

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL EXTENSIONS AND ALTERATIONS

30 Keswick Avenue, Hornchurch, RM11 1XR

Local Planning Authority: London Borough of Havering

1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of the proposed residential extensions and alterations at 30 Keswick Avenue, Hornchurch, RM11 1XR.

1.2 The proposal comprises a part single-storey and part two-storey rear extension, conversion of the existing integral garage into habitable accommodation, roof alterations including rooflights and a rear dormer window, and associated external and internal modifications.

1.3 The principal objective of the development is to improve the existing residential accommodation, provide additional functional living space and enhance the overall usability of the dwelling to accommodate the requirements of its occupants.

1.4 The development is intended to retain the property as a single residential dwellinghouse. No subdivision or creation of a separate residential unit is proposed.

2.0 Existing Site and Surroundings

2.1 The application site is located at 30 Keswick Avenue, Hornchurch, within the administrative boundary of the London Borough of Havering.

2.2 The property forms part of an established residential frontage characterised by traditional two-storey dwellings with pitched roofs, domestic frontages and private rear gardens.

2.3 The existing property appears to form part of a semi-detached pair and incorporates a pitched tiled roof, bay-window features, rendered and brick external finishes, and an integral garage.

2.4 The existing ground-floor accommodation comprises an entrance hall, guest room, lounge, dining area, kitchen, storage area and garage.

2.5 The existing first floor comprises four bedrooms, a bathroom, separate WC and circulation space.

2.6 The property benefits from an established residential plot extending towards the rear, providing an opportunity to improve the existing accommodation through a carefully considered extension.

2.7 The design has been developed with regard to the existing building's architectural form, the surrounding residential character and the relationship with neighbouring properties.

3.0 Proposed Development

3.1 The proposed development seeks to extend and remodel the existing dwelling while maintaining its established residential use.

Ground-Floor Alterations

3.2 The proposed ground-floor works include the construction of a rear extension, providing a spacious open-plan lounge and kitchen area measuring approximately 44.6 square metres, as indicated on the submitted architectural plans.

3.3 The existing garage is proposed to be converted into a home office measuring approximately 8.8 square metres, with associated alterations to the front elevation.

3.4 A new ground-floor shower room is proposed, together with improvements to internal circulation and the arrangement of the existing accommodation.

3.5 The existing guest room and lounge are retained within the proposed layout.

First-Floor Alterations

3.6 The proposed first-floor extension will provide additional bedroom accommodation, including an enlarged principal bedroom of approximately 32.2 square metres.

3.7 The first-floor layout also incorporates additional bathroom facilities, including an en-suite and shower room, providing improved amenities for the occupants.

3.8 The first-floor extension is designed with a reduced footprint compared with the ground-floor extension, providing a stepped arrangement that responds to the existing dwelling and neighbouring properties.

Roof Alterations

3.9 The proposed roof alterations are intended to integrate the extended first-floor accommodation with the existing building.

3.10 The proposals incorporate rooflights and a rear dormer feature, as illustrated on the proposed elevations and three-dimensional drawings.

3.11 The roof design adopts pitched and hipped forms intended to complement the existing architectural character of the property.

3.12 Proposed roof finishes will be selected to match or closely resemble the existing roof tiles.

4.0 Design Principles

4.1 Use

4.1.1 The existing lawful residential use of the property is intended to remain unchanged.

4.1.2 The additional accommodation will be used for purposes ancillary to the enjoyment of the main dwellinghouse.

4.1.3 The proposed development does not involve the creation of any separate residential unit or independent commercial premises.

4.2 Amount

4.2.1 The proposed development increases the amount of accommodation within the existing residential property through extensions and the conversion of existing garage space.

4.2.2 The submitted room schedules indicate an increase in the total scheduled internal room areas from approximately 118.3 square metres to 181.3 square metres across the ground and first floors.

4.2.3 The additional accommodation is intended to meet the occupants' changing residential requirements while making more effective use of the existing property.

4.3 Layout

4.3.1 The proposed internal arrangement has been developed to provide a practical and functional residential layout.

4.3.2 The principal living accommodation is arranged at ground-floor level, with the new open-plan kitchen and lounge positioned towards the rear garden.

4.3.3 This arrangement will improve the relationship between the principal living accommodation and the external private amenity space.

4.3.4 The proposed home office provides a dedicated space for domestic working activities without requiring a separate commercial building.

4.3.5 The first-floor accommodation is arranged to provide improved bedroom and bathroom facilities while retaining the principal internal circulation arrangements.

4.4 Scale and Massing

4.4.1 The proposed extensions have been designed to relate to the scale and proportions of the existing residential building.

4.4.2 The proposed ground-floor rear extension projects approximately 4 metres beyond the existing rear building line, as indicated on the submitted plans.

4.4.3 The upper-floor extension incorporates a reduced rearward projection and a setback arrangement intended to limit its visual bulk and relationship with neighbouring properties.

4.4.4 The proposed roof form has been designed to integrate the additional accommodation into the existing building rather than create an unrelated architectural feature.

4.4.5 The overall design approach seeks to maintain the established residential character of the property and surrounding development.

4.5 Appearance and Materials

4.5.1 The external appearance of the proposed development has been considered in relation to the existing property.

4.5.2 External wall finishes are proposed to incorporate render matching or closely resembling the existing building.

4.5.3 Proposed roof coverings will comprise tiles selected to complement the existing pitched roof.

4.5.4 The proposed windows and doors will be designed to provide a coherent appearance and integrate with the existing elevations.

