



40 Stratford Road, Watford

Hertfordshire, WD17 4NZ

Planning Design and Access Statement

Upp

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Executive Summary

This Planning, Design and Access Report has been prepared on behalf of the applicants, Unifruit Ltd, in support of a proposed development at the site known as No. 40 Stratford Road, Watford, WD17 4NZ. This report should be read in conjunction with the consortium of documents that form the planning submission pack:

- Application Forms
- Location Plan
- Full Set of Existing Drawings
- Full Set of Proposed Drawings
- Arboricultural Assessment
- CIL Form

This planning application seeks full planning consent from the Local Authority (Watford Borough Council) for:

The erection of x 3 detached residential dwellings and associated parking, access and refuse arrangements following the demolition of the existing building on site.

The application site is located on the corner plot between Stratford Road and Langley Road. The surrounding area comprises a mixture of low-rise family-sized dwellings on large plots and typically set back from the road and several other plots which have been redeveloped from singular dwellings and replaced with denser flatted developments in recent years.

The application site currently consists of a detached dwelling situated on a large corner plot. Subsequently, the proposed development seeks to sensitively uplift the provision of residential accommodation across the site and effectively splits the existing site into three well sized segments, each of which accommodate one detached, family-sized, residential dwelling.

The proposed scheme has been developed following a comprehensive review and understanding of the local context and its character. This process also entailed a thorough analysis of the current site conditions, the relevant planning policies and guidance as well as a careful review of two previously refused applications at the subject site, all of which contributed to shaping the final proposal. The proposal is considered to form a positive contribution to the street scene and will provide additional residential development in Watford.

This Planning, Design and Access Report:

- Provides a detailed description of the site and surroundings
- Identifies key planning designations, planning history associated with the site and the relevant policy framework
- Undertakes an in depth character appraisal (including heritage and conservation assets)
- Establishes the principle for the proposed development
- Assesses the scheme against all relevant planning considerations.

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Site & Surroundings

Site & Surroundings

The Site

The subject site comprises a 2-storey detached family sized dwelling located on a large plot of 936 sqm, which is situated prominently on the corner where the northern side of Stratford Road meets the western side of Langley Road. The existing property on the subject site is a brick building with a traditional hipped roof, a mock tudor facade, and clay tiles.

The curtilage of the property consists of soft landscaping with a garden to the front and the rear of the property, and a hardstanding driveway for two car parking spaces at the front. The site also hosts a number of mature trees which form a key characteristic.

The site is accessed via vehicle from two access points with dropped kerbs from Stratford Road and Langley Road. Additionally, there is one pedestrian gate located on the diagonal corner between the two roads.

The site is enclosed by a low wall that fronts Stratford Road and extends to the diagonal corner, and there is a 1.8m timber fence that abuts the site boundary with the public realm on Langley Road. There is a gate opening within the fence on Langley Road where access is provided to a garage structure at the rear of the site.



Site & Surroundings
The Site



Site & Surroundings

The Surroundings

The application site is directly adjoined to the southwest by Nos. 5-7 Yorke Gate, a terrace of three properties which form part of a cluster of buildings around the York Gate Cul De Sac that branches off Stratford Road. The northern boundary of the application site abuts Nos. 49-51 Langley Road which consists of two semi-detached Victorian style properties that are assumed to have originally been one villa style property.

Opposite the application site to the east sits Lorane Court (45 and 47 Langley Road) which was developed in the late twentieth century into a three storey flatted development.

The immediate vicinity predominantly features a predominantly residential character, with numerous properties, including Nos, 49-51 Langley mentioned above, originally established during the mid-nineteenth century as spacious detached and semi-detached homes, each occupying generously-sized plots. In more recent years, several of these plots have undergone subdivision and subsequent redevelopment. In the twentieth century, the application site encompassed the grounds of 49-51 Langley Road, situated to the northwest.

- Site ———
- Residential ———
- Heritage Buildings ———
- Larger Buildings ———



Site & Surroundings

The Surroundings



Site & Surroundings

The wider context - Watford

The site is located in an area of excellent connectivity to shops and services, by car or on foot. For instance, Watford High Street is a 6-minute drive away, while Tesco Express and Morrisons can be reached within a 3-minute car journey. Additionally, there are numerous schools, a medical centre, and pharmacies all within 2 miles of the site.

