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HERITAGE STATEMENT

224 Main Road, Romford, Essex, RM2 5HA

Introduction

This statement accompanies a full planning application for the proposed first floor rear extension to the above premises and is to be read in conjunction with drawing nos. 2408/10B & 13 prepared by Ken Judge & Associates Ltd and the duly completed application forms.

Site Context

The application site is situated on the southern side of Main Road, Romford approximately 12 metres from the intersection with Crossways. The existing site is currently occupied by a solicitor's office and is a part two storey part single storey building with white painted rendered elevations, timber framed windows and tiled pitched hip slate roof.

The application site is located within the Gidea Park Conservation area.

The neighbouring premises is occupied by Gidea Park Motors (nos. 226-232 Main Road) and comprises a car workshop and repair building including car sales with forecourt to the front. To the rear of the site comprises a rear yard used by the adjacent premises (Mastercool Air Conditioning – 220 Main Road) and backs on to a residential retirement flat unit development (Gidea Lodge). The existing residential development to the rear of the application site has no first floor windows that face the rear of this site.

The application site is situated on the opposite side of the road 30m North West of a Listed Building known as The Ship PH, 93 Main Road and on the same side of the road 55m South West of another Listed Building known as The Archers, 196-204 Main Road. Both premises are a considerable distance away from the application site.

Historic Planning Applications

Planning application ref: P1618.17 for the proposed single storey rear extension was approved on 27th November 2017 and has now been constructed.

Planning application ref: P0151.25 for the proposed construction of a first floor rear extension to the existing solicitors practice was refused on 3rd April 2025.

Planning application ref: P0778.25 for the proposed construction of a first floor rear extension to the existing premises was approved on 9th September 2025. This application is submitted to increase the size of the approved proposed rear extension.

The Proposal

The proposal is for the construction of a first floor rear extension to provide additional required floor space to the existing solicitor's practice.

Design

The proposal is the construction of a first floor rear extension to the area of the existing rear single storey flat roof extension.

The design of the extension is traditional in appearance and is to match the style of the existing premises.

No external works are proposed to the main building which fronts Main Road. The proposed works would be confined entirely within the rear curtilage. Therefore, the proposals would not have any adverse impact on the retail/commercial premises in the street scene.

The proposed first floor rear extension would not be seen from the street scene and has been designed to be subservient to the existing building and not a continuation of the existing structure.

The original building which fronts the Main Road is in the conservation area, but the side extension which is set back from the front of the original building was constructed in the 1990's is outside the conservation area. The proposed first floor rear extension sits immediately behind the 1990's extension and is not connected to the original building at all.

The application site is surrounded by a vast mixture of buildings, some traditionally historic and some modern.

97 – 107 Main Road (opposite application site) modern two storey building, part pitched roof part flat roof.

109 – 113 Main Road – Two storey flat roof development.

226 – 232 Main Road (adjacent to application site - Gidea Park Motors) corrugated pitched roof building with large advertising fascia facing main road.

Gidea Lodge (residential retirement flat unit development behind application site) two storey building with modern mansard style roof (includes flat roof sections).

220 Main Road – two storey building with two storey rear hip end roof (includes similar rear projecting first floor with tiled pitched hip end roof).

Appearance

The proposed first floor extension will be constructed as follows to match the external appearance of the existing premises.

Roof – Tiled pitched hip end roof to match existing main roof.

Walls – White painted render external finish to match existing.

Windows – Timber windows to match existing.

Conclusion

The proposal does not have any impact on the conservation area or any heritage assets such as listed buildings.

The proposed first floor extension is to the rear of the premises and therefore would not be visible from the main street scene (due to the height of the adjacent premises - Gidea Park Motors).

No external works are proposed to the main building that fronts Main Road and therefore the proposal would have no impact on the street scene or Listed Buildings that are a considerable distance away from the application site.

11th November 2025