
PLANNING STATEMENT

Project: Proposed Studio Flat at Basement level at
83 Mitcham Road, East Ham, London E6 3NG

Date: January 2024

Application Ref : 24/00002/FUL

Scheme Description:

Proposed Basement Studio at 83 Mitcham Road, East Ham , London E6 3NG.

Proposal Intent:

The proposal brings forward a contribution of a single self-contained studio flat for the benefit of the localised housing supply in a manner that is both appropriate to the requirements of supplying the market place in the London Borough of Newham, but more pertinently is relevant and appropriate to the context of the extant building and its relative self-containment.

All comments set out in the previous submitted proposal has been incorporated in the current schemet.

Design

83 Mitcham Road provides a series of residential flats, some of which that are studios that provide a degree of self-containment.

The properties themselves are located within a sizeable landholding that provides relief space from surrounding areas, so as to create an overarching space associated with residency within the building that maintains a good quality housing provision.

The introduction therefore of a new studio apartment at basement level is in accordance with the density and existing use of the established building and follows the same prescription of access to space as the established residencies within the site.

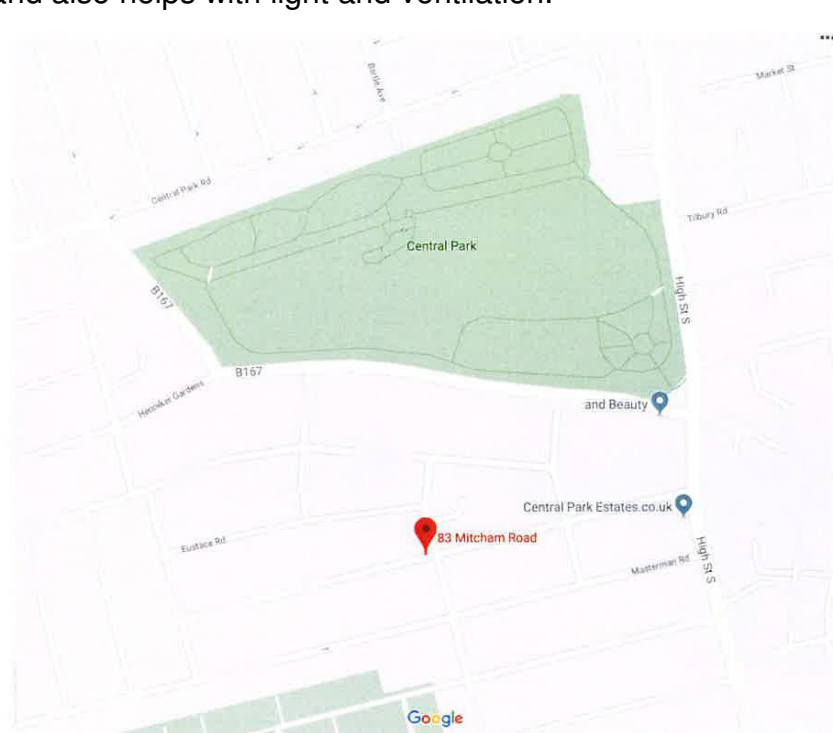
Existing light well and proposed new light wells to the front and back provides the necessary light, ventilation and necessary amenity to the new Studio Flat. The existing stair well is extended down to the basement to provide access.

The clear internal height of the unit is proposed to be at 2.5m which is as per London Plan.

Amenity Space:

83 Mitcham and all its flats currently have amenity within reasonable walking distance to a large recreational open space, namely Central Park which is located on Rancliffe Road. Whilst this outdoor space would not be wholly private, it would be within a 10-minute walking distance which is a reasonable distance away, which has been reviewed and accepted by the council previously.

However, the basement flat, with its rear lightwell, provides for an amenity on site and also helps with light and ventilation.



Sustainable Travel :

The site has a number of public transport links within walking distance namely regular bus services taken from High Street and other surrounding roads and the site is also in reasonable distance to East Ham tube Station, all of which are considered to provide good links to alternative modes of public transport.

Provision for parking of 1 car and cycle space provisions are already provided within the curtilage of the site to the rear.

Appearance:-

There will be a new light well added to the front drive way which is not a major change to the appearance of the building as the existing low level boundary will be covering most of it.

To the Rear a new light well is created with railings, which will not be any major change to the rear elevation.

Bike Store:-

Provision for 6 spaces of secure bike store provided to the rear.

Bin Store

Provision of 2 x 440l bins for Refuse and 2 x 440l bins for Recycling provided to the rear and can be accessible from Sandford road by residents and collection vehicles.