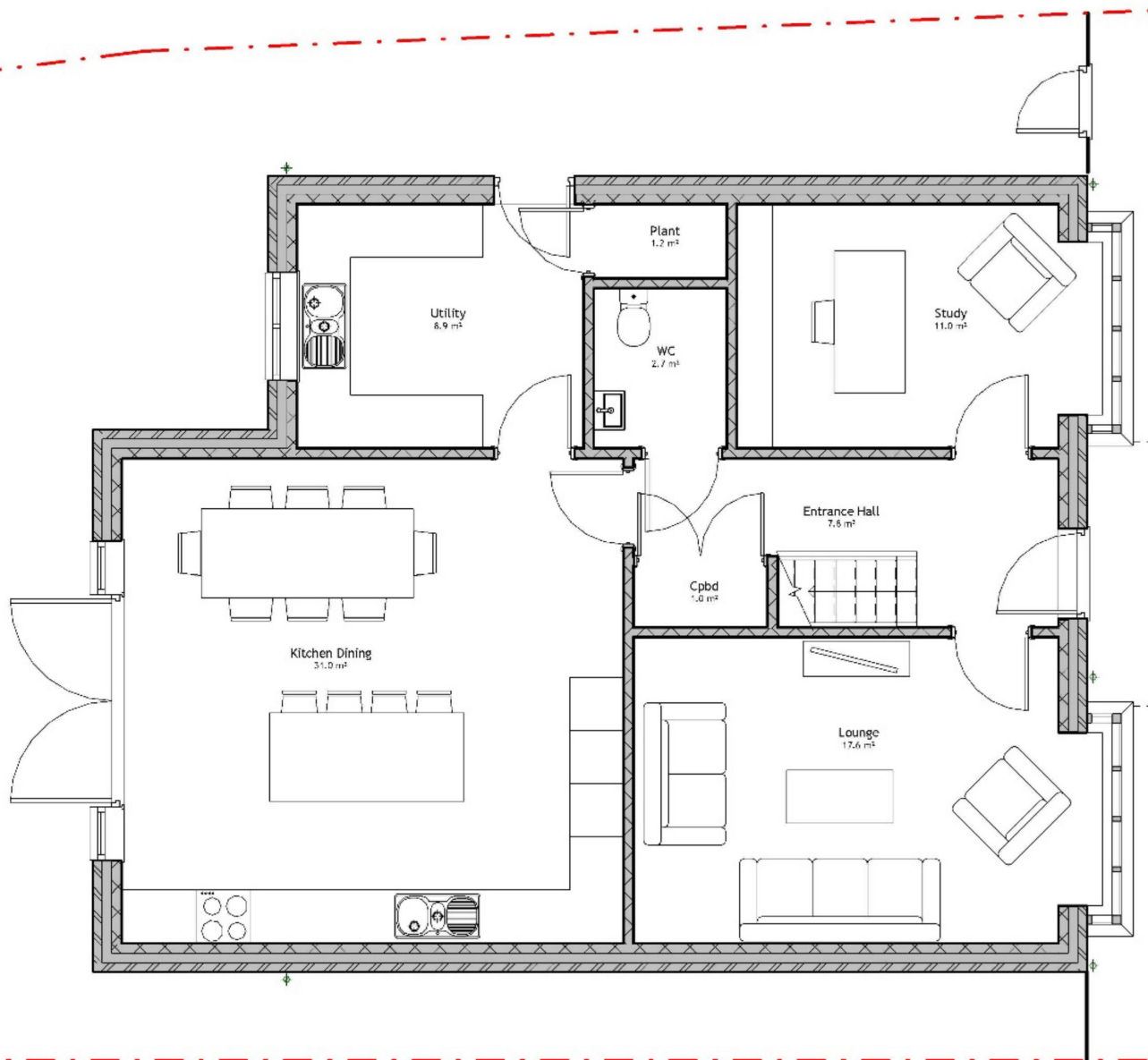
View of existing property street elevation