Moreover, there is connectivity to public transportation options. Watford High Street Station is situated approximately 1 mile southeast of the site, offering a TfL Overground service to London. Just 1.3 miles to the southwest, Watford Underground Station provides access to Metropolitan Line trains bound for London. For broader travel options, Watford Junction Train Station serves London North Western trains to London, as well as routes heading north towards the Midlands and the Northwest.

In terms of local bus services, there are several Intalink bus stops nearby, offering connections to destinations such as Croxley Green, Bovington, Chipperfield, Hemel Hempstead, Watford Underground Station, and Watford Junction. Lastly, for a more sustainable travel option, publicly accessible Beryl Bikes are stationed outside Lorane Court and Watford Junction Station.

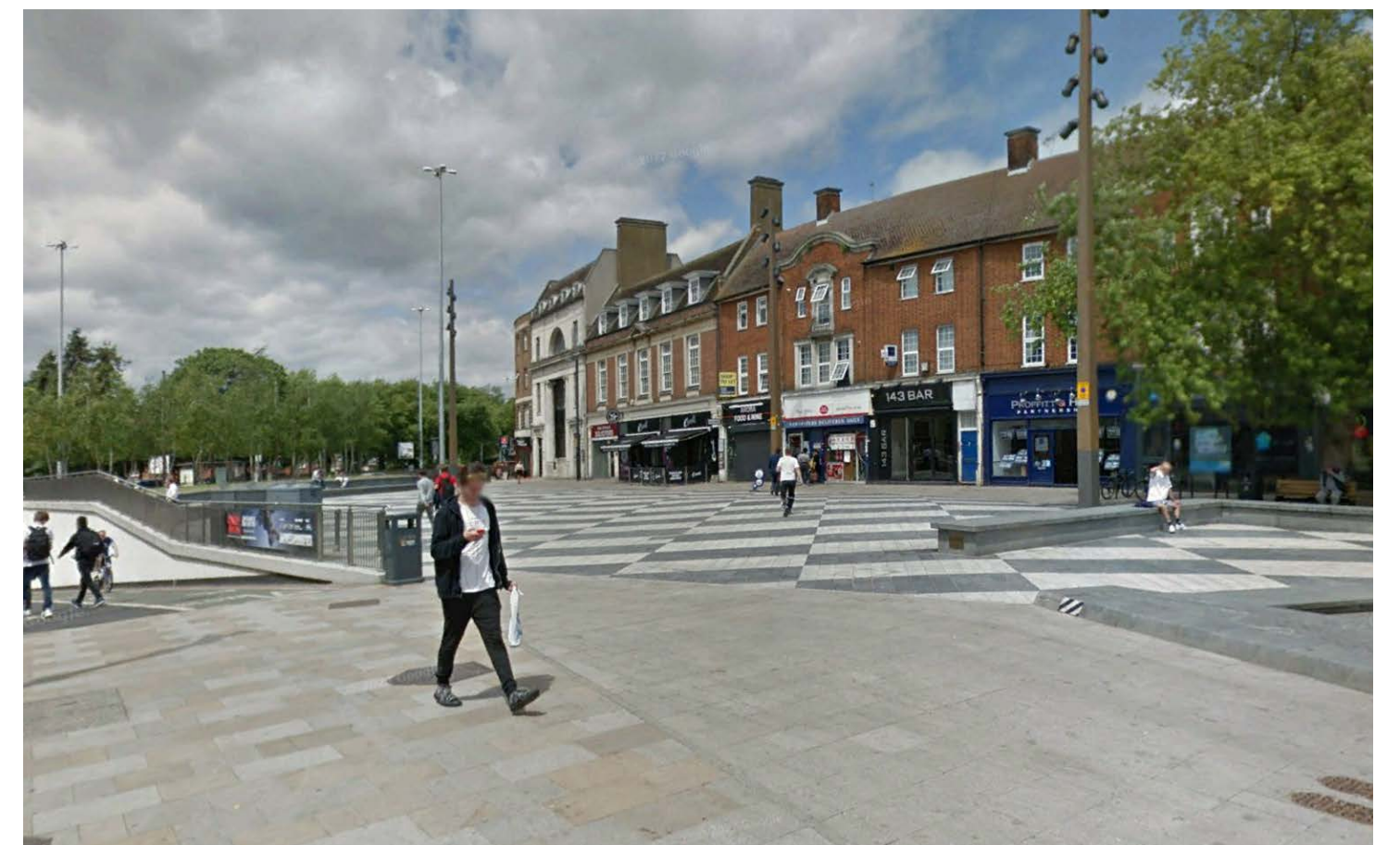
- Site - - - - -
- Commercial - - - - -
- Transport Links - - - - -
- Parks - - - - -



