

Design and Access Statement

17 Princes Park, RM13 7EA

1. Introduction

This Design and Access Statement supports the planning application for proposed extensions and alterations at 17 Princes Park, RM13 7EA. The purpose of this document is to explain the design rationale, demonstrate compliance with the London Borough of Havering Local Plan (2016–2031), and ensure the proposal accords with the National Planning Policy Framework (NPPF) and London Plan (2021) policies on good design, sustainability, and accessibility.

2. Site and Context

The application site, No. 17 Princes Park, is a two-storey semi-detached dwelling located within a well-established residential area in Rainham. The property sits on the west side of Princes Park, close to its junction with S End Road and Mungo Park Road. The surrounding area is predominantly residential, characterised by two-storey dwellings of similar age and form. The site is not within a Conservation Area, nor is the property listed.

3. Proposal

The proposal comprises:

- A single-storey rear extension to replace the existing conservatory;
- A first-floor rear addition to provide additional bedrooms and bathroom space;
- Internal reconfiguration to create improved living and utility areas;
- Associated roof alterations including the addition of rooflights;
- Retention of the existing front elevation appearance.

4. Design Principles

Scale and Massing: The proposed extensions respect the established scale and proportions of neighbouring dwellings. The single-storey rear projection aligns with typical rear extensions in the area, while the first-floor addition remains subordinate to the main roofline.

Form and Appearance: The proposal maintains the existing architectural style, using materials to match the original dwelling — including brickwork, roof tiles, and fenestration.

Materials: External finishes will match or complement the existing house:

- Facing brickwork: to match existing;
- Roof tiles: matching profile and colour;
- UPVC windows and doors: white finish, consistent with existing details.

Daylight, Privacy and Outlook: The design prevents overlooking or overshadowing of neighbouring properties. Windows facing adjacent dwellings are limited to existing alignments, and the rear-facing openings maintain typical suburban separation distances.

Amenity Space: The rear garden remains large and functional, exceeding minimum amenity space standards as required by Havering Local Plan Policy 7 (Residential Amenity).

5. Access

Access to the property remains unchanged. The existing pedestrian and vehicular arrangements from Princes Park are retained. The internal layout provides step-free circulation at ground level, in accordance with London Plan Policy D7 (Accessible Housing).

6. Planning Policy Compliance

National Planning Policy Framework (2021):

- Paragraph 130: The design is visually attractive, sympathetic to local character, and optimises the site's potential.
- Paragraph 134: The development achieves a high standard of design consistent with national guidance.

London Plan (2021):

- Policy D3: Optimising site capacity through design-led approach;
- Policy D6: Housing quality and standards;
- Policy D7: Accessible housing.

Havering Local Plan (2016–2031):

- Policy 7: Residential Amenity and Design;
- Policy 26: Urban Design;
- Policy 27: Landscaping;
- Policy 22: Sustainable Construction.

7. Sustainability

The proposal will improve energy performance by replacing the conservatory with a more insulated structure, installing energy-efficient glazing, and upgrading building fabric performance, aligning with London Plan Policy SI 2 (Minimising greenhouse gas emissions).

8. Neighbour Impact

The proposed extensions are modest in scale and sympathetic to the existing dwelling. The massing avoids loss of daylight, privacy, or outlook for adjoining occupiers at Nos. 15 and 19 Princes Park. The works will therefore not result in any material harm to residential amenity.

9. Conclusion

This proposal provides a high-quality, well-considered extension to 17 Princes Park that respects the character and appearance of the host dwelling and street scene; enhances the living standards of the occupants; complies with local and regional design and amenity policies; and represents sustainable development in accordance with the NPPF, London Plan, and Havering Local Plan. Accordingly, it is respectfully requested that planning permission be granted.