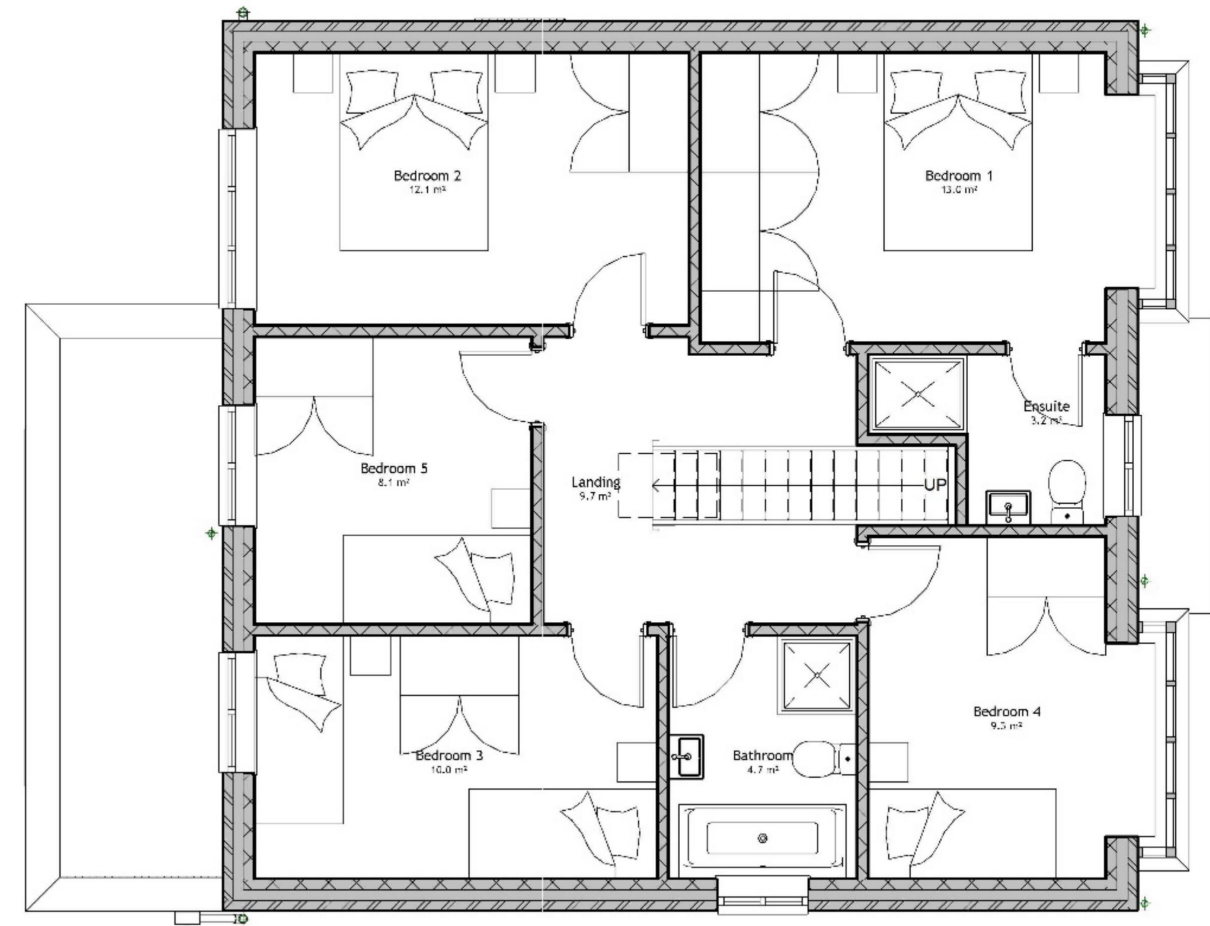
View of existing property from rear garden

