



DESIGN ACCESS STATEMENT

131 Elizabeth Road E6 1BW,

“Renovation of existing building on site, And Proposed new first floor, high quality Single residential apartments and Refurbishment of residential floor space at 131 Elizabeth Road E6 1BW.”

April 2024

This Design and Access Statement has been prepared by Detail Design and Development on behalf of the applicant, 131 Elizabeth Road, to accompany a full planning application for a ground & adding new floor, refurbishment of the existing single units.

The site is located at the junction of Elizabeth Road and Katherine Road, west of East Ham Station. Elizabeth Road is located between High Street North(A117) and Green Street(B167). Elizabeth Road is approximately 965m (0.4 mile) long to East Ham Station and takes around 8 minutes to walk.

The overall vision for the project is to positively enhance the site at this prominent Elizabeth Road, to optimise the site for high quality family residential accommodation.

The proposed scheme is made up of residential flats above commercial units.

This report describes the design principles, which respond to the varied site context.

Table of Contents

1.0 INTRODUCTION

2.0 SITE DESCRIPTION

3.0 PROJECT ASPERATIONS AND PROGRAMMIC

4.0 DESIGN PROPOSAL

5.0 CHARACTOR AND DESIGN PRINCIPLES

6.0 MATERIALITY

7.0 PLANNING ASSESMENT

9.0 CONCLUSION

1.0 Introduction

This planning statement has been prepared by Detail Design and Development in support of planning application by 131, Elizabeth Road.

This Document introduces the proposal for a new mixed use development at 131, Elizabeth Road. The new scheme will provide commercial space at ground & adding new floor on residential dwellings above. Currently the site contains a derelict and neglected building with a commercial unit below that is need for re-modernisation.

This Statement should be read in conjunction with the plans and drawings, as well as the following documents which are all submitted in support of this application. These documents comprise the following:

- Site location plan
- Design and Access Statement
- Existing and Proposed Drawings
- Daylight and Sunlight Report
- Transport Assessment
- Flood Risk Assessment

1.2 The proposed description is as follows:

This scheme proposes the re-modernisation of the existing Ground floor of building and Proposed new floor on it and the erection of only one unit of 2 bed house arranged in two storey. The development includes cycle parking provisions and provisions for waste management.

1.3 The proposal for new residential home, offer an opportunity to regenerate and make more efficient use of land which is in a sustainable location. The application proposals are considered to comply with the relevant planning policy objectives and requirements as set out at national, London and local level, as evidenced within this Statement.

1.4 This statement should be read in conjunction with the architectural drawings and Design and Access Statement prepared by Detail Design and Development, which detail the proposals in full. The application is also supported by a suite of documents which should assist in 131 Elizabeth Road assessment of this application.

2.0 SITE DESCRIPTION AND SURROUNDING AREA

- 2.1 The proposed development site at 131 Elizabeth Road is situated within the Elizabeth Road of East Ham of Newham, London. This area is situated within the borough of Newham. Elizabeth Road is a residential street within this area. The site enjoys proximity to various amenities, transportation links, and community facilities, contributing to its strategic importance within the local context.
- 2.2 The site is located at the junction of Elizabeth Road and Katherine Road, west of East Ham station. Elizabeth Road is located between High Street North(A117) and Green Street(B167). Elizabeth Road is approximately 643m (0.4 mile) long to East Ham Station and takes around 8 minutes to walk.
- 2.3 The site's central location within Newham provides excellent connectivity to surrounding areas via various transportation modes. Nearby bus routes and train stations offer convenient access to central London and other parts of the city, facilitating ease of movement for residents and visitors alike.
- 2.4 Elizabeth Road is Local amenities include several primary schools within walking distance, a nearby park with recreational facilities, and convenience stores for everyday needs. The area benefits from good transport links, with bus stops along Elizabeth Road and Beckton DLR station a short distance away. The community is known for its friendly atmosphere and hosts annual street parties during summer months.
- 2.5 Elizabeth Road has a rich history dating back to the Victorian era, with many of the surrounding properties retaining period features. Future developments in Newham aim to enhance local infrastructure, including improved cycling routes and green spaces.
- 2.6 The site benefits from a good level of accessibility with a PTAL rating of 5, East Ham station is located a 8-minute walk away, Plaistow Station is a 11-minute by cycling, and a number of bus routes are also found in the surrounding area St Stephen's Road is 0.1mile away from the site which is a 3 minute walk.
- 2.7 The site is located within the Plaistow ward / East Ham ward area of the London Borough of Newham. The site Elizabeth Road and side road entrance into Katherine Road.
- 2.8 The currently Single storey occupied by a disused Residential building, which is indicative of the area's previous industrial and commercial activities. Surrounding land uses predominantly consist of residential developments, including terraced houses, apartment buildings, and occasional commercial establishments such as local shops and amenities.
- 2.9 Notable features within the vicinity include [Full Gospel Hall church, Sherwsbury Road health, Plashet parks, St. Stephen's School, or Hadhramaut Restaurant London]. These

