Stylish Interiors & Architecture

Shaik Hussain 37A St Antonys Road, London E7 9QA
Tel: 020 8552 3999 Mob: 07947 444 103 E: shaik@style-ish.org.uk www.style-ish.org.uk

# Design and Access Statement

Application Type: Full Planning

Proposal: Sub-division of rear ground floor shop unit to one x 1bed flat with amenities

Site Address: Khetia Newsagents, 4 Carlton Road, Romford, RM2 5AA

Date: 27/10/2026

## Contents

1.0 Introduction

2.0 Site Location

2.1 Site Context

2.2 Physical context

3.0 Proposal

3.1 Layout / Massing

3.2 Appearance and Materials

4.0 Accessibility Statement

5.0 Sustainability

6.0 Supporting information

## Introduction

The site is located at the Southeast of Carlton Road near the junction of Junction Road and occupies the 2 storey terraced property providing a mixed use of retail on ground floor and residential on upper floor

This design and access statement is in support of the planning application proposing Sub-division of rear ground floor shop unit to one x 1bed flat with amenities

This statement should be read in conjunction with all other supporting documents submitted with this application.

Guidance has been taken from the NPPF - National Planning Policy Framework and Council's Residential Extensions and Alterations SPD (adopted February 2012) in preparing the proposals.

## Site Location

The primary site is the ground floor of the mid terrace plot located on the short parade of Carlton Road upon entering from in Junction Road: 4 Carlton Road, Romford, RM2 5AA. Is on a primarily residential area, though is a short walk away from local amenities.

## Site Context

The site is located in a residential area of Havering. The surrounding streets are dominated by two-storey terraced house type and clusters of three storey apartment blocks set within large expanse of green spaces.

Whilst brick is the most common material used, there are also large areas of render. The type of brick used also varies. Roofing materials are either clay or concrete tiles.

## Physical Context

The site sits on a residential road, and is irregular in space. It is situated on the Southeast side of Carlton Road whereby it sits facing onto the road

The site area is approximately 93 square meters and the land is relatively level. It has a wide frontage on the road; the plot expands out to rear, and provides an alley way accessed and used by all properties on the terrace

## Proposal

The proposal is to use most of the ground floor including the extended area at the rear as a separate flat, with separate access, this ground floor flat will have its own cycle parking facility, bin storage and collecting area and private outdoor amenity. The already separate access to the property originally created will have less or no impact on the original front door of the shop. the ground floor flat will have one bedroom, generous living area and kitchen.

The design as proposed here adds an additional dwelling on the site. The proposed plot would still leave a substantial curtilage to the existing property, of size matching with many of the other plots in the area.

It is proposed to construct approximately 47 square metres of total internal floor area to serve the new dwelling.

## 3.2 LAYOUT / MASSING

The proposed new dwelling is designed to be occupying rear part of the existing ground floor of the property, the proposed one bedroom flat will be within the current footprint, its disposition on the street and previously approved/constructed ground floor developments being fortunate in masking the actual size of the new dwelling and making it a suitable proposal.

The proposed dwelling will have one storey of accommodation, with main living areas bedrooms, bathroom and kitchen on ground floor

The land is clear for building the proposals. The new dwelling has its own cycle parking space integrated within the private amenity to reduce its impact on the street scene.

Consideration has been given to the following design considerations:

- The proposed dwelling is designed to be within the existing building and no extensions are proposed
- The proposed dwelling does not result in overdevelopment of the site to the detriment of the spacious character of the surrounding area and the plot size is not compromised
- The internal layout of the new flat is in accordance to the Housing Standards
- The proposal does not have a detrimental effect on the outlook of adjacent dwellings nor cause loss of privacy, and is in keeping with the scale of other dwelling predominant in the area
- Bins arrangement to be such as not to have a detrimental effect on the street scene

## Appearance and Materials

The existing extension of the property have been approved and built according to the approved plans, and comply with the UK Building Regulations. The proposed flat is designed to be sitting inside the existing extended ground floor and does not propose any changes to the external elements of the property

The existing landscape features on the site boundary are proposed to be maintained.

## Accessibility Statement

The proposed development does not in any way alter the existing pedestrian and vehicular access arrangements to the site.

The site is accessed both by car and on foot from the rear of Carlton Road.

The new dwelling will share access with the neighbouring dwelling, both accessed off the rear of Carlton Road. The proposed dwelling provides a matching exterior to compliment the existing designs and to maintain a uniformed look throughout the area

The new dwelling will have its own cycle parking plot to provide for 2 cycles (Sheffield stands)

The proposal takes into account the needs of disabled at present, and the option to be adapted in the future as follows:

- Spacious frontage, with hard surface for easy maneuvering of wheelchairs
- Short and easy access to level threshold entry point, parking immediately adjacent, gradients not exceeding 1:12
- All main ground floor rooms will have generous maneuvering spaces for wheelchairs and all doors and hallways will conform to part M of the Building Regulations
- All walls will be in block work to allow for future installation of grab rails
- Accessible WC at ground floor.
- Full compliance with Part M of the Building Regulations

## Sustainability

The proposal takes into account the requirements relating to the efficient use of energy and water and will incorporate features including:

**Energy and CO2 emissions**

Limiting heat loss across the building envelope and ensuring a high standard of workmanship and attention to detail this will improve the energy efficiency of the building fabric.

Use of natural daylight and ventilation to all the habitable and non-habitable rooms will reduce energy use associated with artificial lighting and mechanical ventilation.

Fixed internal & external lighting will be energy efficient fittings.

High efficiency 'A' rated energy labeled white goods will be fitted throughout the property.

**Water**

The consumption of potable water in the new dwelling will be reduced through the following:

The new dwelling will have 100% of its water supplied through a water meter, and will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 liters of water is consumed per person per day. Use of water conservation measures including low water use appliances, dual flush WCs, flow restrictors and metering to monitor consumption.

Indoor water use will be reduced using water efficient appliances, low water use showers and flow reducers to bathroom fittings.

Where possible materials will be used with lower environmental impact over their lifecycle. This will be achieved through the following:

The specification of materials and systems will be mindful of using local companies and suppliers where appropriate to reduce carbon transport footprints.

All timber will be sourced from sustainable locations.

Surface water run off will be managed to prevent additional demand on the existing rainwater run off for the area. This will be achieved through the following:

- Rainwater will be collected via water butts around the property.
- This proposed development does not lie within an area of flood risk.

**Waste**

Housing and construction waste will be dealt with as follows:

There is ample storage space to the front of the property to provide a location for a non-recyclable bin and recycling boxes as provided by the council.

Where possible excavated materials will be used for the re-leveling of the proposed site levels. Other waste will be recycled and disposed of responsibly.

Construction waste will be minimal on this site due to the project size.

**Pollution**

Careful choice of materials will limit pollutants arising from the installation of insulation

Emissions will be controlled though the installation of condensing boiler system.

The heating is to be fully controlled to optimize the efficiency of the heating system.

**Amenity**

The design provides a comfortable home and consideration has been given to the impact upon neighbouring properties during the design process.

There is ample of daylight into all the rooms

Sound insulation will be considered through detail design and a high quality of construction. Both airborne sound and impact sound will be addressed.

There is generous private rear garden space for new dwelling

**Management**

An energy performance certificate will be provided to indicate the overall energy rating of the property.

The construction works will be run in an environmentally aware and considerate manner.

The construction site will keep environmental impacts such as noise, dust pollution, water use and CO2 production to a minimum.