

PLANNING DESIGN ACCESS STATEMENT FOR REDEVELOPMENT OF PLOT 17 KING EDWARD AVENUE RAINHAM

HISTORY Planning refused ref P1220.24

The Scheme has been re designed following above refusal and demonstrates that the client has taken on board the councils comments reasons 1 and 2 of officers – decision notice in the following ways

1. Refusal non standard

The scheme has been reduced in depth at first floor and the building has been set back from the main building line to allow adequate off-street parking as well as relief and variation of the street scene, which we consider that the intrusive and unneighbourly development have been overcome by the above changes.

This along with reduction of overall height and further set back at first floor level at the front. This we feel now complies with policies 7,26 and 34 of the Havering Plan 2016-2031.

Taking on board the reduction of the sense of enclosure to the immediate amenity

2. Refusal non standard

As the design has completely in terms of mass and design in terms of street scene by its reduction in mass and bulk and now sits more comfortably within the street scene. Thus we consider it now conforms to policy 26 of the Havering Local Plan 2016- 2031 as well as policy D3 of the London Plan 2021. As well as meeting high quality design framework as set out in the national planning policy framework and sits more comfortably within the street scene .

The scheme includes secured covered bike stands and purpose-built refuse storage containers. It will also provide off street parking above policy standards for this sized unit and an electrical charging point

With these changes we believe that the councils' issues with the first application have been considered and included within the redesign. With these efforts we would strongly ask planning to consult with us during the process to tweak if needed the scheme