Various amenities in relation to site

Site & Surroundings

The wider context - Watford



Site & Surroundings

The Surroundings - Approval for redevelopment

Ref.no: 19/00305/FUL | Proposed demolition of existing church building and redevelopment of the site by the construction of a new replacement church building and enabling development of 8 terraced four bedroom houses | **Status: Approved** | **Date: 16th January 2020**

- The approved development pertains to St. Thomas's United Reformed Church (opposite the application site) in the designated Conservation Area.
- The existing church, built in the 1970s, lacks fenestration, detailing, and has structural defects, making it unsustainable.
- The approved development includes demolishing the church and constructing a terrace of eight houses alongside a new church building.
- The houses will be 3-storeys with modern designs inspired by local features.
- The church building features innovative designs, stained glass windows, and a spire-like structure on the corner point of the site (closest to the application site).
- The proposed houses have high-quality designs, front and rear gardens, and ample natural light.
- The existing church does not positively contribute to the Conservation Area, and its demolition was therefore considered acceptable.
- The proposed development is of high quality, innovative, and enhances the area.
- It responds well to site constraints and creates a building that fits the surroundings.
- Applications to discharge pre-commencement planning conditions are currently pending (22/01443/DISCON & 22/01468/DISCON) - It is therefore assumed that the application will be implemented.

The revised proposal at no.40 Stratford Road (application site) has carefully considered the approved development at St Thomas United Reformed Church.



