



Planning Statement

92A Langley Road
Watford
WD17 4PJ



07/12/20

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2.0 Issue Record

Issue	Date	Description	Created by	Reviewed by
-	09/12/20	Initial issue	SM	OW
2	01/02/21	Final issue	SM	OW
3	15/02/21	Final issue	SM	OW
4	17/02/21	Final issue	SM	OW

3.0 Introduction

This report forms the supporting information seeking planning approval from Watford Borough Council for the refurbishment of a Locally Listed building on Langley Road in Watford.

The planning statement and the Design and Access statement have been combined to avoid repetition.

This application is for:

1. Replacement windows
2. Demolition of 2nr outbuildings
3. Altering 1nr window opening into a door to the Young Persons Area
4. External decoration

92A Langley Road is situated in a mainly residential area close to the A411, one of the main access roads to Watford.

The building was previously used by the NHS as a Respite Care Centre for Severely disabled Children and has been empty for two years. It is proposed to offer similar services therefore we are not seeking permission for a Change of Use.

The refurbished building will offer a range of services for people of all ages with learning disabilities and their families and carers.

The building has a prominent location on the main road, and we do not propose to make any changes to the external character and appearance of the building.

4.0 Historical Context

4.1 Local Listing

There are several buildings in the Watford Borough that do not merit statutory listing under the Planning (Listed Buildings and Conservation Areas) Act 1990 but are of architectural and/or historic value.

The Councils Urban Conservation Strategy identifies Buildings of Local Interest and Policy U15 states that any development was included to indicate that any development adversely affecting these buildings will be prevented.

Buildings were included on the list if they met one or more of the following:

- *Architectural Interest – the style, form, type, or construction is of interest. It may be unusual or may be a good example of a typical building in the locality.*
- *Function – the buildings function may be specialised by forming part of the original layout/facilities of the area of which it is part (e.g., small workshops)*
- *Historical Interest – the building forms a significant part of the development of the town or a locality.*
- *Landmark quality – a building with a location, scale, and/or features that contribute to the identity and distinctiveness of the built environment.*
- *Streetscape quality – the building forms an important component of a particular street, lending it structure, variety, or character.*

4.2 The Listing

Local List no. 147

Conservation Area – No

Full Description:

Rectangular plan. Two storeys of brick in Flemish bond, with the upper storey covered in a smooth render mock timber frame with roughcast panels. Principal entrance has a part glazed timber door with pitched slate roof over on timber brackets. Additional entrances are topped by curved brick arches. Two small windows and one large cruciform window to side of main entrance, with stone cills and timber surrounds. Flat stone arch. Six light timber framed window above featuring stained glass. Additional timber framed casement windows at first floor level. Southern elevation features a splay bay with flat roof, timber framed windows and stone surrounds. Eastern elevation has two substantial splay bays with hipped slate roofs, timber framed windows and stone surrounds. The roof is hipped and of slates with four flat topped dormers and six large brick chimneys with projecting courses. Overhanging eaves. Later additions to northern and eastern sides.

Reason for nomination:Architectural interest

A fine example of the type of substantial Victorian villa that historically dominated this part of Watford. The building retains many of its original features – including a number of stained-glass sections. Billiard room extension from 1900 was designed by the London based architect William Wallis Baldwin.

Function

The building was the first to be built on the site and is contemporary with a number of other buildings in this part of Watford.

Streetscape quality

The house contributes to the character of the area, which is made up of detached nineteenth and twentieth century properties. It provides variety and architectural interest to the streetscape. Similar in style and age to the neighbouring property to the south.

4.3 Site History

The building dates back to the 1890's and is of traditional solid red brick construction typical of the late Victorian Arts and Crafts era with white painted rendered panels with timber frames to the first floor level, timber casement windows and slate covered pitched roofs with dormer windows.

The main building is rectangular with late Twentieth / early Twenty-First Century extensions added to both flank walls. There is a wraparound extension at the North East end beyond the plant room.

More recently three extensions have been built to the rear. The flanking extensions, to match the existing main building and a conservatory.

Once used as a residence the building was converted to D1 planning use many years ago and was occupied by the NHS as a respite care home.

5.0 Planning History

Application number	Description	Decision	Date
17/00475/TPO	Works to trees under TPO. 209 (T1 Horse chestnut and T6 Cedar)	Tree Works Approved with conditions	03/07/2017
15/00877/FUL	Erection of a small outbuilding (Garden Sail) in the rear garden.	Conditional Planning Permission	24/09/2015
12/01259/TPO	Fell Birch (Tree T12) and reduce crown of Ash (Tree T14) of TPO No. 209.	Tree Works Approved with conditions	24/01/2013
11/00460/TPO	Works to reduce branches of tree T11 of TPO No. 209	Tree Works Approved with conditions	16/06/2011
01/00889/FUL	To tarmac an area of front garden to provide improved parking/turning facilities	Conditional Planning Permission	24/05/2002
01/00547/FUL	Single storey rear extension	Conditional Planning Permission	20/09/2001
85/00003/DOE	Construct a single-storey extension forming new bedrooms and conservatory playroom.	Approved	14/03/1985

6.0 Planning Application Assessment Matters

6.1 External Works

Windows

There are a mix of materials and styles of windows to the existing building. There are uPVC double glazed casement windows to the dormers on the second floor and timber casement single glazed windows to the main building. Some of the original windows have leaded lights with stained glass and some of the original casements have been replaced in steel. There is also a white uPVC double glazed conservatory to the rear of the site.

