

DESIGN & ACCESS STATEMENT

*52 Chelmsford Avenue,
ROMFORD,
RM5 3XJ*

Loft conversion with dormer to rear elevation of consented terraced home.



AUGUST 2025

ALTERED NATION DESIGN LTD.

ARCHITECTURAL DESIGNERS

Unit 25, Corbridge Crescent, London E2 9EZ

TEL: +44(0)7540547836

EMAIL: steve@andltd.london

www.andltd.london

CONTENTS

- 01.0 SITE DESCRIPTION**
- 02.0 CONSERVATION IMPLICATIONS**
- 03.0 PLANNING HISTORY**
- 04.0 POLICIES**
- 05.0 DESIGN PRINCIPALS**
- 06.0 USE**
- 07.0 AMOUNT**
- 08.0 SCALE**
- 09.0 APPEARANCE**
- 10.0 ACCESS - VEHICULAR TRANSPORT LINKS**
- 11.0 ENERGY & SUSTAINABILITY / INTENTION OF DEVELOPMENT**
- 12.0 CONCLUSION**

01.0 SITE DESCRIPTION

The proposal site comprises of two terraced houses built around 1990s and early 2000s with a third yet to be built – approved by council planning department reference P0063.23. The home features a front garden and porch with another garden to the rear of the property. The local area is a suburban neighbourhood with properties ranging from post war to today.

02.0 CONSERVATION IMPLICATIONS

The site does not lie within a conservation area.

03.0 PLANNING HISTORY

Application reference	Description	Decision
P0063.23.	Two storey, 2-bed dwelling with associated parking, cycle and bin stores, and amenity space	Granted w/cndts

04.0 POLICIES

DMP1 Presumption in favour of sustainable development

DMP2 Prevention of loss of existing housing

DMP22 Sustainable design and construction DM Policy 30 Urban design and local character

DMP32 Housing design, layout and space standards

Section 70(2) of the Town and Country Planning Act 1990

National Planning Policies

PPS3 Housing

05.0 DESIGN PRINCIPALS

The consented scheme (P0063.23) intended for a new build two storey terraced house alongside no.54 whereby the proposal shares a party wall and characteristics such as materiality and scale. The design had not included a rear dormer at loft level for the home which this application proposes. The dormer is situated at the rear elevation of the property, it is served by the main staircase that connects ground and first floor. The layout will make provision for a bedroom, ensuite bathroom and storage providing space for a growing family.

0.6.0 USE

The refurbishment is wholly residential.

Total use: 1 Terraced house

AMOUNT

	Floors	Number of Bedrooms	Internal (sqm) Gross Floor Area
Consented Scheme	2	2	73 sqm
Proposed	3	3	92 sqm

07.0 SCALE

The massing of the proposed scheme seeks to share elements such as height and width with the neighbouring properties nos.48 & 52 In that the proposal will ensure it does not offend the characteristics of the established ridge lines and elevations. The rear loft extension will feature a mono pitched roof accommodating for the head height in the interior.

08.0 APPEARANCE

The design seeks to enhance the building by its use of materials and glazing features. The use of clay tiles will seek to blend the existing building and the new proposed extension.

09.0 ACCESS & VEHICULAR TRANSPORT LINKS

As this is a minor extension to an existing scheme, there is no requirement to provide wheelchair user access.

The property is in a suburban area with adequate local bus routes 175, 375 and train transport links the nearest Railway station is Gidea Park (3mi)

Emergency services would access the site directly from Chelmsford Avenue.

10.0 ENERGY AND SUSTAINABILITY / INTENTION OF DEVELOPMENT

The proposed extensions will be built to aim to achieve above current standards of insulation in the new walls and floors, higher thermally performing windows and doors and improving the internal sound insulation used.

11.0 CIVIL INFRASTRUCTURE LEVY

Not Applicable to properties

12.0 CONCLUSION

The consented scheme (P0063.23) intended for a new build two storey terraced house alongside no.52 whereby the proposal shares a party wall and characteristics such as materiality and scale. The rear dormer will provide a necessary enlargement of the existing residential accommodation to facilitate the ongoing occupation of the dwelling by an ever expanding and growing family who have chosen this location as their family home, to accommodate generations past and to come.