features play a vital role in shaping the local identity and providing essential services and recreational opportunities for residents.

2.10 The closest station to the site is East Hem on the overground, which is to the East of the site. The site has good Public Transport Connections, a Transport Statement is within this report.

2.11 The site is not situated within a Conservation Area and does not comprise listed buildings.

Site Front View



Corner buildings have a particular role in forming edges and creating local markers, both architecturally and socially, the therefore choice of ground floor can use as commercial way. The incorporation of active Ground Floor uses and frontages is key to create an attractive and welcoming relationship with Elizabeth Road and Katherine Road.

1 X (2-bedroom three people)

Existing Building Footprint: 54.41m² (approximately).

Proposed after adding First floor = 54.41 m² (g.f) + 27.79 m² (f.f) = 82.2 m²

The scheme is over 100% family dwelling.

Site Side View



It is evident re-modernisation is required and the most obvious benefits is the additional living space it provides. This can be used to extend existing rooms or create new ones such as bedrooms, bathrooms, or a larger kitchen and dining area.

Birds Eye View



The Land is underutilised and holds potential to develop a high quality scheme to provide housing accommodation and modern commercial space to the Elizabeth Road.

2.12. Various sites in the surrounding area have been granted planning permission for similar schemes that involve building upwards and increasing the housing density on site. For context a non-exhaustive list of recently consented residential schemes in proximity of the application site is provided below:

- 200A Burges Road East Ham London E6 2BS, three blocks comprising a loft conversion with 1st floor rear and side dormer extension including two roof lights to the front elevation 19/00784/FUL. Lower density terraced housing is found to the west on Lathom Road, together with a vacant land on Lathom Road.
 - Approved

- 1 Nursery Lane, E7 8BL ○ Ref# 17/03007/FUL: Erection of a new bedroom 2 storey and mansard level house with dormer windows (This application is in the Forest Gate Town Centre Conservation Area)
 - Approved

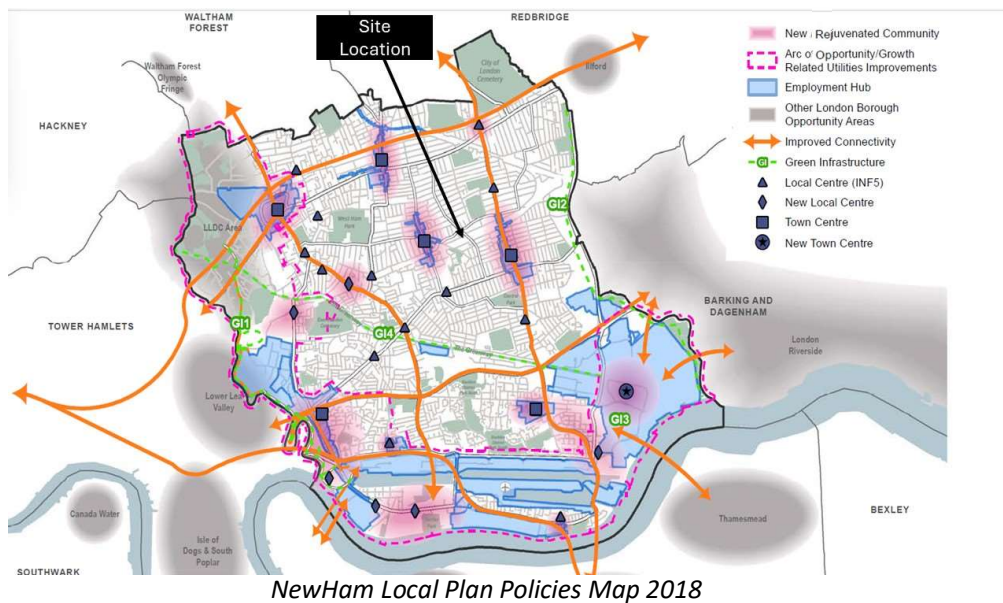


Figure 1.2 Key Diagram

The site is located besides to Imran IT and Management Ltd. Software company and is highlighted as a Residential Area, Proposed scheme will retain the space as single unit residential needs are required new addition of 1st floor as Class E3 use.

