

107, Movers Lane, Barking, London 1G11 7UQ

Proposed Self Contained Studio Flat

Design and Access Statement

By

Architects London



## **Site Analysis**

End of terraced commercial property located to the east side of Movers Lane, proposed self contained flat to be located on Kennedy Road. To the adjacent side of the property is 105 Movers lane this is also a commercial property with existing single story rear extension. The Property currently has existing large outbuilding that is currently located to rear of the proposed self contained flat. To access the outbuilding there is an side door that is located on Kennedy Road. To rear garden of this outbuilding there is an access alleyway that is 2m wide from the nearest residential dwelling.

## **Principle of use**

The existing shop premise currently has existing flat on first and second floor. On the ground floor there is grocery shop with storage area. To the rear of the garden there is existing large shed that is currently used for storage. The existing outbuilding is proposed to be demolished and replaced to be built with new modern single story building. The proposed outbuilding would not exceed more than 3m in height and would be built to rear element of the garden. To this side of the garden there is an end of terraced property however this is divided by alleyway which is 2m wide. The proposed outbuilding would virtually replace what is currently to be demolished and no additional footprint would be exceeded. To access the proposed flat there is side door access on Kennedy Road, which provides sole access to the one bedroom self contained flat through the side garden. The proposed one bed self contained flat would provide useful accommodation to accommodate shortage of housing within the borough.

## **The Proposal**

The proposed development includes demolishing this existing shed and building a new outbuilding that is to be converted into a self contained studio flat. The proposed outbuilding would 9.7m deep by 4.5m wide giving an overall floor area of 43.6m<sup>2</sup>. This would be efficient to accommodate one bedroom, kitchen bathroom and toilet and dining room and apply with council policy BP6. The purpose of the proposal is provide affordable housing for first time buyers offering them affordable 1 bedroom self contained flat that is close to town centre.

## **Internal Space Standards**

1 bedroom – 12m<sup>2</sup>

Bathroom – 3m<sup>2</sup>

Cooking, Eating and Living – 22m<sup>2</sup>

Total – 37.8m<sup>2</sup> therefore less than 43.6<sup>2</sup>

Proposed outbuilding would be 43.6m. The self contained studio flat provides adequate internal space. The policy provides minimum floor areas for cooking, eating and living areas (CEL), bedroom sizes and storage space new units must satisfy. The table above shows that internal space provided satisfies policy BP6.

### **Amenity Space**

Policy BP5 of the Borough Wide Development policies seeks to ensure that new dwellings provide appropriate level of external private communal amenity space. In this application proposal not make any provision for access to any amenity space; however there is no existing amenity space for any of the other units that are located along the existing shopping parade It is common arrangement for commercial properties not to benefit from such amenity

### **Local Financial Considerations**

The applicant willing to contribute towards S106 agreement for the proposed development.

### **Life time homes**

The design of the proposed studio flat would exceed council standards and would meet the disabled standards, in other words comply with requirements of Approved Document Part M of the Building Regulations and most of the internal standards required for “Lifetime Homes”

### **Parking**

The council Welcome Car free housing development where the potential impact on Street Car Parking can be managed. The proposed development would 0.7miles from Barking underground Tube station. There is also bus stop that is 20m away from the proposal. Therefore carpark is not provided for the 1 bed self contained flat as there are good transportation links. In terms of transportation we believe its complies with PTAL 3 rating which represents moderate/good public transport links and the Councils Transport Development Management Teams, therefore it complies with council Policy BR.

### **Design and Scale of building**

Proposed building would be moderate in size and scale within the existing site and surroundings. It would not dominate or affect any neighbouring occupier in terms of outlook sunlight and daylight. The outbuilding would be kept to the minimum size as possible to blend in with the existing street scene. It would be constructed from Celcon Blocks with rendered walls. Proposal would have one obscured glass to the front of the building and two windows to front with main door entrance. Material used for outbuilding would be of high quality finish.

### **Photos of the site**

Side elevation of the site, garage and existing outbuilding to be demolished. You can also see a separate access door to enter the self contained building.



2m gap from existing neighbouring property. To ensure no impact to this side of the building.

Existing side entrance to the proposed site flat.

Garages and outbuilding to be demolished. With similar sized building to be built



Showing different view from the end of Kennedy Road. Showing existing street scene of the proposed development.



Showing front of the shop 107 Movers Lane and adjoining neighbouring occupier.



Showing rear elevation of existing garage that is proposed to be demolished. With an erection of new self contained studio flat in similar size and scale.