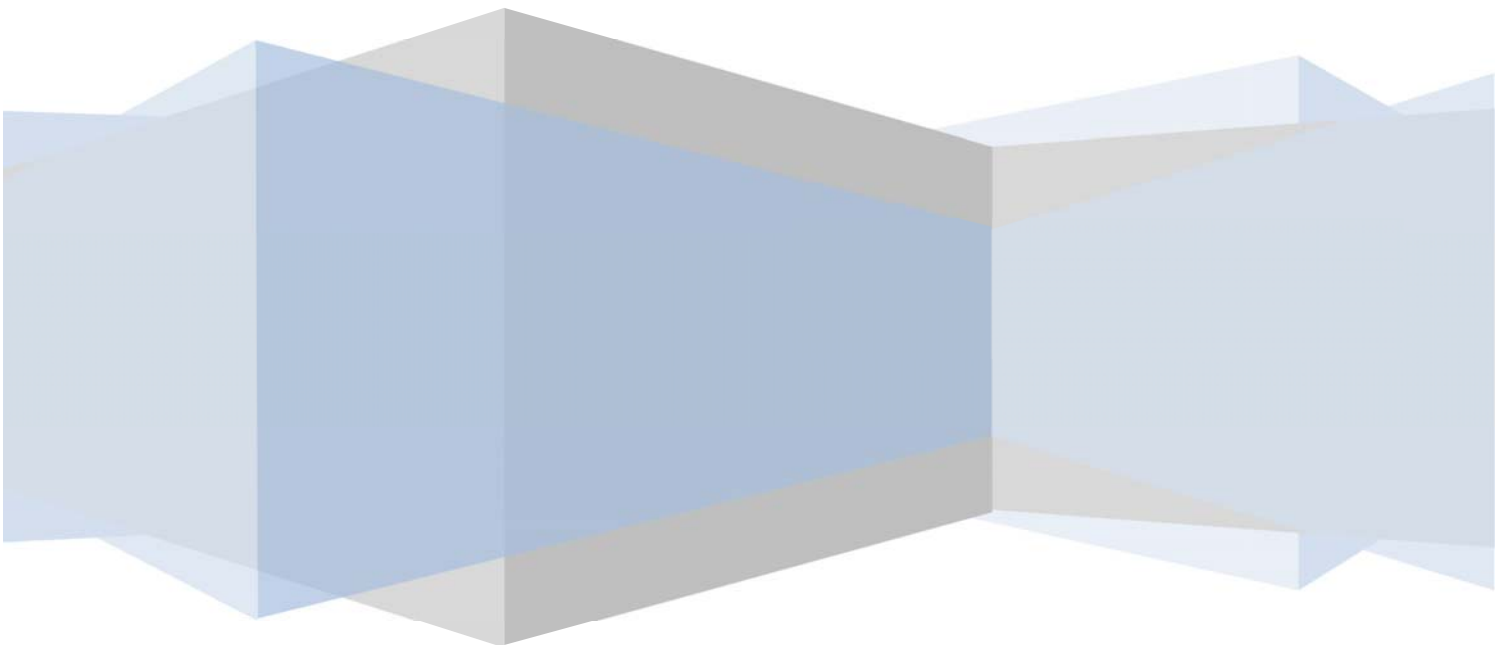


**JND<sup>2</sup> Designs**  
architectural services

## **DESIGN STATEMENT**

**Change of use from residential to HMO at  
126 Ongar Road,  
Brentwood,  
CM15 9DJ**

**September 2023**



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## 1.0 INTRODUCTION

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 local authority and in line with National Planning Policy Framework (NPPF) 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 Design and Access Statement is prepared in accordance with local and national planning policy and with reference to CASE's requirements concerning Design and Access Statements.

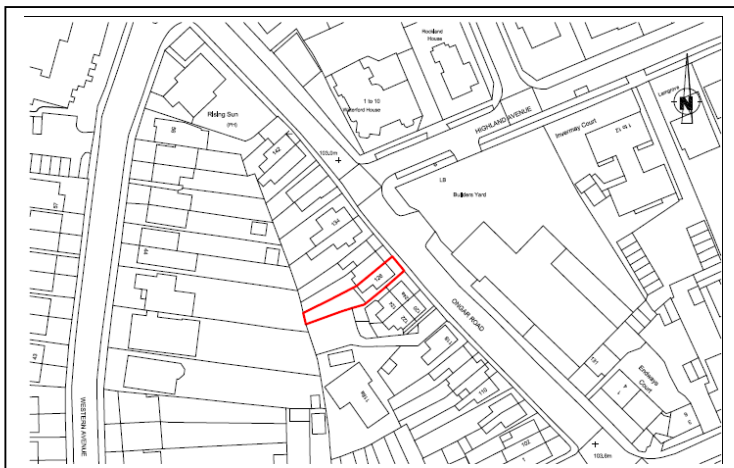
The Statement supports the application submitted for the change of use from 6 bedroom HMO to a 7 bedroom HMO at 126 Ongar Road, Brentwood, CM15 9DJ. This statement is part of the full submission and is to be read in conjunction with the submitted drawings.

