

DESIGN & ACCESS STATEMENT

4286 – 28 & 30 ALBERT ROAD, ROMFORD RM1 2PJ

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DOVETAIL ARCHITECTS

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Note – All information contained within this document is informative only and subject to site surveys and investigations.

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DOVETAIL ARCHITECTS

Contents

1 – Introduction

- Introduction
- Brief

2 – Location Context

- Public Transport and Road Links
- Accessibility and Amenity

3 – Existing Site

- Aerial Views
- Photos of Existing Site

4 – Planning Policy

- Planning Policy Considerations
- Addressing the Issues in Pre-Application Advice

5– Existing Buildings

- Existing Buildings Floor Plans & Elevations

6 – Proposed Design

- Site Plan and Setting
- Proposed Floor Plans
- Proposed Elevations

7 – Access

- Access
- Public Transport
- Car Parking Spaces
- Cycle Parking
- Part M

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DOVETAIL ARCHITECTS

1 - Introduction

Introduction

The following Design and Access Statement has been prepared to renew the planning application submission for redevelopment of 28 - 30 Albert Road, Romford RM1 2PJ by demolition of existing lean-to structures and construction of part single part two storey rear extension and first floor front extension. The application P0192.23, was approved in April 2023, so has expired whilst the applicant managed other business interests, but now wishes to progress the development.

The site is located to the southeast of Romford Town Centre. The road connections are very well with being close to A1251 ring road around town centre and easily accessible to A12 to the north and A124 to the south. The Romford Rail Station is to the west and in close proximity of the site.

The application site consist of two adjoining buildings both being two storey with a pitched roof. Ground floor No. 28 is used as a one-bedroom flat. Ground floor No. 30 is a is currently occupied by a dog grooming business. There is an access from the side of 30 Albert Road to provide access to the first floor flat and rear garden. The first floor of both 28 and 30 is currently used as a self contained 1 bedroom flat.

Brief

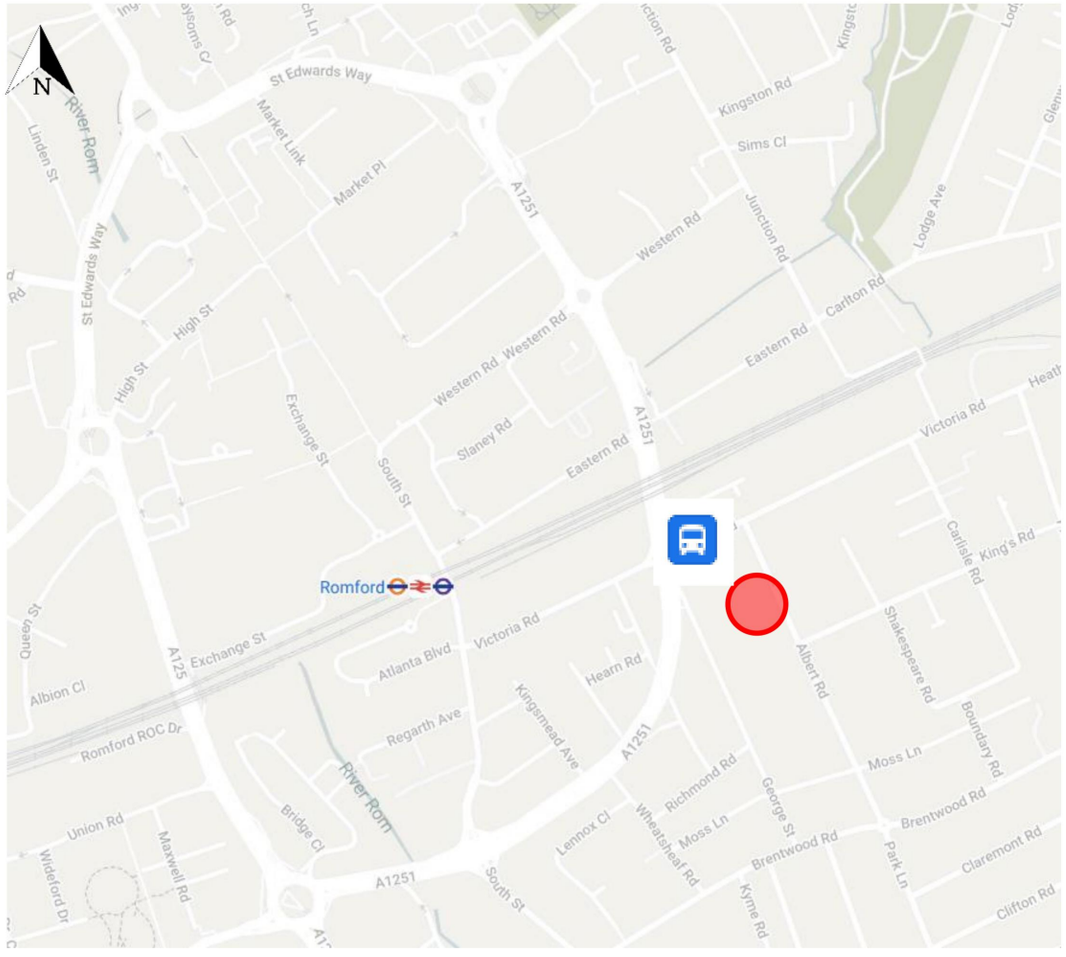
The proposed development aims to maximise the use of land while converting existing units to contemporary residential units by increasing their size and quality in a sustainable and accessible location. The additional business area to the ground floor shop will help the existing business to operate efficiently.

Extending existing buildings and creating well designed units will contribute to housing supply within the borough as well as enhancing the built quality of the area.

2 – Location Context

Public Transport and Road Links

The access to the site is from Albert Road. The application site is on the western side of Albert Road and close to the its junction with Victoria Road to the north. Victoria Road connects the site to the A1251 ring road around Romford town centre. The Romford Train Station is approximately 650m to the west of the site. The site is very well served with bus services along Victoria Road and the nearest bus stop is only 2 minute walk.





