



**Ken Judge & Associates Ltd**  
The Barn, Monument Office,  
Unit 4, Maldon Road,  
Woodham Mortimer, CM9 6SN  
01245 225577  
info@kenjudgelt.co.uk  
[www.kenjudgelt.co.uk](http://www.kenjudgelt.co.uk)

## **DESIGN & ACCESS STATEMENT**

***152 Church Hill, Loughton, Essex, IG10 1LJ***

### **Introduction**

This statement accompanies a full planning application for the proposed rear extension to the existing ground floor retail unit with first floor rear extension including alterations to form new 1 bedroomed self-contained flat unit and to be read in conjunction with drawing nos. 2562/1, 2 & 3 prepared by Ken Judge & Associates Ltd and the duly completed application forms.

### **Site Context**

The existing premises comprises a retail shop to part of the ground floor fronting Church Hill with residential accommodation/staff facilities to the remainder and first floor. To the rear of the existing ground floor shop are shared facilities for use of the shop and living accommodation - kitchen, lounge/staff area and w.c. The existing first floor comprises three bedrooms and a bathroom.

The residential accommodation is for the use of the current occupant of the retail shop. To the side and rear of the premises are storage areas. The existing premises has rear vehicular access from Millsmead Way. Adjacent to the site is Lidl Supermarket with a large car parking area. To the rear and surrounding the site is mainly residential semi-detached dwellings.

### **Historic Planning Application**

Planning permission was approved under application Ref: EPF/0674/04 dated 24<sup>th</sup> May 2004 for two storey and single storey rear extensions.

### **The Proposal**

The proposal is the construction of a rear extension to the existing ground floor retail unit with internal alterations and new shopfront including a first floor rear extension and alterations to form a 1 bedroomed self-contained flat unit with entrance at ground floor level to Church Hill.

## **Design**

The proposed rear extensions are to be constructed with facing brickwork external finish to match existing, part single storey with flat roof over and part two storey with tiled pitched roof over.

Policy DM10 Housing Design and Quality of the Local Plan states that all new housing development is required to meet or exceed the minimum internal space standards set out in National Prescribed Space Standards and open space standards. The application drawing indicate that the proposed development meets these standards.

The proposed flat unit will satisfy the floor space requirements of The London Plan relative to new dwellings as indicated on the application drawing.

## **Access**

Level access is proposed to all points of access into the property as per Building Regulation Approved Document M.

## **Parking and Landscaping:**

No car parking or landscaping is proposed.

Cycle storage for the proposed first floor flat unit is provided as shown on the application drawing.

## **Waste Management**

Refuse containers for the retail and residential use are provided as indicated on drawing no. 2562/3.

## **Foul Sewage and Utilities**

Existing foul sewage/utilities are currently on site for connection into for this proposal.

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Essex  
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