## 2.0 CONTEXT

The application site, 126 Ongar Road, Brentwood, CM15 9DJ is situated on a highly prominent location and is just south of the A12 (Eastern Avenue West). The property is in a residential area located on Ongar Road (A128) and near Doddinghurst Road. There are also a number of buses serving Ongar Road (A128) and near Doddinghurst Road providing access to other town centres.

The existing structure has been recently extended and comprises of a brick facing wall structure with UPVC windows and doors.

The area consists of properties and building of differing sizes. The property is close to many amenities such as local shops, police station, bus stops and a local park.





### **3.0 Educational Establishments**

The building is not of any historical or special interest locally. There is no known impact upon the heritage of this site. The proposals and accommodation seeks to preserve and enhance the character of the area. The choice of materials have been selected to compliment the area so that the building becomes cohesive to its surroundings. This building is not a listed building.

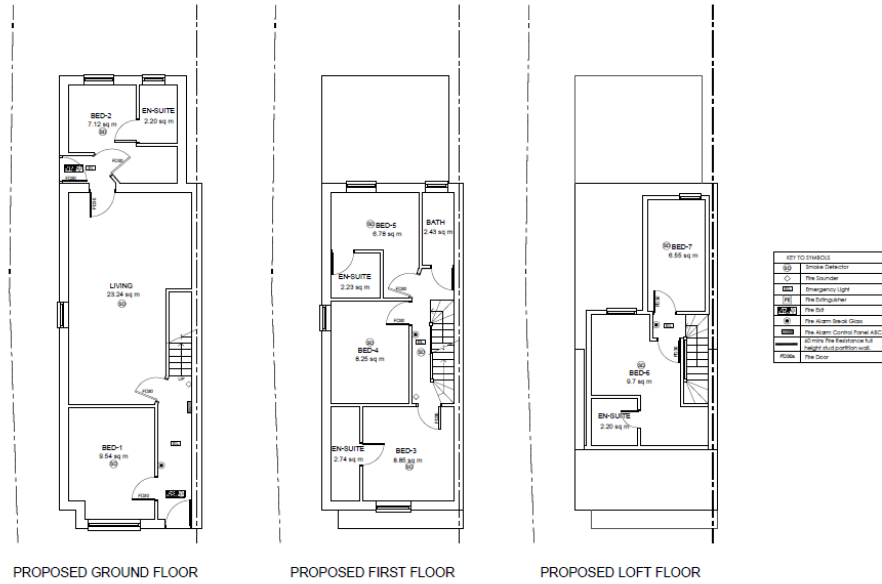
### **4.0 Transportation**

Ongar Road is served by a number of buses providing access to other local town centers. Eastern Avenue West is also served by a number of buses. Romford main line train station is 20 mins walk south of the site.

### **5.0 PROPOSAL**

High quality developments are being sought that address design, appearance, scale, massing, amenity space, parking, landscaping, and sustainability in accordance with the Council's Supplementary Planning Guidance on Urban Design and Sustainable Design and Construction.

The proposal is for the existing HMO 6 bedroom property to be upgraded to a seven-bedroom HMO with four ensembles to the property and a shared bathroom for the other three bedrooms, all with good size bedrooms, the property has been completely refurbished offering all brand-new bathrooms and fully integrated kitchen, new carpets for each bedroom and luxury vinyl flooring through the kitchen, living area and bathrooms. The internal changes have resulted in the creation of 4 double bedrooms and 3 single bedrooms with a communal/kitchen/dining space. The target market for this property is working professionals, we are aiming at the highest part of the market as our research shows there is currently high demand for this type of concept in this area and currently few properties available.



All of the residential unit's internal floor areas are more than the minimum unit sizes as stated in the Planning Guidance and provide a good level of living for the occupants. There is natural light to all habitable rooms and the possibility of any noise from the other premises is negligible. The conversion will be undertaken to comply with current building and fire regs. Transport links are excellent with a bus route outside and the main line station within walking distance from the site. The existing fire protection, although functional, will be upgraded as part of this proposal.

## 6.0 PLANNING POLICY

### National Planning Policy Framework

#### Chapter 12. Achieving well-designed places

3.1 The National Planning Policy Framework (NPPF) document sets out the Government's vision for future growth. At the heart of the document is a presumption in favour of sustainable development.

3.2 Paragraph 124 of the NPPF sets out that

" The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

3.2 Paragraph 130 of the NPPF sets out the core planning principles. Of particular relevance to the proposed development the document states that Council's must look to:

"In determining applications, great weight should be given to outstanding Or innovative designs which promote high levels of sustain ability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings".