3.0 Project Aspirations and Programmatic Brief

3.1 PROJECT ASPIRATIONS

- A high quality, design-led development that is sensitive to the existing area.
- Capture the wider social and environmental aspirations of the London Borough of Newham, acting as an exemplar asset to demonstrate these ambitions. Develop new homes in the context of the climate emergency; to tackle fuel poverty through good quality design and appropriate modern technology.
- Ensuring the building is sustainable, delivers value, is flexible and adaptable.

3.2 QUALITY BENCHMARKING (DESIGN LIFE)

- Considering a design life of 60 years as recommended by the design team.
- Considering potential future uses to allow flexibility and versatility in the design.

3.3 SITE – OPPORTUNITIES AND CONSTRAINTS

- The site is well-located for transport links which have been enhanced due to Crossrail arrival at East ham Station.
- Elizabeth Road has been identified as a key corridor in Policy SP7 Quality Movement Corridors and Linear Gateways. The proposal will look to improve the active frontage and stimulate social activity and interaction along Elizabeth Road, in response to this policy.
- The site is located within EastHem is approximately 643m (0.4 mile) long and takes around 8 minutes to walk.

3.4 CONSIDERATIONS (LEFT OF LIGHT, PARTY WALL, EASEMENTS)

- Relationship to adjacent, with gardens adjoined within the site.
- Existing neighbouring buildings.

3.5 ENVIRONMENT/ SUSTAINABILITY

- Deliver a design to Certified Passivhaus standard that is sustainable from first principles. This is in line with Newham’s climate emergency commitments and helps Newham to become a low carbon borough.
- Outline specific goals that align with environmental and sustainability principles
 - Reduce energy consumption by 20% within the next year.
 - implement waste reduction practices to achieve zero waste to landfill.
 - Promote the use of sustainable transportation among staff.
 - Implement energy-saving measures such as LED lighting and energy-efficient appliances.
 - Encourage recycling and composting.
 - Reduce single-use plastics and promote reusable alternatives.
 - Install water-saving fixtures and educate residents on water conservation practices.
- Design with flexibility and robustness using high quality natural materials to create a building that will ensure and make a positive contribution.

- Following London Plan methodology for sustainable development; passive design principles, low carbon technologies, and using renewable technologies, to create a low impact building that is efficient in construction and operation and creates a healthy environment for living and working.
- BREEAM Excellent target for Residential space.
- Improve the biodiversity of the site and sustainable development including sustainable urban drainages systems (SuDS).

4.0 Design Proposal

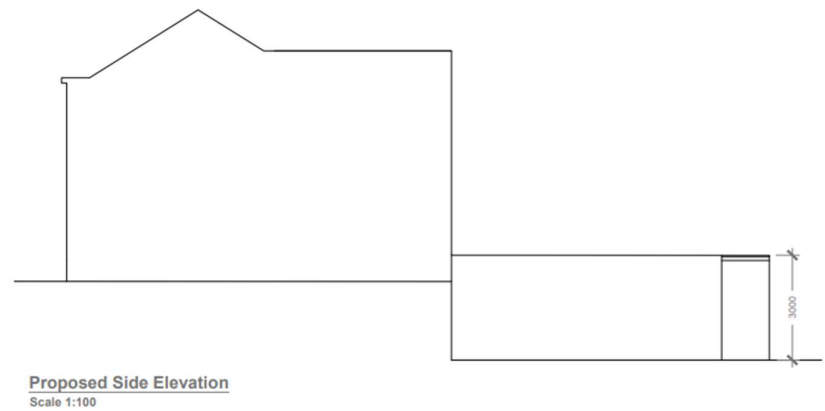
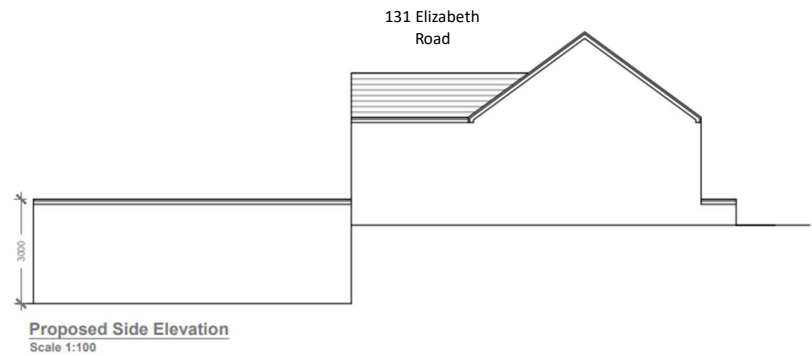
4.1 The Design and Access Statement sets out in detail the proposal.