= Site Bus stop

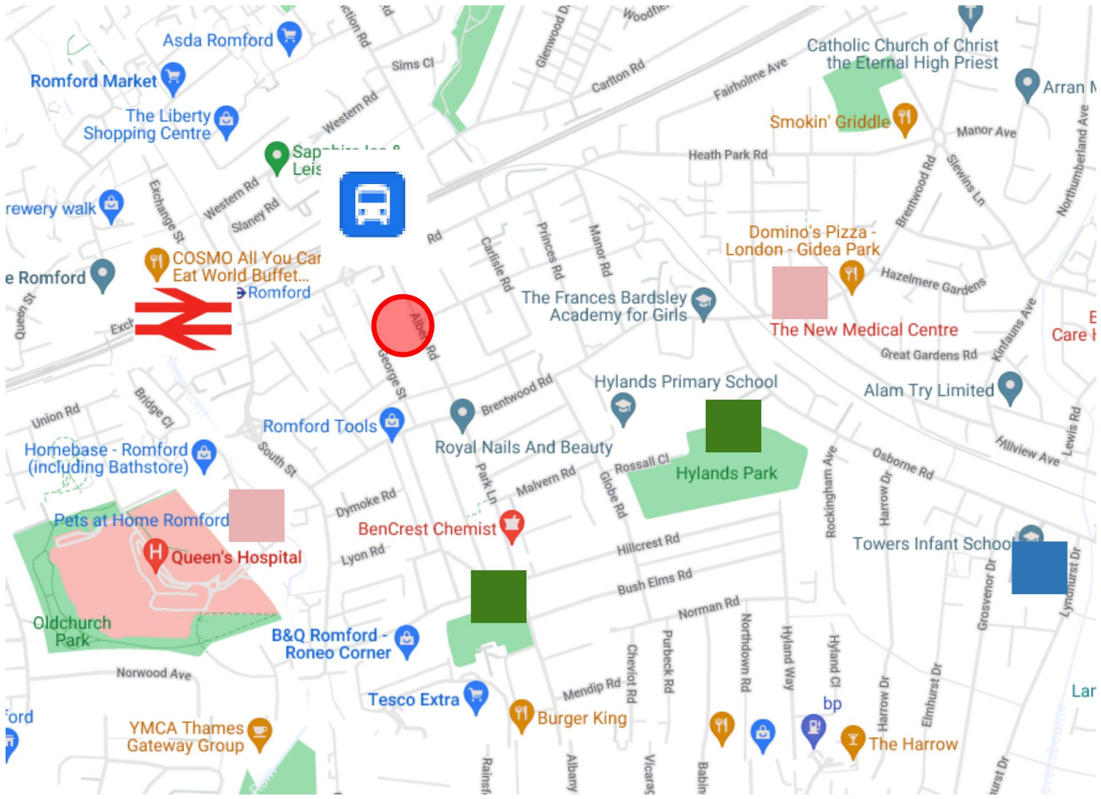
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2 – Location Context

Accessibility and Amenity

The application site is approximately 300 meters away from the A1251 ring road which loops tightly around the centre of Romford. The town centre and the railway station is less than 10 minute walk. There are several bus services on Victoria Road. So the site is accessible by road and public transport as well as good access to public green spaces and local amenities as shown on the maps below. The site has access to local retail units along Victoria Road as well as the variety of shops, market and shopping centres of Romford.

Accessibility, Open Space and Amenity Plan



Location Plan



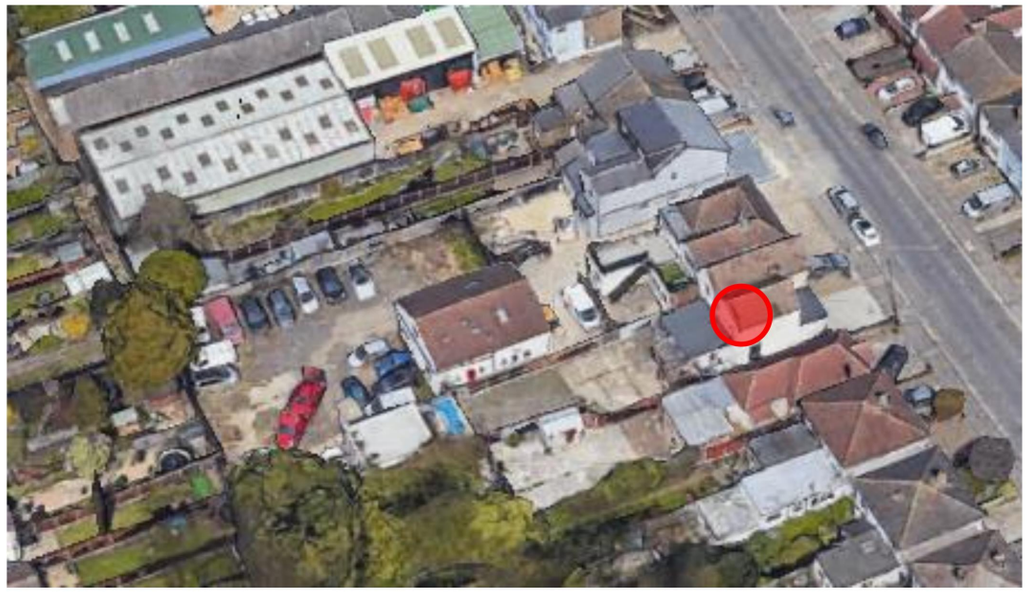
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3 – Existing Site