#### Principle of Development

The principal of this development is to provide further much needed accommodation within this area.

All aspects of the development have been looked at to ensure the most appropriate way of combining the needs of future tenants, as well as the area to the restrictions and policies in place to create the best balance available.

The site is within a defined settlement and as such the principle of the proposed development is acceptable.

The development will have minimal effect on the surrounding neighbours and will not disrupt use of any public pathways.

Subject to design and amenity considerations the proposed development is acceptable in policy planning terms.

## 7.0 DESIGN CONSIDERATIONS

This proposal responds sensitively within the existing context. The aim of the proposal is to maintain the existing streetscene. This therefore provides a solution to the existing relationship between the existing buildings along the parade.

Proposal to accord with The London Plan Supplementary Planning Guidance, Code for Sustainable Homes, Lifetime Home Standards and London Borough Householder Design Guide (Supplementary Planning Document).

Any development should acknowledge the context and character of the site.

Development should be of high quality, within its setting. Durable and appropriate material pallet.

### **Daylight, Ventilation and Sound Proofing**

As all of the main rooms are arranged around the outside space where possible, they will have excellent levels of daylight and ventilation, in excess of current Building Regulations standards. There are generous ceiling heights with good sized windows to help ensure the space feels light and airy. Internal spaces such as kitchen and bathrooms will be mechanically ventilated to ensure good air quality is maintained. Ventilation will also be available via opening windows for rapid ventilation.

### 671 USE

The proposed change of use will provide valuable space and improved living conditions for prospective occupants.

### 7.2 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.

No trees will be removed from site for the proposal. Sympathetic surfacing materials will be used on the external elevations.

### 7.3 LAYOUT

The layout of the proposal has been designed to maximize the floor area. The space is designed to be easy to maintain and circulate throughout. Good visibility throughout has also been considered.

### 7.4 LANDSCAPING

No additional landscaping is being proposed.

### 7.5 APPEARANCE

The appearance of the dwelling is not being altered externally and therefore will maintain the character of the surroundings. The dwelling is designed to fit comfortably within the area. Overall the materials internally will be of a high quality and of a specification that keeps to the character of the area.



## 8.0 ACCESS

### 8.1 Vehicular and Transport Links

As the proposal is for a change of use to an existing property the access would be as per the existing arrangement and therefore be situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options.

### 8.2 Inclusive Access

As the proposal is for a change of use of an existing property, 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.

### 8.2 Refuse

The occupants will maintain a policy of storage of both waste and recycling. Existing storage is in the rear garden and brought to the front on collection days.

## 9.0 Landlord background

Over ten years' experience dealing with tenants, James Holland specifically has trained with J9 accommodation based in Wednesbury, who specialise in HMO properties. J9 portfolio consist of over 165 properties, totaling accommodation of 1000 rooms. The knowledge gained for the year collaborating with the team shaped the concept for this HMO project.

Currently the business consists of a HMO property in Grays which is fully tenanted, with four working professionals, the property was completely refurbished to the same standard as this proposed project. (see photos below)





As landlords we recognise the pitfalls associated with poor selection of tenants, the general upkeep of the property, the rules required to allow harmony with tenants and the negative effects that can occur with the surrounding community and neighbours if these key areas are not managed correctly.

Therefore, we have systems in place to mitigate these challenges, from comprehensive background credit checks, employers referencing and an affordability check for all tenants.

Upon signing a new tenant, we go through the welcome pack and create an introduction to the property with having our harmonious house policy (the rules for staying at the property)

From a security perspective we install C.C.T.V as a safety feature in the communal areas, for the tenant's safety, and the ability to police the tenants that invite guests to the property, to check the single occupancy rules are upheld. Along with general security measures for peace of mind.

A fire risk assessment is carried out along with the appropriate fire alarm system and emergency lighting installed.

## 10. CONCLUSION

In conclusion, we have put forward a robust strategy outlining the suitability of the proposal in terms of design, scale, massing, appearance and sensitivity to local context. Furthermore, we have made reference to the adopted existing planning policy requirements and therefore, given the need for more high quality residential dwellings within the area.

The proposed development has been designed in accordance to the site constraints and surroundings with consideration of the current economic climate as well as need for the housing within the borough. The proposal demonstrates that it fulfills the design criteria set at the beginning of the design process and creates an imaginative response to this site which needs an urgent attention.

The scheme has an opportunity to be a very exciting project that could enhance the image and quality of existing site. The scheme design sets out with keeping character of the building. The proposal does not have any adverse effect on neighboring properties. The proposal is therefore considered appropriate in terms of its design and would not result in material harm to the appearance or character of the building, the

character of surrounding area, or the amenities of neighboring occupiers. And therefore the applicant is seeking for an approval from local authority.