Existing Church



'Scroll' like feature of approved Church. Theis+Khan



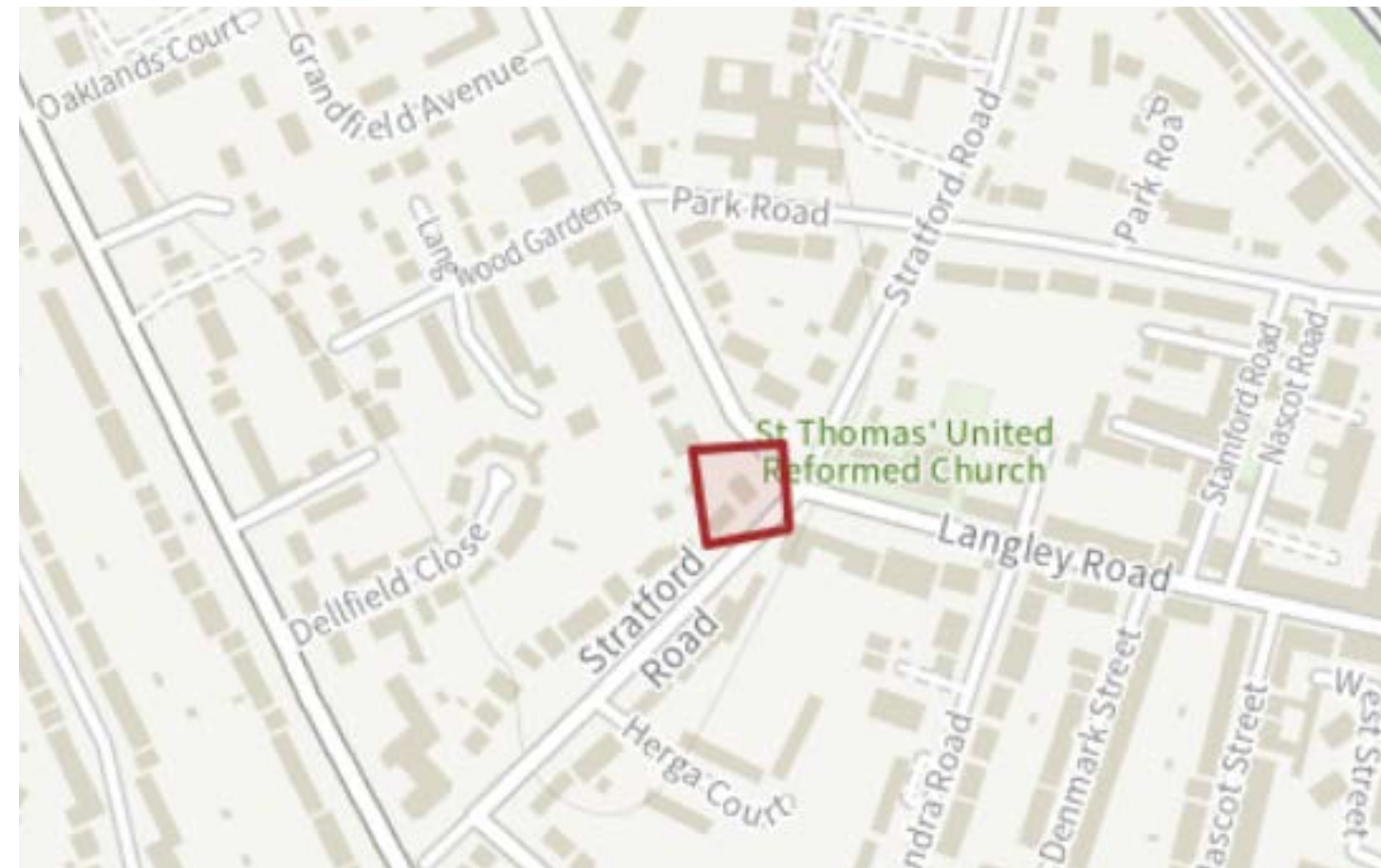
'Scroll' like feature directly opposite the site. Theis+Khan



Gable ended houses. Theis+Khan

Site & Surroundings Designations

- Located in Watford Borough Council
- The site is not situated within a Conservation Area
 - Adjacent to the Nascot Conservation Area
- Located in Watford Borough Council,
- Adjacent to the Nascot Conservation Area,
- Located within Flood Zone 1 which poses a low risk of flooding,
- A group of trees protected by a Tree Preservation Order exist close to the site boundary within Yorke Gate,
- The site is not locally listed or statutory listed,
- There are locally listed buildings in the vicinity of the site -
 - 49-51 Langley Road
 - 76-78 Langley Road



<input checked="" type="checkbox"/> Protected Tree Group	<input checked="" type="checkbox"/> Locally Listed Buildings
<hr/>	<hr/>
<input checked="" type="checkbox"/> Protected Woodland	<input checked="" type="checkbox"/> Article 4
<hr/>	<hr/>
<input checked="" type="checkbox"/> Nationally Listed Buildings	<input checked="" type="checkbox"/> Conservation Areas
<hr/>	<hr/>
<input checked="" type="checkbox"/> Locally Listed Building	<input checked="" type="checkbox"/> Locally Listed Building



Site & Surroundings

Planning History

It can be summarised that the two previous applications on the subject site were refused for several reasons. These reasons included issues such as the positioning, bulk, massing, and design of the proposed developments. Furthermore, they included concerns about the impact on the Nascot Conservation Area and the surrounding locally listed buildings, as well as the potential impact on protected trees and the overall quality of accommodation.

The two previously refused applications, along with their associated delegated reports, have played a key role in shaping the development of the current application at the subject site.

- **22/01252/FUL** - Demolition of Existing Dwelling House and Construction of a Terrace of Three Dwelling Houses and Associated Works Including Stopping Up of the Existing Vehicular Access to the Stratford Road - Refused - October 2022
- **21/00571/FUL** - Proposed demolition of existing dwelling and erection of eight residential units with associated parking, access works, bin and cycle storage - Refused - April 2021

21/00571/FUL - Proposed demolition of existing dwelling and erection of eight residential units with associated parking, access works, bin and cycle storage - Refused - April 2021



22/01252/FUL - Demolition of Existing Dwelling House and Construction of a Terrace of Three Dwelling Houses and Associated Works Including Stopping Up of the Existing Vehicular Access to the Stratford Road - Refused - October 2022



Site & Surroundings

Planning History - Ref. No: 21/00571/FUL

Ref. No: 21/00571/FUL | Proposed demolition of existing dwelling and erection of eight residential units with associated parking, access works, bin and cycle storage | Status: Refused | Date: 09th June 2021.