5. Floor Plans

5.1 PROPOSED FLOOR PLANS



Proposed Ground Floor Plan

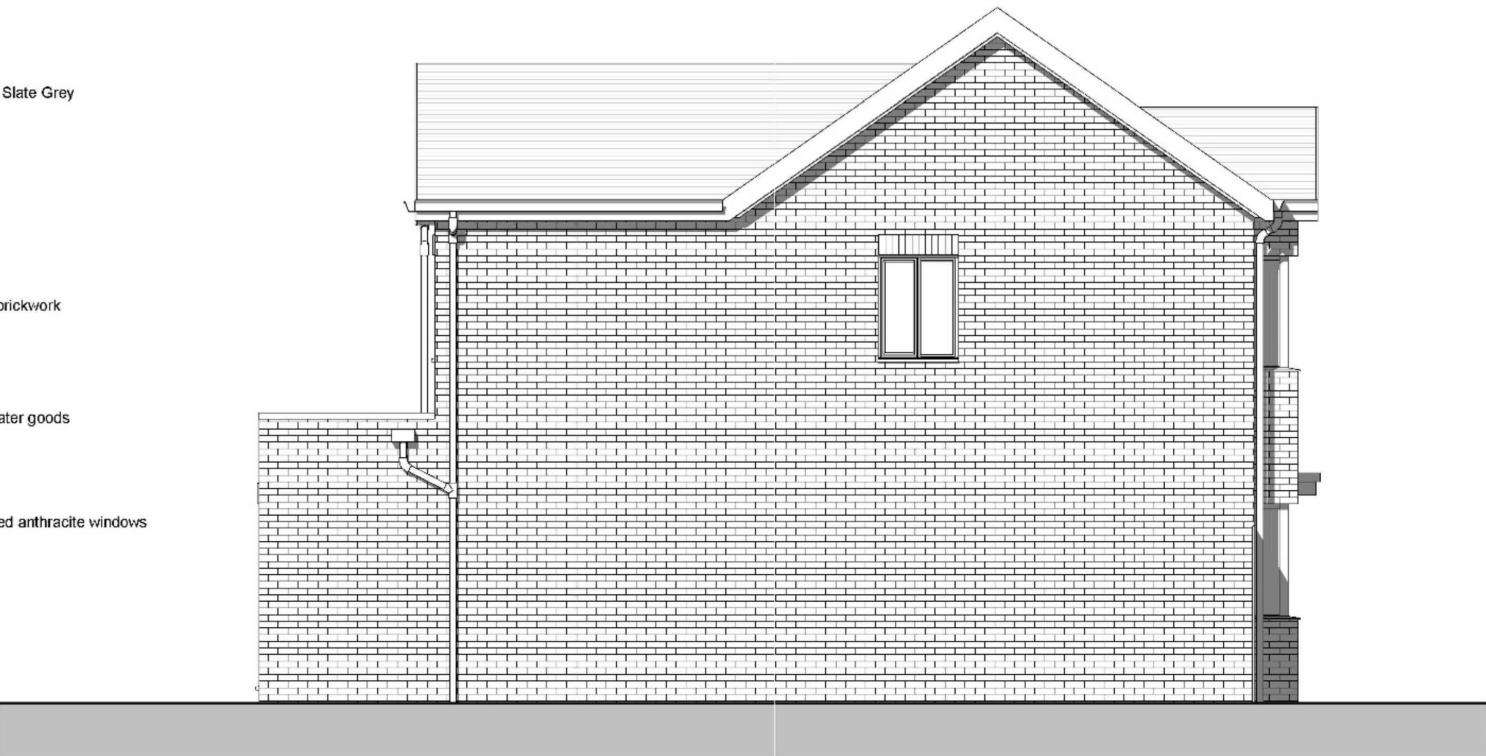


Proposed First Floor Plan

6. Elevations



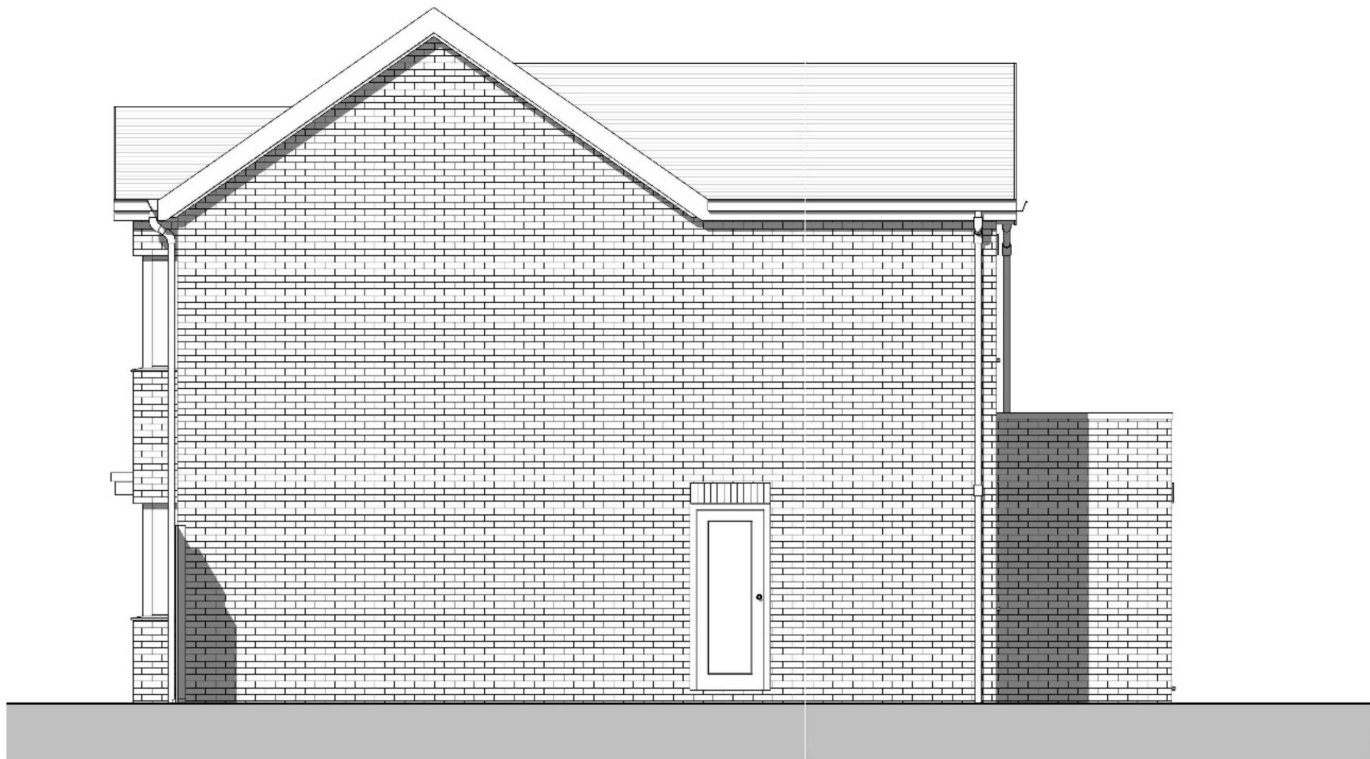
Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Proposed North Elevation

7. Access

7.1 The proposal has been designed to meet the requirements of Approved Document M4(2) Category 2: Accessible and adaptable Dwellings. As there is only 1 dwelling, this means that 100% of the development is compliant with M4(2). The plans include the following features to ensure compliance:

- A level threshold for the property
- Step-free access throughout the ground floor of the property
- A WC on the entrance storey, compliant with Diagram 1.3
- All doorways comply with Table 2.1
- Habitable rooms compliant with Paragraph 2.24
- Bedrooms compliant with Paragraph 2.25
- Bathroom compliant with Paragraph 2.29
- Services and controls set out to comply with Paragraph 2.30

7.2 As mentioned earlier in this document, 9 Bretons Cottages does not benefit from off-street parking as existing. The proposal allows for 3 parking spaces for the new dwelling. These will be compliant with Paragraph 2.12.



WALSH & ASSOCIATES LTD

PROJECT MANAGEMENT • BUILDING SURVEYING • ARCHITECTURE

01206 480001

enquiries@walshandassociates.co.uk

www.walshandassociates.co.uk

Town Wall House, Balcerne Hill
Colchester, Essex, CO3 3AD