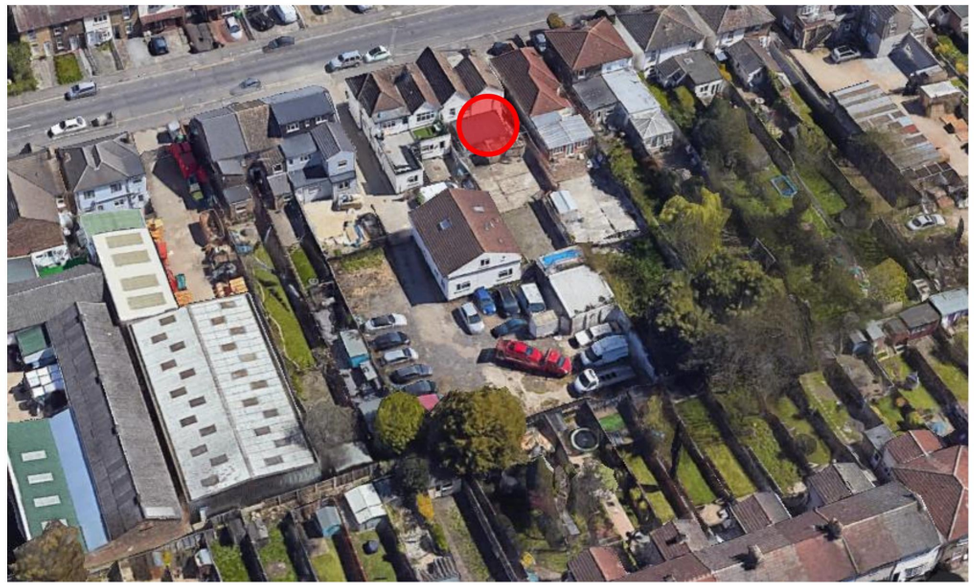
Aerial Views

= Site

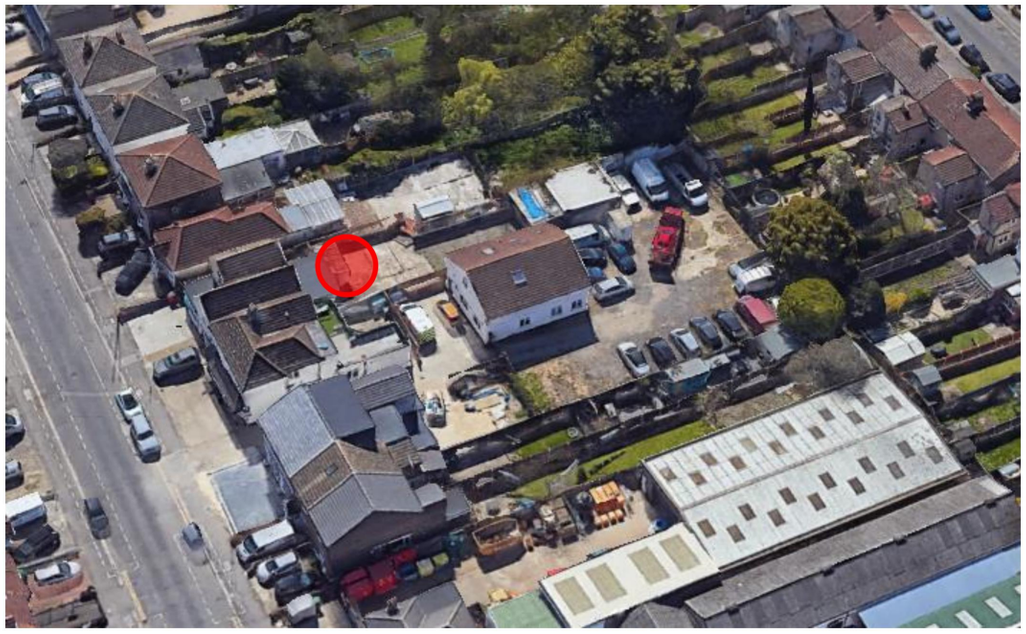
Below are some of the aerial views of the existing site and its surroundings.



View Facing South



View Facing West



View Facing North



View Facing East

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3 – Existing Site

Photographs of Existing Site

Below are some of the photos of the existing site and its surroundings.

Existing site consists of a Dog Grooming Shop, a ground floor flat and a first floor flat, there is a large garden behind the property.



View from Front



View from Albert Road with neighboring buildings



Site Plan



View from Rear

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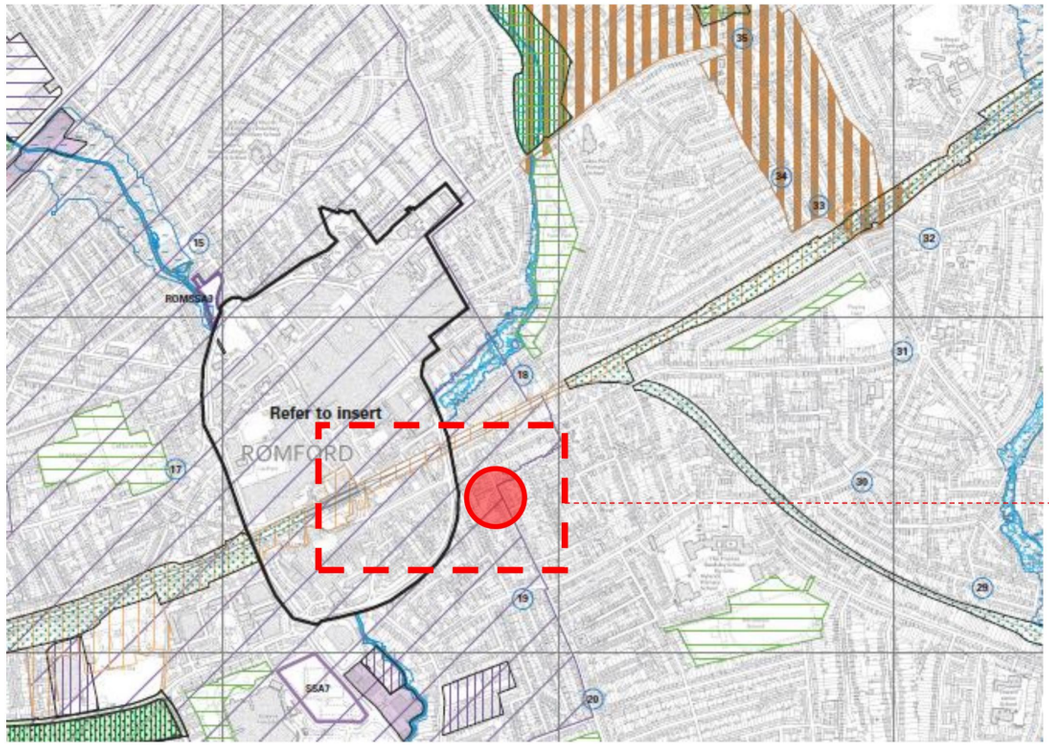
4 – Planning Policy

Planning Policy Considerations

The site is within an area identified in the London Borough of Havering as Strategic Development Area as highlighted in the maps below – as taken from the local plan. The development in this areas are considered under the Policy 1 of Havering Local Plan 2013 – 2031 (Adopted November 2021) Regarding residential developments, Policy 1 states *" Over the plan period the Council will support the delivery of over 6,000 new high-quality homes within the Romford Strategic Development Area in well managed residential and mixed-use schemes that provide attractive places to live, and which are well integrated with the existing community"*

The proposed scheme improves the layout of ground floor flat at No. 28 Albert Road. Ground floor of No.30 is currently in commercial use. Additional space to ground floor commercial unit at No.30 Albert Road will help the business operate efficiently. The 1-bedroom flat on first floor of No.28 & No.30 will be increased in size with front and rear extensions and will become a 2-bedroom 4 person flat with 88 sqm gross internal area. The quality of the flat will also be improved by internal layout changes. Room sizes to comply with London Plan and national and local policy requirements. An open plan kitchen and living area together with two bathrooms and built-in storage will enhance the conditions of occupiers.