Most of the windows are aged and in need of overhaul, easing and adjustment and replacement of ironmongery. Several windows and doors have been smashed and require re-glazing and repairs/renewed locks. Decayed sections of timber are noted throughout and they are deemed uneconomical to repair.

Many doors and windows on the ground floor are boarded over and several windows on the upper floors are also boarded over due to vandalism and break ins.

We are proposing to replace all the existing windows to the building as follows:

- Ground floor
 - All metal crittal casements to be replaced with timber casements
 - All single pane glass to be replaced with toughened glass, keep existing casements where possible or replace on a like for like basis.
 - Any lead beading to be matched like for like on toughened glass
 - All timber frames to be kept and repaired
 - New ironmongery
- First floor:
 - All casements to be replaced with new timber casements with double glazed units to match existing
 - Stained glass window to be retained
 - New ironmongery
- Second Floor
 - Retain existing UPVC windows.

A schedule of the existing windows can be seen in Appendix A.

Repairs and Decoration

We are proposing to carry out the following external repairs:

- Repairs and decoration to rendered panels
- Repairs and decoration to concrete sills
- Repairs and decoration to timber fascia's and soffits
- Repointing to brickwork



Photo 1 – rotten sill



Photo 2 – rotten fascia



Photo 3 – repointing required



Photo 4 – damaged concrete sill

6.2 Building Demolition

There is a timber shed to the LHS of the front elevation, it is missing most of the felt roof and is in a poor state of repair. We are proposing to remove the shed and dispose of.

There is a garage / outbuilding to the rear of the site, it is basic and has asbestos cement roof sheets. We are proposing to remove and dispose of.

The areas will be made good and will be used as a patio area, play area and general grassed garden area.



Photo 5 – Timber Shed



Photo 6 – garage / outbuilding to the rear of the site

7.0 Design and Access Statement

7.1 Use

It is proposed to undertake a D1 use of the building and grounds which accords with the existing permitted use of the site.

The refurbished building will offer a range of services for people of all ages with learning disabilities and their families and carers.

7.2 Accommodation

The gross internal floor area will remain unchanged.

7.3 Layout

The existing front entrance and stairs will remain as existing.

The new partitions shown on the first floor will be fixed to enable them to be removed easily at a later date.

The main layout of the floors largely remains unchanged with the exception of the walls shown to one of the later additions to the building to the rear. By removing these walls, the area can be opened up allowing for a more free flowing space.

The scheme proposed will not impact on the historic layout of the building and will not harm the understanding of the original layout.

The proposed layout does not affect the layout of the existing windows.

7.4 Scale

The scale of the building will not be altered in any way.

7.5 Access

There is existing vehicular access from the main road (arrow shown in orange).

The existing access arrangements will not be changed.

Access to the building will be via the current main entrance door which is ramped.

The existing rear escapes will remain.

The existing stairwell will be maintained, providing access to the floors above.



Photo 7 – Ariel View of site (site outlined in red)

7.6 Parking

There is a vehicular tarmac drive and off-street parking to the front of the site for 20 cars together with a drop off area.

The existing parking arrangements will remain unchanged.

8.0 Planning Policy

National Guidance

- 8.1 The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how these should be applied.
- 8.2 Section 8 of the NPPF, Promoting Healthy and Safe Communities, states “decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”

Local Guidance

- 8.3 The Watford Borough Council Local Development Framework Core Strategy sets out the vision for how the borough will develop.
- 8.4 The proposed use of the building supports the statement in Section 2.50 of the core strategy:
- “The accommodation-based service requirements of HCS (formerly Adult Care Services) have been set out in a number of strategies focused on different groups of vulnerable adults that require social care support. The overarching strategic approach has been set out in the HCS Plan 2009-2012. This states that HCS will provide people with choice and control over the services they need, including the provision of more community-based services. This will allow more people to achieve their preference of living independently in their own homes”

Chapter 3: Sustainable Development

- 8.5 The proposed development will have no impact on established trees.
- 8.6 The proposed windows will either be replaced or refurbished which will significantly improve the energy of the building in accordance with Chapter 3.

Chapter 10: Community Services

- 8.7 The proposed use of the building directly supports the aims of Chapter 10, as the proposed use is a Community Facility providing support services and does not encourage the Loss of Community Facilities.

U15 Buildings of Local Interest

- 8.8 The proposed development will have no impact on the buildings appearance, character or setting of the Buildings of Local Interest.

Appendix A – Window Schedule

Appendix B – Photos