DESIGN AND ACCESS STATEMENT
For Loft conversion to habitable use and retention of use of first floor as self contained flat at 2 Hog Hill Road, Collier Row, Romford, RM5 2DH.

This statement has been prepared on behalf of our client, for whom we submit a Design Statement in support of the current planning application at the request of the Council and in line with PPG1 recommendations for supporting written statements for Planning Applications. This has also been prepared as a requirement under section 42 of Planning and Compulsory Purchase Act 2004 and Section 62 of the Town and Country Planning Act 1990.

The property at present was used as a one bedroom flat above a commercial unit for the last 6 years prior to it being sold to Balfour Homes Developments. The property is in a dense residential area located near Collier Row Road and Lodge Lane. There are also a number of buses serving Collier Row Road and Lodge Lane providing access to other town centres. The site has been historically developed for residential use and is a typical flat above a commercial unit.

The design will not alter the existing vehicular or pedestrian access arrangement or appearance of the property from the highway. The forecourt area comprises of hard standing concrete and is ample space for on street parking vehicles and refuse bins in the front garden. There is no traffic congestion and no shortage of on street and off street car parking spaces. Proposal is similar to others in the area – see photo below.



DESIGN CONSIDERATIONS

USE

The proposed loft conversion and alterations will provide valuable space and improved living conditions for a family home. The flat will be self contained and is proposed to formalise what has been used as in the past. This will be a retrospective change of use to subdivide the property to include a self contained flat.

AMOUNT/SCALE

The proposed scheme ensures that the size of the proposal is commensurate with the size of the plot and allows for reasonable development of the site without overdevelopment and without causing demonstrable harm.

LAYOUT

The layout of the proposal complements the existing layout. The layout of the proposal has been designed to maximize the floor area. The street frontage is not affected by the proposal. The space is designed to be easy to maintain and circulate throughout.

LANDSCAPING

No change to landscaping is being proposed.

APPEARANCE

The appearance of the extension is to match the existing and therefore will maintain the character of the surroundings. The extension is designed to fit comfortably within the residential area. The extension will match the existing structure and is to have a flat roof. UPVC windows to match existing are also proposed.

Overall the materials to be used will be of a high quality and of a specification that keeps to the character of the area.

ACCESS

Vehicular and Transport Links

As the proposal is for an extension of an existing dwelling, the site already has established vehicular and transport links. The site is in close proximity to well serviced public transport.

Inclusive Access

As the proposal is for an extension, access is already limited by the layout of the original property to the front. Doorways are wide enough to allow easy access for less able occupiers.