London Borough of Havering Planning Policy Map





= Site

= Strategic Development Areas (Romford: Policy 1)

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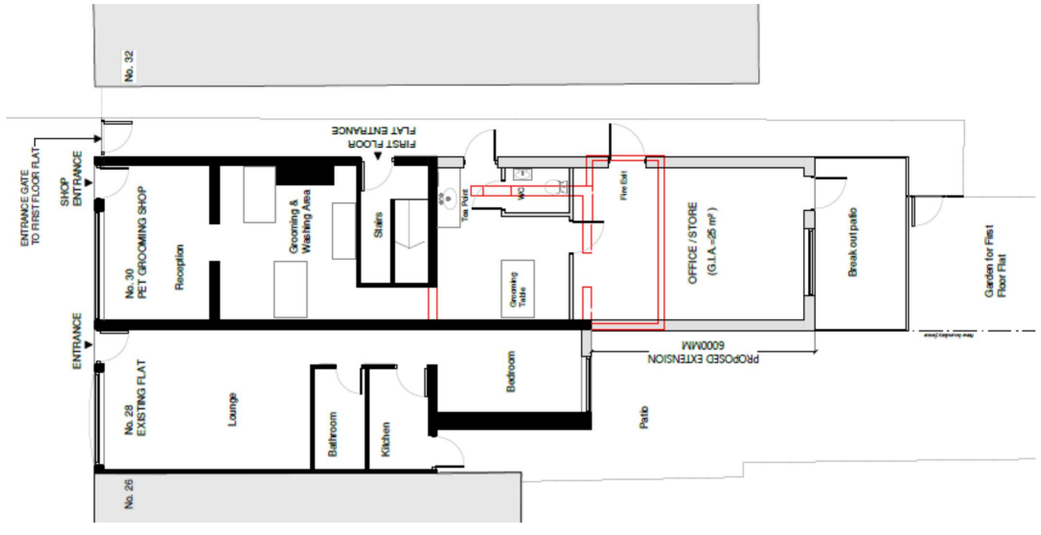
Addressing the Issues in Pre-Application Advice -1

A pre-application advice obtained prior to this submission with the reference W0191.22 and dated 10th January 2023. The principle of development was considered acceptable subject to other design considerations. The planning officer was Angelle Dimech and raised some concerns for the scheme, and these have been addressed with this formal application submission.

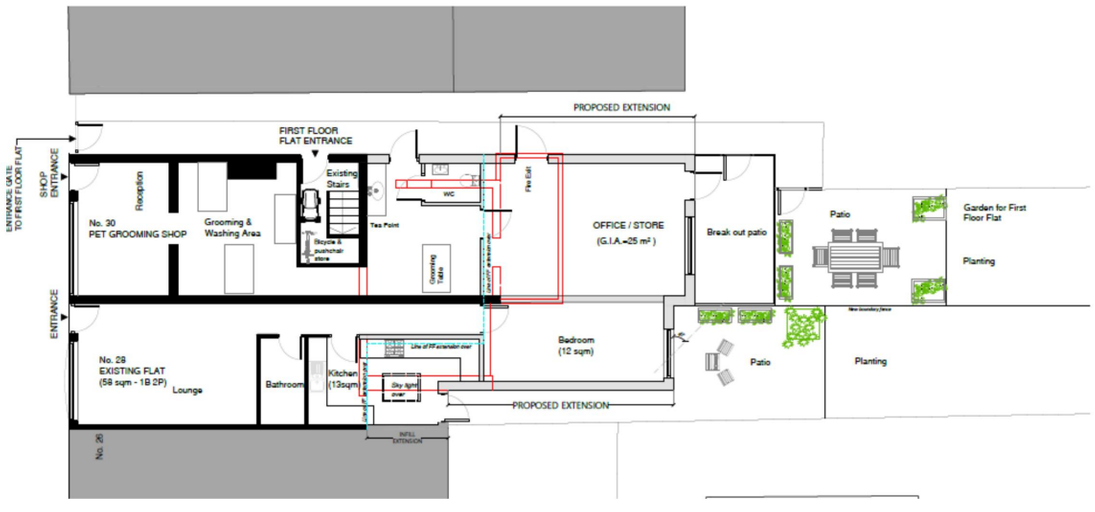
The main concern was the depth of the rear extension would create loss of outlook and increased sense of enclosure to the adjoining habitable room of ground floor flat at No. 28. To overcome this issue, the ground floor rear extension has been re-designed to include an extension to No.28, this resolves the planner's concern by relocating the bedroom to the end of the extension, while creating an improved layout with larger kitchen to ground floor 1-bedroom flat. The 45 degrees notional line shows the bedroom window will not be obstructed and a roof light will provide more natural light to the larger kitchen. See floor plans below.

Following the pre-application advice, a new built-in storage in the area of 2.4sqm has been created to first floor flat to comply with the requirements of the National Policies and London Plan. Also, the space under the first-floor flat stairs are allocated to be used as bicycle and stroller storage for the occupants as the planning officer requested in the pre-application advice report.

The proposed scheme will provide adequate amenity space required in policies. The rear garden will be subdivided to provide private amenity space for each unit on ground and first floors. These private amenity spaces will have their own patio areas and some planting will be provided.