4.2 To Elizabeth Road we have proposed a two-storey building with a set-back two floor. To the rear side, on Katherine Road we have kept in line with the traditional Victorian houses.

4.3 The Application proposes a simple and ordered brick building, using alternating brick bonds to define the massing.

4.4 The proposal has been developed with consideration of the impact it will have on the surrounding context. The proposal has been tested using a physical and computer 3D model.

4.5 Our approach is to create a building which connects into the pattern of activity along Elizabeth Road. The building will improve permeability along all the frontages and a real emphasis has been placed on enhancing the public realm, stretching beyond the immediate site boundary.



5.0 Character and Design Principles

5.1 A simple robust masonry envelope is proposed, which is in keeping with the majority of the local buildings. The brickwork detailing has sought inspiration from the surrounding buildings along Elizabeth Road and Katherine Road conservation area.

5.2 The proposed buildings have a horizontal expression, which is intended to make the proposal feel domestic in its character. The buildings have a continuous brick band that forms the windowsill. The horizontal bands are articulated by a projecting soldier course of matching brickwork at the top and bottom of each band, which references details seen on existing buildings in the locality.

5.3 Windows are set back from the face of the brickwork in simply detailed openings with a single brick return. The windows are detailed with a white glazed brick surround, which is interlocked or toothed into the brickwork. This detail is repeated in every window of the proposal and is a key part of the high architectural quality sought by this scheme. The detail is found in terraced houses around the site, particularly in Katherine Road conservation area.

5.4 A white brick is proposed for the base of the building with a corbelled brick pattern - stepping in and out in horizontal bands at alternate bricks. The residential entrances are glazed brick to emphasise their presence along the street elevation and pick up on the detail of the window surrounds.

6.0 Materiality

6.1 Site Floor Plan The ground floor's area remains as existing just redevelop, it have including residential bin and cycle stores, as well as plant and a plant/substation. We have provided cycle spaces in total are provided for residents front the building located at ground level.

6.2 Residential Layout Principles The dwellings are designed to a high standard, carefully considering scale, light and proportion to create well planned homes that are flexible, sociable and relaxing.

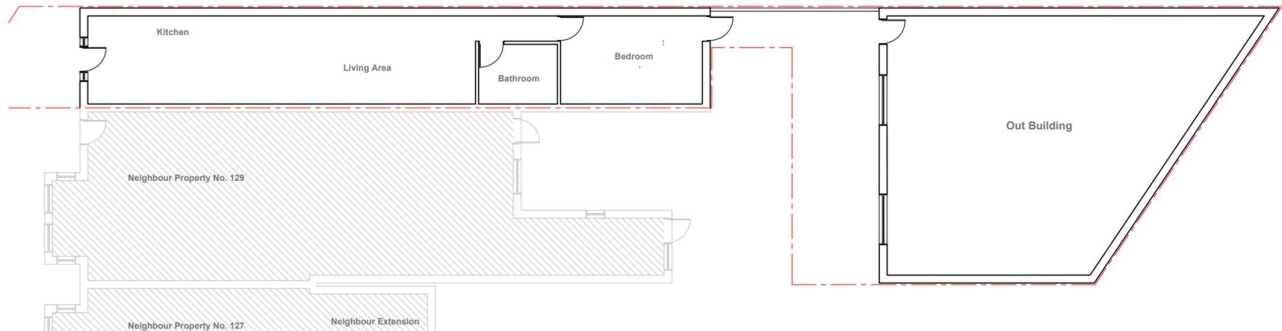
All dwellings are designed to meet, and where possible exceed, the current housing standards and requirements of the GLA Housing Supplementary Planning Guidance. The majority of units benefit from cross ventilation and 100% of units are dual aspect.

