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DESIGN AND ACCESS STATEMENT

Conversion (change of use) of existing commercial units on ground floor into one self-contained one bedroom and one self-contained two bedroom flat with private amenity space

123-125 Church Road
London
E12 6AF



SITE ANALYSIS

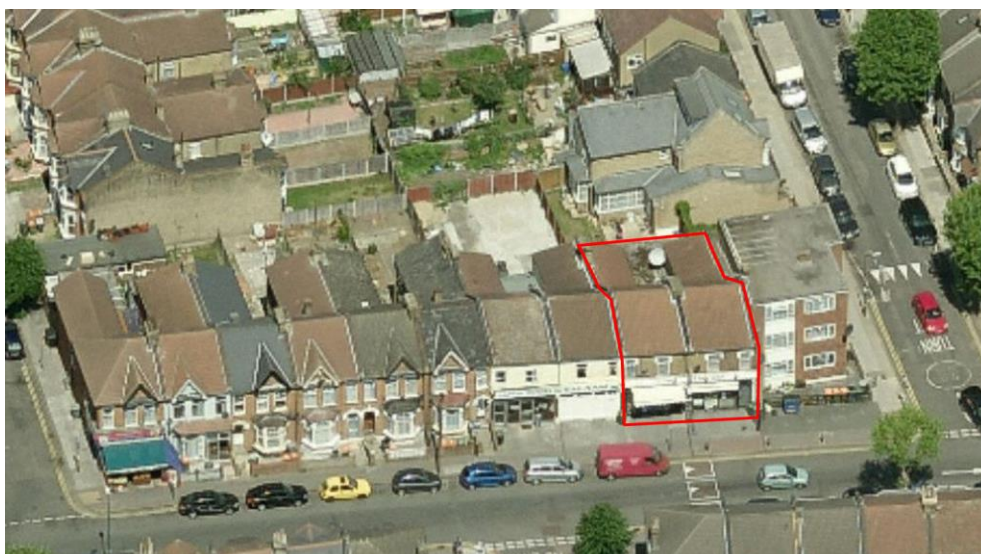
The existing application site comprises two mid-terraced two storey buildings with 2 commercial units. There are two self-contained one-bedroom flats on the first floor level.

The surrounding environment is mixed use containing two and three storey residential properties as well as some commercial uses and a cultural centre. Most houses along this end of Church Road is Victorian terraced housing with many having façade alterations. To the east of the application site is a three storey residential block. Located to the west is an Islamic cultural centre / mosque. The application site does not lie within a flood area nor are the buildings listed or located within one of the Borough's designated Conservation Areas.

The nearest public transport links are Woodgrange Park (London Overground) and Manor Park (Greater Anglia trains).

Church Road lies within the Manor Park area. Manor Park is set to *'see most change around the new Crossrail station which will gradually redefine and reinvigorate Manor Park local centre, creating a more significant focus to the area for the local community.'* (Newham Local Development Framework).

Creating good quality housing within this area is key to reviving the area and upgrading the existing housing stock tackling *'not only the physical deterioration of the stock but also security, community safety, noise and general improvement in appearance and desirability'* (UDP)



Aerial View of Church Road with the application site outlined in red

PROPOSED USE

The proposal for the site is to convert the existing commercial units and associated storage areas on the ground floor into one-self contained 1-bedroom (1 bed, 2 person) and one self-contained 2-bedroom unit (2 bedroom, 3 person) including ample amenity space for both flats.

Both proposed residential units comply fully with the minimum space standards set by the London Housing Design Guide Standards.

The proposal will integrate itself well with the existing residential units along Church Road and will add valuable housing stock back into the community. The reinstatement of the front garden will tie in with the design of the existing terraced houses.

AMOUNT

The footprint of the existing building is 172.2m². The proposal will reduce this footprint by 14.4m² to 157.8² and pull back the bulk of the extension at the rear. The existing first floor will remain unchanged.

LAYOUT

The main entrances to the proposed ground floor flats will be on Church Road. The front façade of the building is set in line with the upper floor and the existing terraced houses to the west.

Entrances to both the existing ground and proposed first floor flats will be made to look uniform in order to create a cohesive design. A shared entrance canopy not only shelters from the weather but also further underlines this design. New low garden gates will give a sense of separation and privacy to each flat's entrance.

The living rooms in both flats have maximum amount of fenestration to allow daylight (south facing) into the room while being in keeping with the existing windows. The bedrooms are located at the rear of the property (north facing), with direct access to the amenity space via patio doors. Kitchen and bathroom areas are located centrally to the dwelling with the kitchens making full use of the daylight via openable rooflights.

SCALE

At the rear of the property, the existing single storey extension will be reduced in its extent to lessen the bulk and allow for sufficient amenity space. The creation of the front walled garden is in keeping with the existing surrounding front gardens in scale and design.

LANDSCAPING

The new proposal will incorporate a landscaped front garden / amenity space for each flat which give ample space for secure bike parking for up to two bikes for the 2-bedroom property and one bike for the single bedroom flat. The proposed bicycle hoops will allow the bike frame and wheel to be securely locked on to the stand. There will also be space allocated for refuse storage. Hard landscaping will consist of concrete block permeable paving.

The amenity spaces at the rear of the property will consist of soft landscaping i.e. lawn and planting.

APPEARANCE

The proposal has been designed to blend in with the current street scene and will be constructed with the same materials as those of the existing building i.e. bricks, roof covering and matching fenestration.

ACCESS

Access to the proposed two new ground floor flats will be from Church Road. The access to the existing first floor flats will remain unchanged. The approach to the new dwellings will be level or slightly ramped. They will incorporate good levels of external lighting and have weather protection. At the rear of the property, the amenity spaces will have level or slightly ramped access.

CONCLUSION

This proposal is a good solution to the current housing shortages experienced in Newham and London in general. It will provide much needed housing in an area which will develop at a rapid pace with the introduction of the Crossrail project.

The flats are on the ground floor and comply with the London Housing Design Guide and the Lifetime Home Standards which will make them accessible and adaptable to the changing needs of people at all stages in their life.

Freeman Ankerman Partnership Ltd.

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