Ground Floor Plan Submitted with Pre-application Advice



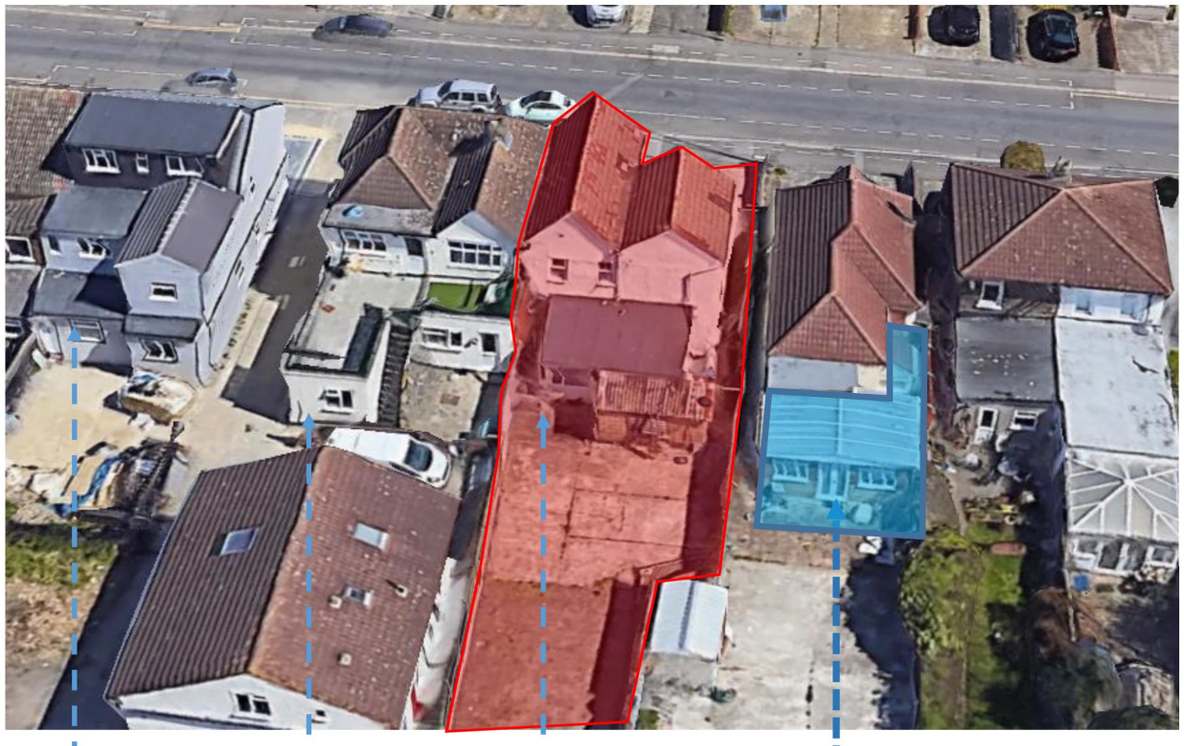
Ground Floor Plan Submitted and subsequently revised see next page

DOVETAIL ARCHITECTS

Changes made during the Application Process P0192.23

Residential Extensions and Alterations Supplementary Planning Document (Adopted 2011) restricts rear extension depth. Policy 26 – Urban Design of Havering Local Plan 2016 – 2031 (Adopted November 2021) sets the design criteria to promote high quality, well-designed places. One of these criteria is "*provide creative, site-specific design solutions"*

During the application process the planner requested the ground floor extension to the flat in no.28 to be reduced to 4m deep measured from the back of no.26 and matches the extension of no.24. The extension to the shop is stepped mid way between this and the extensions to no.32 and ensures plenty of light to the bedroom of no.28.
The first floor extension is a little over 2.5m ht and reduced to 3.5m depth, providing space for the storage requested in the pre-app and double bedroom. As the extension is more than the 2m away from the boundary , the 45 degree rule is easily accommodated , so proving no enclosure, loss of light or outlook for no. 26



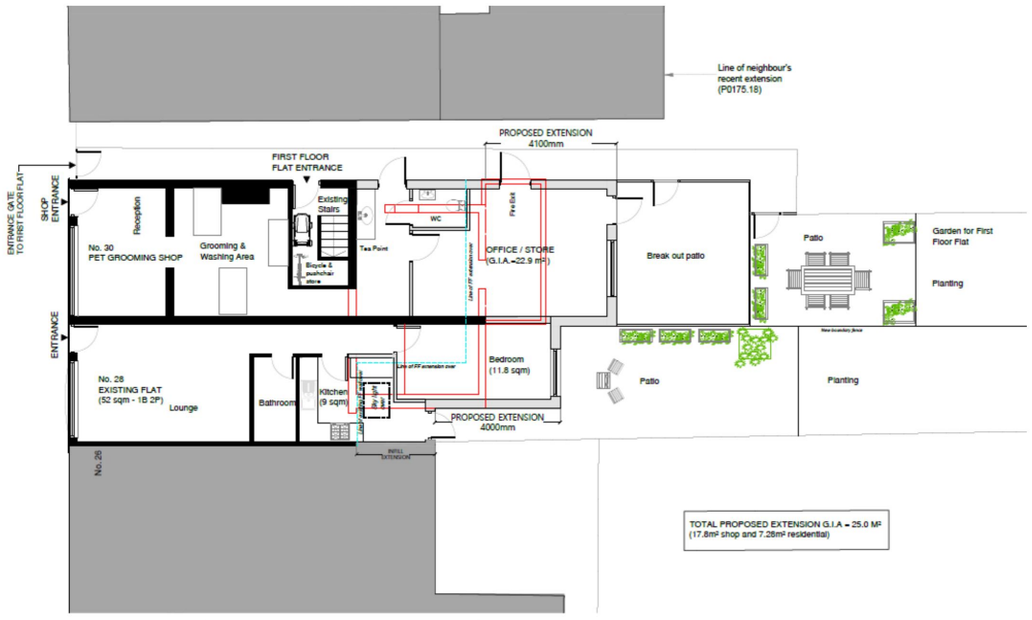
No. 26 **No. 28 -30**

No. 24

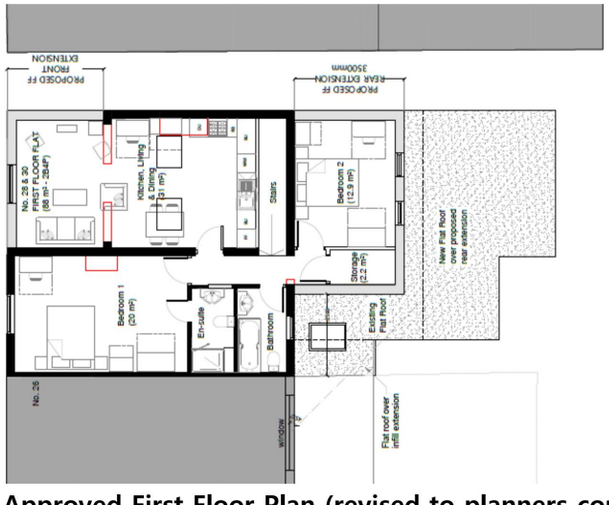
An Application was approved (P0145.20) to include enlargement of the existing rear extension.

No. 32

An application was approved (P0175.18) for a single storey rear extension and infill side extension.



Approved Ground Floor Plan (revised to planners comments)



Approved First Floor Plan (revised to planners comments)

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5 – Existing Buildings

Existing Buildings Floor Plans & Elevations

Below are some of the existing floor plans and elevations.

