

# **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 19<sup>th</sup> March 2021.

A planning application (21/00528/FUL) was recently refused. The reasons for this were the size of the proposed dormer windows & extent of roof terrace. Both of these matters have been dealt with within this revised application.

## **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 new rear dormer window on the second floor, these will be smaller than proposed in the previous application with slim cheeks & simple metal profile cheeks & roof,

- Provide a balcony accessed from the second floor. This again is far smaller than the terrace proposed in the previous application. It will be 2m deep, 10sqm in amenity area, with privacy screens either side & railings to the front with green screening,
- Provide a secure cycle store & bin collection area. (There are currently 2 parking spaces but as this is the only outdoor area and there is a need for a cycle store & bin collection point one space has been removed to allow for the latter),
- 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 2 new, small, flat roofed dormers to the rear, with the cheeks & roof clad in metal (zinc noted). A rear balcony is proposed which will have an etched glass balustrade & green screening.

**Patrick Stroud RIBA**