

Planning Statement for 222 Hutton Road, Shenfield

Background.

The existing office is located above a ground floor pharmacy (“Rolands Pharmacy”), in Hutton Road, Shenfield. The office was formerly occupied by ST Solicitors. However, this company no longer uses the premises & the office have remained vacant for some time.

The existing office is approximately 105sqm in area and was built circa 1950. It is accessed via a ground floor doorway on the side elevation. This accesses the first floor where much of the office space is located. A staircase within one of the first-floor offices allows access to a narrow second floor storeroom which has a dormer window that faces the front elevation and a Velux window to the rear.

The building has red brick external walls with a red plain tiled main roof and flat roofs with parapets to lower roofs. The windows & doors are white metal framed. There are 2 allocated parking spaces to the rear of the property. They are within a communal parking court which is also used by adjacent shops & offices.

Proposal

The proposal is to change the use of the existing office to a residential dwelling. The idea would be to

- retain the existing access from the ground floor,
- convert the initial reception & office area into a sitting / dining area,
- increase the existing kitchen area by removing the existing wc,
- Convert the small office adjacent to the wc to a bathroom,
- Convert the smaller office facing the front of the building into a study,
- Create a fire lobby between the kitchen & the new staircase where access can be made to a first-floor bedroom,

From the outside the building will look the same.

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