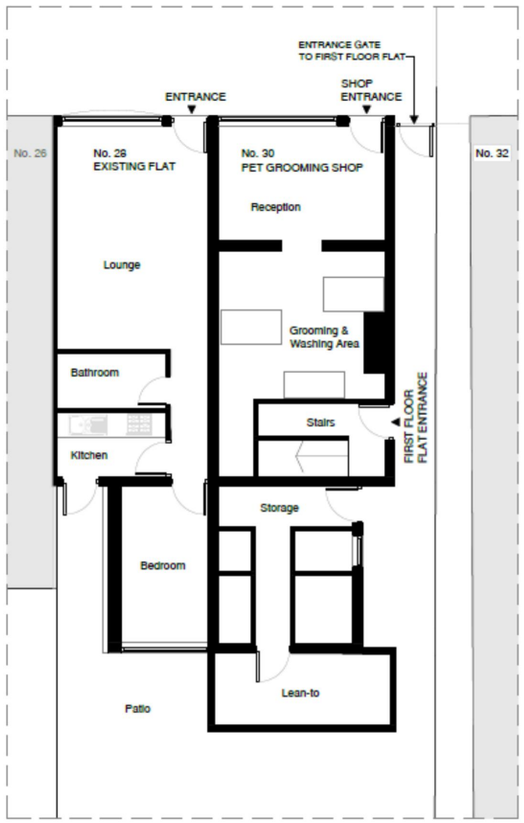
The buildings are both two storey and have dual pitch roof gable end to front and rear. Walls are all rendered.

The access to 28 ground floor flat and 30 ground floor unit is from Albert Road. There is a site access to first floor flat and to the rear garden.

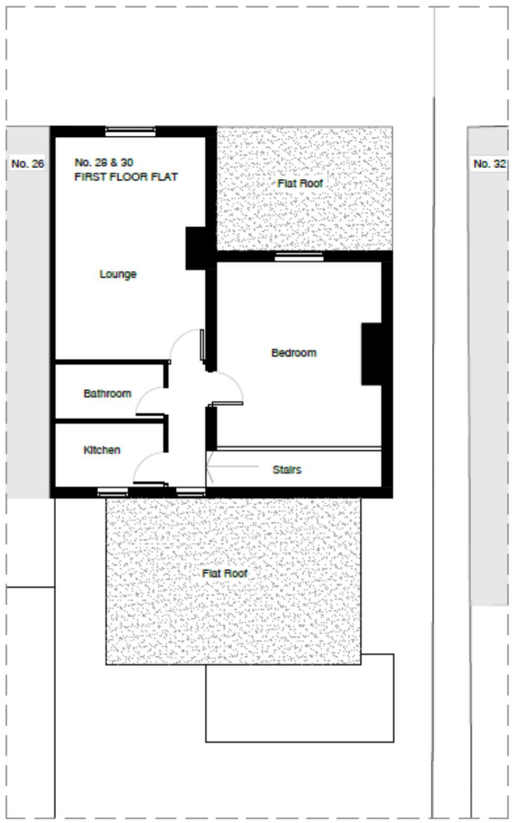
There are two car parking spaces to the front driveway.



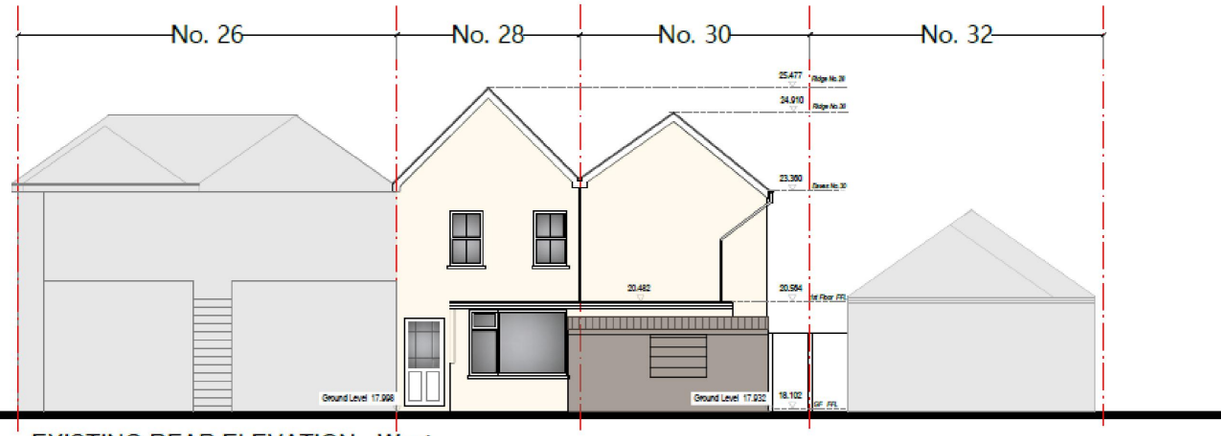
EXISTING FRONT ELEVATION - East



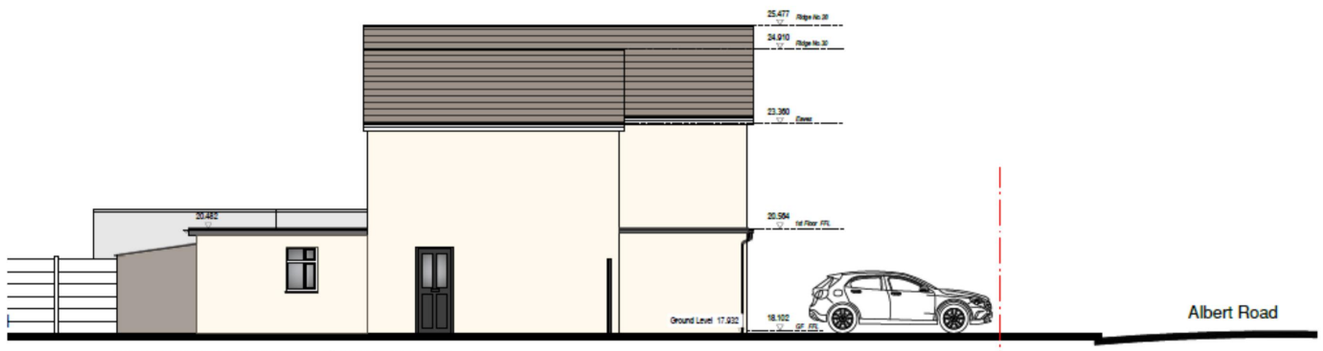
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING REAR ELEVATION - West



EXISTING SIDE ELEVATION - South

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6 – Proposed Design

Site Plan and Setting

1- SITE ACCESS

The existing accesses from Albert Road will not be changed. The driveway for two car spaces will also remain.

2 - EXTENSIONS

The existing buildings will have ground floor extensions to the rear and first floor extensions to the front and rear. The depth of rear extension will be in line with the extension recently constructed to No.32 Albert Road. The infill extension next to No. 26 will be in line with existing extension of No.26. The ground floor rear extensions set in from both side boundaries.