6.3 All dwellings have substantial personal amenity space. Minimum floor to ceiling heights in bedrooms and living spaces of 2.4m are achieved throughout the whole scheme. All two bed are dual aspect to maximize on natural light and ventilation.

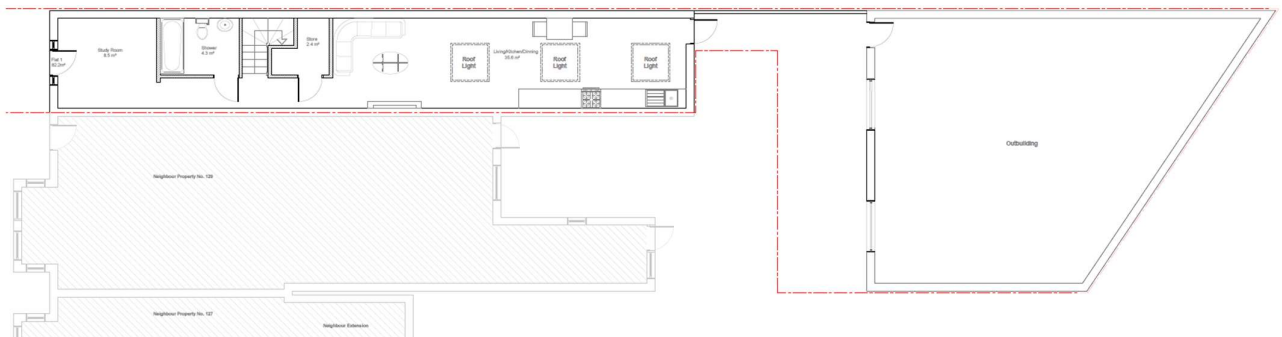
It is noted Plashet Park is located 0.3miles away 8 minute walk from the proposed site allowing residents to enjoy the open spaces and amenity. Community Park offers areas for cricket, soccer & basketball games, plus gardening & kids' workshops.



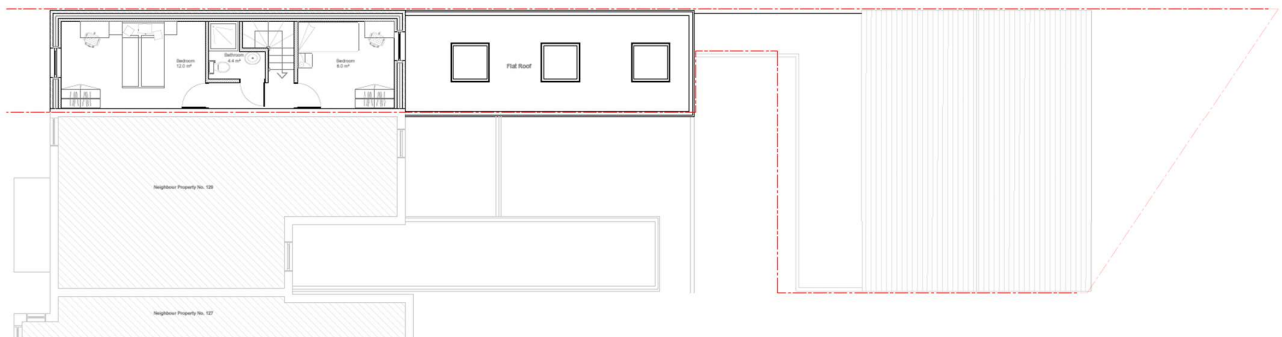
Ridge height from neighbouring properties have been continued and enriched into the design by matching the level of the Ridge separating the building from the higher.



Existing Ground Floor Plan
Scale 1:100



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

As shown in the typical floor plans the hallway benefit from dual view aspect as well as every flat design. Every level is accessed with a lift to make the flats disabled friendly and comply with life time home design and Part M of building Reg.