This application was refused on 3 grounds:

Bulk, Massing and Footprint:

- The proposed building's footprint, while reduced from a previous scheme, is still significantly larger than the existing building, and it maintains a uniform height and dominant roof form with symmetrically arranged gables.
- The proposed building's frontage was closer to the boundary, especially along Langley Road, which hosts locally listed buildings and the conservation area.
- The site's layout deviates from traditional patterns in the area, with a significant portion allocated to car parking that lacks proper arrangement and landscaping, offering no provision for disabled users.
- The bulk, massing, and footprint of the proposed building were considered excessive for the plot and seem more in line with Lorane Court, located to the east and prominently standing in the streetscape, rather than the properties and locally-listed buildings in the conservation area - was considered to cause harm to these assets.

Poor Quality Living Conditions:

- Concerns exist regarding the layout of Flats 2 and 5, particularly due to limited natural light in the open plan living room/kitchen areas and a generally awkward layout.

- The communal space provided totals around 210 square metres, exceeding the required minimum of 90 square meters as per the Residential Design Guide. However, it's noted that only a portion of this space offers usability and privacy, and the applicant hasn't proposed any landscaping measures to enhance it.

Poorly Designed Bin/Cycle Provision:

- The bin storage was planned at the rear, 17m from the kerbside, which doesn't meet standards.
- There was no direct link shown between the building and the bin store, and the proposed route is convoluted.
- The setup was generally deemed unacceptable and negatively impacts the functionality and design of the development.



Proposed Front Elevation



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TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Planning Ref. No. 21/00571/FUL

Smart Build Homes (SR) Limited
C/O Jeremy Peter Associates
Mr Jeremy Peter
21 Britten Road
Penarth
CF64 3QJ

Refusal of Planning Permission

Applicant	Smart Build Homes (SR) Limited
Development	Proposed demolition of existing dwelling and erection of eight residential units with associated parking, access works, bin and cycle storage.
Location	40 Stratford Road Watford WD17 4NZ



Proposed Side Elevation

Site & Surroundings

Planning History - Ref. No: 22/01252/FUL

Ref. No: 22/01252/FUL | Demolition of Existing Dwelling House and Construction of a Terrace of Three Dwelling Houses and Associated Works Including Stopping Up of the Existing Vehicular Access to the Stratford Road | Status: Refused | Date: 19th December 2022

This application was refused on 3 grounds:

