

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.

Planning History

An application was sought to change the use of the existing solicitor's office to a residential property (ref. 21/00086/PNCOU). The application was approved on 19th March 2021.

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 an upper-floor bedroom,
- Provide a new rear dormer window on the second floor,
- Provide a roof terrace accessed from the second floor,
- Provide a secure cycle store,
- Provide a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator to the Highways recommendations.

From the outside the building will look the same from the front with a new flat roofed dormer to the rear, with the cheeks clad in vertical tiling. A roof terrace is proposed which will have an etched glass balustrade.

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