First floor front extension will bring the existing first floor line in line with the ground floor enhancing the street scene. The first-floor rear extension will blend well with its surrounding. The pre-application advice had no objection to the rear extension.

Proposed Ground Floor Extension G.IA = 25.0sqm
(17.8sqm shop and 7.28sqm residential)
Proposed First Floor Extension G.I.A = 28.1 sqm
Total Extensions G.I.A = 53.1 sqm

3 - PRIVATE AMENITY

The extended commercial unit will have a breakout patio to the rear, approximately 19sqm. The extended 1-bedroom flat will have 67sqm and first floor 2-bedroom flat will have 45sqm rear garden area. The existing hardstanding area of the garden will be mostly used for patio areas. The rest of the garden is partly hardstanding and it will be improved with plating.

Proposed Site Plan



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6 – Proposed Design

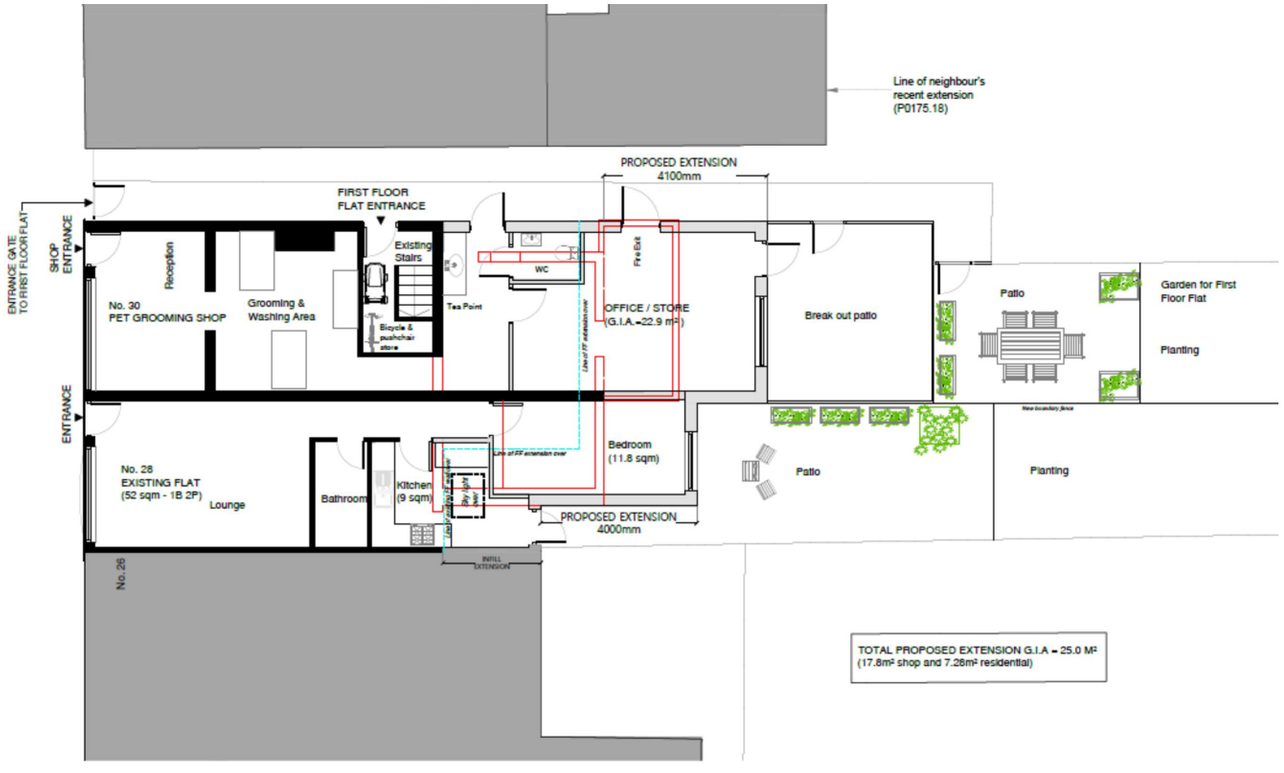
Proposed Floor Plans

The extension will improve the internal spaces in terms of size and layout. The existing ground floor No.28 flat G.I.A is 41sqm. The bedroom area is 8.4 sqm and the kitchen area is 4.2sqm. The proposed rear extensions will increase the flat G.I.A to 52sqm. The bedroom area will be 11.8sqm and kitchen area will be 9.0sqm.

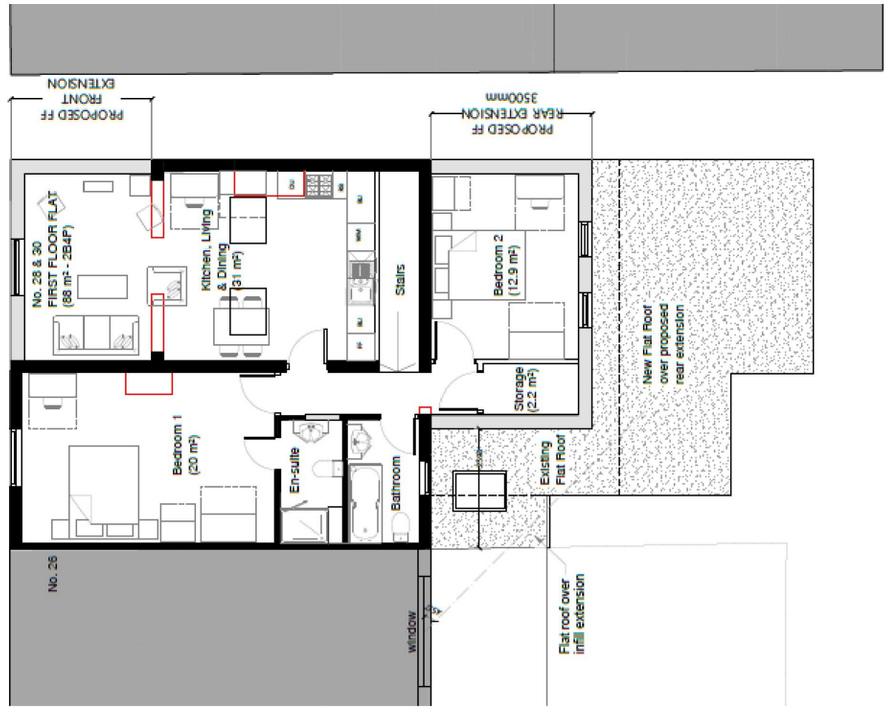
The existing flat on the first floor occupies both No. 28 and No.30 Albert Road and the G.I.A is 56 sqm. With the rear and front extensions the flat will be G.I.A of 88sqm 2B4P flat. The open plan living, dining and kitchen area, the en-suite to main bedroom as well as a family bathroom, two good size double bedrooms and built-in storge will all comply with policy standards providing contemporary living spaces for future occupants.