Every flat has been designed to comply and over exceed London Design Guide and Newham Core Strategy (January 2012). The aim is to create a mixed unit of a building to attract all backgrounds of residents to live, work and stay.

1x 2b-3p – Medium Family Dwelling 54.41 m² (g.f) + 27.79 m² (f.f) = 82.2 m²

Two bed flats have been designed out to comply with local policy and enrich the proposal to delivery to the needs of the community. It is noted the Burges Road, has a mixed use and mixed accommodation arrangements along the road, the proposal will fit seamlessly in with the public.

Existing Ground floor Area	Proposed First Floor	TOTAL Extension
54.4 m ²	27.79 m ²	82.2 m ² (GIA 77 m ² 2b-3p)
		(2b-3p)

7.0 PLANNING POLICY FRAMEWORK /ASSESSMENT

Development plan for the site:

- The London Plan (March 2016)
- Newham Core Strategy (January 2012)
- Detailed Sites and Policies Development Plan Document (October 2016)
- Forest Gate Supplementary Planning Document (2010)

In addition, there are National Planning Policy and Guidance:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- National Described Space Standards (NDSS)

7. PLANNING ASSESSMENT

7.1 The proposed use of the property aligns with the zoning regulations for the area. Ensure that residential use, particularly for a 2-bedroom dwelling, is permitted in the location.

7.2 This proposal will regenerate the site and promote neighbouring buildings to follow suit, revitalising the Elizabeth Road.

7.3 The mixed-use development will create an appropriate scale of commercial space providing employment and a vibrant mix use to the street, with proposed Class E.

7.4 Assess whether the proposed design is proportionate to the surrounding buildings and fits within the context of the neighbourhood. Consider factors such as building height, massing, setbacks, and overall visual impact.

7.5 The family houses have direct access to the Street and provide excellent quality family housing in an appropriate location.

7.6 Consider the provision of adequate sunlight and daylight to habitable rooms within the dwelling, in accordance with daylighting standards and guidelines.

7.7 Evaluate the provision of adequate amenity space for the residents, including outdoor areas such as gardens, balconies, or terraces, as required by local regulations.

7.8 The site itself, its width and length generate an efficiency and dictate a suitability for the size, number and type of units, aspect, and context.

Affordable Housing

7.9 Policy H2 of Newham's Core Strategy requires all new developments over one units to provide between 35 and 50% affordable housing, comprising 60% social rent.

7.10 This development proposed is for New Units and therefore is not required to provide affordable housing,

Design and Massing

7.11 The buildings form and massing have been designed to respond to a future vision East Ham High Street, to emphasise the corner and to provide a high-quality material and architecture within the streetscape.

7.12 The scheme provides activate street-front at ground floor, with well-designed residential entrances.

7.13 The architectural composition of brickwork is similar of many buildings in East London and continues a desire to create good, simple, well-proportioned buildings.

Transport

7.14 A full transport assessment has been included in the submission:

7.15 The proposed development will not result in a material impact on the local highway network. Furthermore, in accordance with NPPF paragraph 32, the residual cumulative impacts of the development are not considered severe, and, as such, should not be prevented or refused on transport grounds.

8.0 CONCLUSION

8.1 This application seeks planning permission for renovation of existing Ground floor building and proposed first floor design sets out a high-quality response to a site which demonstrates potential to regenerate this corner of Newham, and promote regeneration of the street and area as a whole.

8.2 This site is, in massing and principles such as unit mix, mixed-use and commercial offering.

8.3 This application seeks planning permission for renovation of existing residential Ground floor and proposed first floor design.

8.4 The proposals represent an opportunity to regenerate and make more efficient use of new high quality residential units and enhancing the public realm.

8.5 The proposals have been designed to reference their surroundings including the use of high-quality brick detailing.

8.6 The scheme has been designed to be sustainable including car free development with ample cycle parking, photovoltaic panels, air source heat pumps and green roof with biodiversity.

8.7 The scheme has also been intended to ensure that there is no undue adverse impact on the amenity of surrounding residential occupants. The application is supported by a Daylight, Sunlight and Overshadowing Report which assesses this in detail.

8.8 Overall, it is considered that this scheme is consistent with the aims all the relevant planning policies and guidance at national, regional, and local levels.

8.9 This application should therefore be considered acceptable by the Council, and we respectfully request that planning consent is granted without delay.