4.5.5 The proposed rear elevation incorporates substantial glazing to provide natural light to the new kitchen and living accommodation and improve visual connections to the garden.

4.5.6 The proposed garage conversion will incorporate an appropriately designed front window, replacing the existing garage-door arrangement.

4.5.7 The overall architectural treatment seeks to create a visually integrated extension using materials and detailing sympathetic to the original dwelling.

5.0 Residential Amenity

5.1 The relationship between the proposed development and neighbouring residential properties is an important design consideration.

5.2 The proposed first-floor extension incorporates a stepped arrangement intended to reduce its visual impact and potential effects on adjoining properties.

5.3 The principal windows serving the extended rear accommodation are directed towards the existing private rear garden.

5.4 The proposed drawings indicate obscure glazing to a side-facing window. Where necessary, glazing specifications and opening restrictions can be used to help safeguard neighbouring privacy.

5.5 The proposal does not incorporate an external first-floor balcony or raised terrace.

5.6 The design seeks to minimise unreasonable overlooking, overshadowing and loss of daylight or sunlight to neighbouring residential properties.

5.7 The acceptability of the proposed extensions in relation to neighbouring amenity will be subject to the Council's assessment of the submitted drawings, relevant separation distances and the relationship with adjoining properties.

6.0 Landscaping and External Amenity Space

6.1 The property benefits from a private rear garden, which will continue to provide external amenity space for the occupants.

6.2 The proposed extension will occupy part of the existing rear residential plot while retaining garden accommodation to the rear.

6.3 No comprehensive landscaping alterations are identified within the submitted architectural drawings.

6.4 Existing boundary treatments and garden landscaping should be retained where practicable, subject to any works necessary for construction.

6.5 Surface-water drainage associated with the proposed extension will be addressed through the detailed construction design, with appropriate measures provided to manage runoff.

7.0 Access

7.1 Pedestrian Access

7.1.1 The existing pedestrian access to the property is from Keswick Avenue.

7.1.2 The proposal retains the established relationship between the dwelling and the public highway.

7.1.3 No separate pedestrian entrance to an additional residential unit is proposed.

7.1.4 The detailed construction design will address safe and practical access to the dwelling, including entrance thresholds and internal circulation.

7.2 Vehicular Access and Parking

7.2.1 The existing vehicular access arrangements are not shown as being materially altered by the proposed development.

7.2.2 The proposal includes the conversion of the existing integral garage into a home office.

7.2.3 The implications of this conversion for on-site parking provision will require consideration against the relevant parking policies of the London Borough of Havering.

7.2.4 The availability and dimensions of any existing off-street parking spaces should be confirmed as part of the planning submission.

7.3 Inclusive Access

7.3.1 The proposed internal alterations are intended to improve the functional arrangement of the dwelling.

7.3.2 The provision of a ground-floor guest room and shower room offers flexibility in the use of the accommodation.

7.3.3 Detailed access arrangements will be developed with regard to applicable Building Regulations requirements, including access and circulation within the dwelling.

7.4 Consultation on Access

7.4.1 No details of consultation specifically relating to access have been provided within the submitted architectural information.

7.4.2 Any relevant consultation undertaken before submission should be recorded and incorporated into the final statement where appropriate.

8.0 Sustainability

8.1 The proposal seeks to make more effective use of an existing residential property rather than requiring the construction of a separate dwelling.

8.2 The proposed extensions provide an opportunity to improve the thermal performance of new building elements through appropriate insulation, glazing and construction materials.

8.3 The proposed rear glazing and rooflights will increase opportunities for natural daylight within the accommodation.

8.4 The detailed design will need to balance daylight provision with appropriate measures to manage solar gain and overheating.

8.5 New construction will be designed to meet the applicable Building Regulations requirements relating to energy efficiency, ventilation and thermal performance.

9.0 Planning Policy Considerations

9.1 The proposed development is to be considered in the context of the National Planning Policy Framework, the adopted Havering Local Plan and the Council's relevant supplementary planning guidance.

9.2 The principal local planning considerations include:

Policy 7 – Residential Design and Amenity

The development should provide a satisfactory residential environment while avoiding unacceptable effects on neighbouring privacy, outlook, daylight, sunlight and general living conditions.

Policy 24 – Parking Provision and Design

The implications of converting the existing garage into habitable accommodation require assessment against the Council's relevant parking requirements.

Policy 26 – Urban Design

The proposed development should respect the character, appearance, scale and architectural form of the existing building and surrounding residential area.

Residential Extensions and Alterations Supplementary Planning Document

The proposal should be assessed against Havering's adopted guidance for residential extensions, particularly in relation to rear extension depth, upper-floor setbacks, roof design and neighbouring residential amenity.

9.3 The proposed development has been designed with these considerations in mind. Final compliance will depend upon the Council's assessment of the detailed proposal and relevant site circumstances.

10.0 Conclusion

10.1 The proposed development at 30 Keswick Avenue seeks to improve the existing residential accommodation through a combination of rear extensions, garage conversion, roof alterations and internal reconfiguration.

10.2 The design approach aims to provide improved living accommodation while maintaining an architectural relationship with the existing dwelling.

10.3 The proposed external materials and roof forms have been selected to complement the property's existing character.

10.4 The development retains the use of the premises as a single dwellinghouse and seeks to provide flexible accommodation suitable for the occupants' requirements.

10.5 Subject to satisfactory consideration of neighbouring residential amenity, parking arrangements and detailed design requirements, the proposals are intended to deliver an appropriate improvement to the existing residential property.