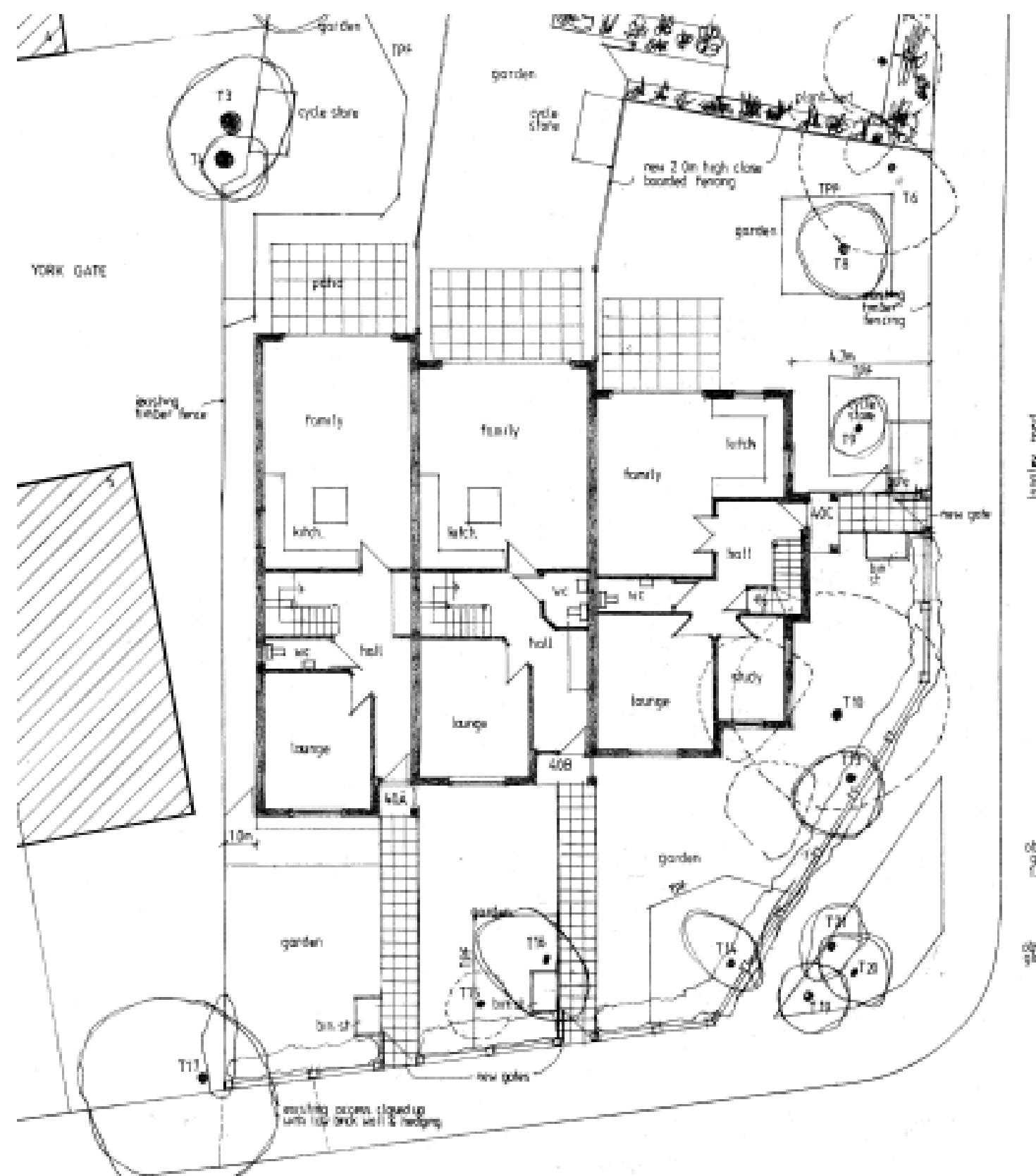
Bulk, Massing and Footprint:

- The proposed development would bring the building line forward, which could be up to 6.3m on Langley Road, potentially affecting the streetscape negatively.
- The design of the proposed building(s) lacks architectural coherence, with differing widths, fenestration, and roof shapes, leading to awkward juxtapositions between adjacent roofs.
- The design does not appear to take cues from the surroundings or locally listed buildings, which are seen as making a positive contribution to the area.
- The proposed development is considered overly dominant and visually incongruous, causing harm to the streetscape and the setting of locally listed buildings and the adjoining conservation area.
- The scale of the proposed redevelopment is considered excessive for the plot and the area, which is characterised by lower density development.

Loss of Trees

- The plans indicate potential loss of five trees and harm to others, especially those in Yorke Gate protected by a Tree Preservation Order.

- Low-level planting beds are proposed at the rear, but without additional information, the potential harm to trees and biodiversity is considered unacceptable.



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TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Planning Ref. No. 22/01252/FUL

Mr J Tolia - Nascot Developers Ltd
 C/O Scropton And Partners
 Mr Roy Hammond
 1-3 Newton Close
 Park Farm
 Wellingborough
 NN8 6UW

Refusal of Planning Permission

Applicant	Mr J Tolia - Nascot Developers Ltd
Development	Demolition of Existing Dwelling House and Construction of a Terrace of Three Dwelling Houses and Associated Works Including Stopping Up of the Existing Vehicular Access to the Stratford Road.
Location	40 Stratford Road Watford Hertfordshire WD17 4NZ