The extension to the commercial unit includes rebuilding the rear toilets and staff facilities, the work will improve the layout for the dog grooming business premisses.

Proposed Ground Floor Plan



Proposed First Floor Plan



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Proposed Elevations

The proposed extensions will be keep the existing buildings characters. The materials, wall finishes will be render and roof tiles both to match existing.

Proposed Elevations



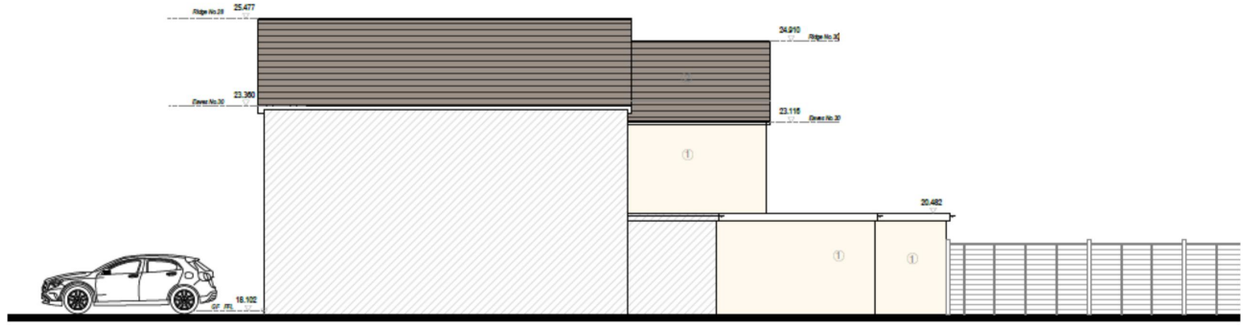
PROPOSED FRONT ELEVATION - East



PROPOSED REAR ELEVATION - West



PROPOSED SIDE ELEVATION - South



PROPOSED SIDE ELEVATION - North

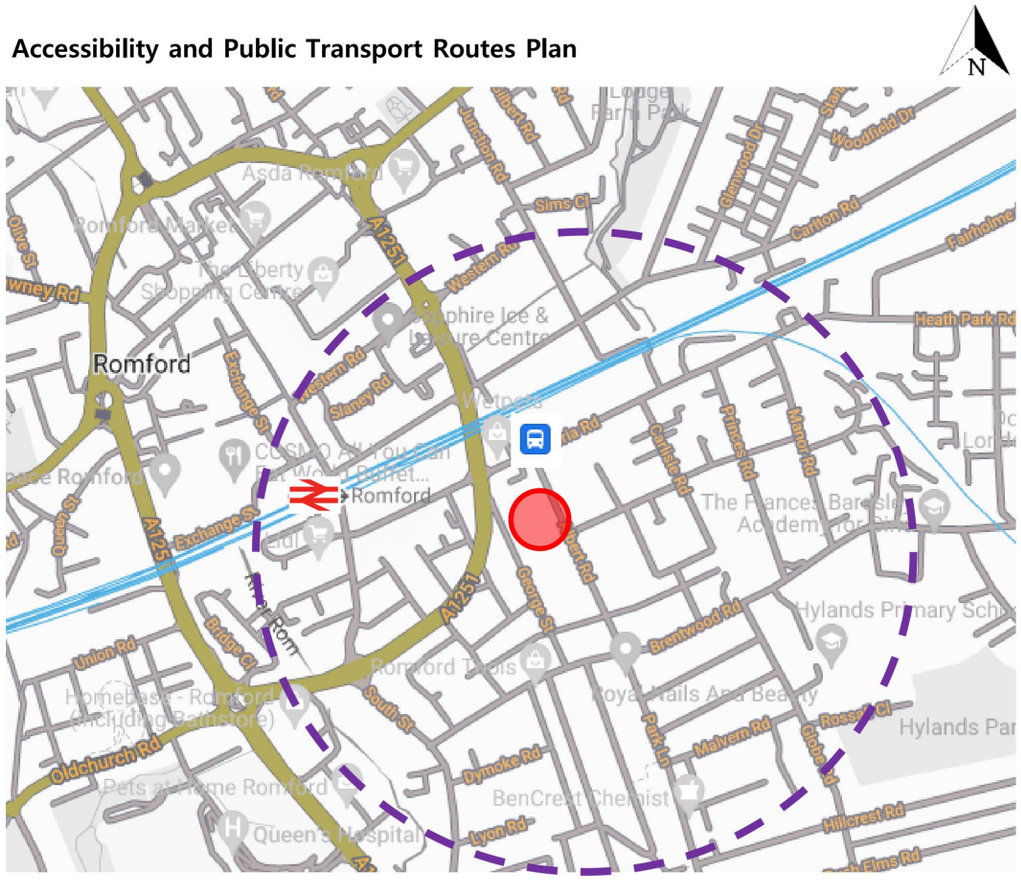
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Access

The map below shows the 800m walking distance from the site. This is called "walkable neighbourhood" in the Planning for Walking (2015) guidance document of The Chartered institute of Highways and Transport (CHIT). The Romford town centre and shops and cafes along Victoria Road are all close to the site. Hylands Primary School is 10 minutes walk. Queens Hospital can be reached by busses in 15 minutes or 5 minute by car.

Romford Rail Station is approximately 650 meter to the east. (less than 10 minutes' walk). The site is very well served with the busses and nearest bus stop is a few minutes walk on the Victoria Road. So, the site has access to excellent transport links and facilities.

Accessibility and Public Transport Routes Plan



A view from Victoria Road

A view from Romford Shopping Centre



A view from Hylands Park



A view from Queens Hospital

8 – BNG

BNG Exemption

- The site area is 0.03ha , well below the threshold of 0.2ha.

- The site is all hard standing or buildings.

- The site was clear of vegetation in 2021 at the BNG baseline (see google earth view 2021).

- Site's red line area independently confirmed to be <0.2ha; see attached document. Desk-based assessment of the MAGIC dataset and a site visit by a competent person confirm the absence of priority habitat on site or within 500m (GeoJSON evidence can be provided upon request).



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