

Planning Statement

To support the planning application at 8
linden square, copper mill lock , UB9 6TQ.

Created by Freedom Homes Architects

Proposal

Change of use from a ground floor commercial property, currently forming part of a live/work unit, to a residential flat, and replacement of existing front door

Created in response to the Schedule of Reasons for Refusal of planning permission for application 77872/APP/2023/492



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A R C H I T E C T S

1. In the absence of sufficient justification, the proposal involves the loss of employment floorspace within an allocated location, thereby reducing available flexible, accessible and attractive employment floorspace in the borough.

This property was designed and constructed as residential/work building. The ground floor has been originally designed as a workspace with B1 classifications and the upstairs as a residential unit.

The property is not very well suited for B1 use due to the difficulty in delivering goods as the roads leading to Linden Square are very narrow. From our client's experience, it is difficult to use the property as a commercial property.

The original purpose of the unit was not to create employment in the area, but as a way to allow accessibility to working from home, which is what our client intends to use the property for following planning approval.

The property cannot support the employment of staff in respect of the size of workspace available as there is insufficient parking on the site and parking on the road only serves to restrict the size of vehicles that can pass. Within the B1 classification, the property due to its location (opposite a care home and within a residential square) is not suitable for light industrial use, research and development or offices and this type of work could adversely effect the quality of lives of the local residents.



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The owner of 4 & 8 Linden Square initially used the units for many years as an office and warehouse but was forced to relocate the business due to residential development in the area. The development made it impossible to operate a businesses from the sites due to restrictions of vehicle size, for access, parking and noise (light industrial although allowed is not realistic as a business activity on this site). There is also no space for commercial bin requirements. Consequently businesses do not want to operate in this environment as it is not suitable. At a time when the government is encouraging housing development and there is a shortage of affordable houses to rent and buy it seems to go against London housing policy to leave this unit limited to use as a storage facility as that would not benefit the community nor would it add to employment. By its nature the live work unit concept was created to allow work from home but the B1 classification and the size of unit makes single use not possible and is more in line with the needs of a larger company/employers for which this site is not suitable and caused problems with the residents. The B1 use class allows for numerous uses, however due to the restrictions, storage is the only option and therefore the existing use class needs to be reviewed.

Additionally, the site is surrounded by residential properties, mostly located on Summerhouse Lane, Bankside Close and Linden Square. Some of those locations have been shown in the Street view images below:



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Figure 1 Image showing residential properties on Summerhouse Lane.



Figure 2: Image showing properties on Bankside Close



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Figure 3: Image showing residential properties adjacent to the site.

The properties in Figure 3 above are residential, as number 7 Linden Square has approved plans for a conservatory (Ref: 58344/APP/2003/1074), in which the floor plans show the existing kitchen and dining room.

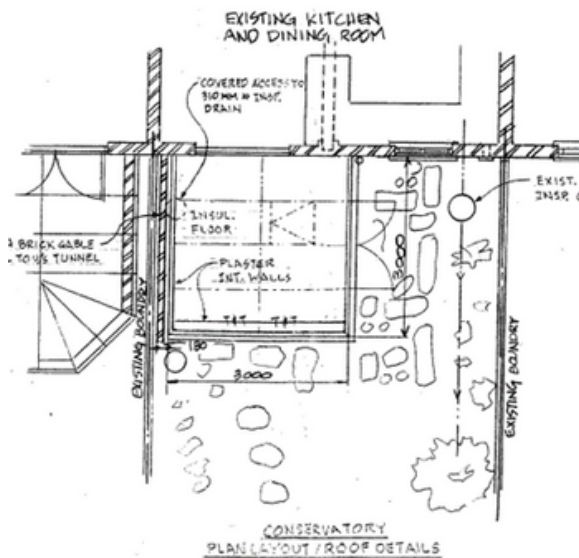


Figure 4: Floor plan of the neighbour adjacent to 8 Linden Square



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Figure 5: Long Room Apartments

Furthermore, a neighbouring property at No. 2 Linden Square has been classed wholly as residential since 2017 and has been confirmed by the owner and the council tax website.

Nearby to the property, the Long Room Apartments development has been given permission to be converted into residential properties with the loss of substantial-sized business units. The distance to the apartments is approximately 0.3 miles and is located on Summerhouse Lane, which is used to access Lindon Square

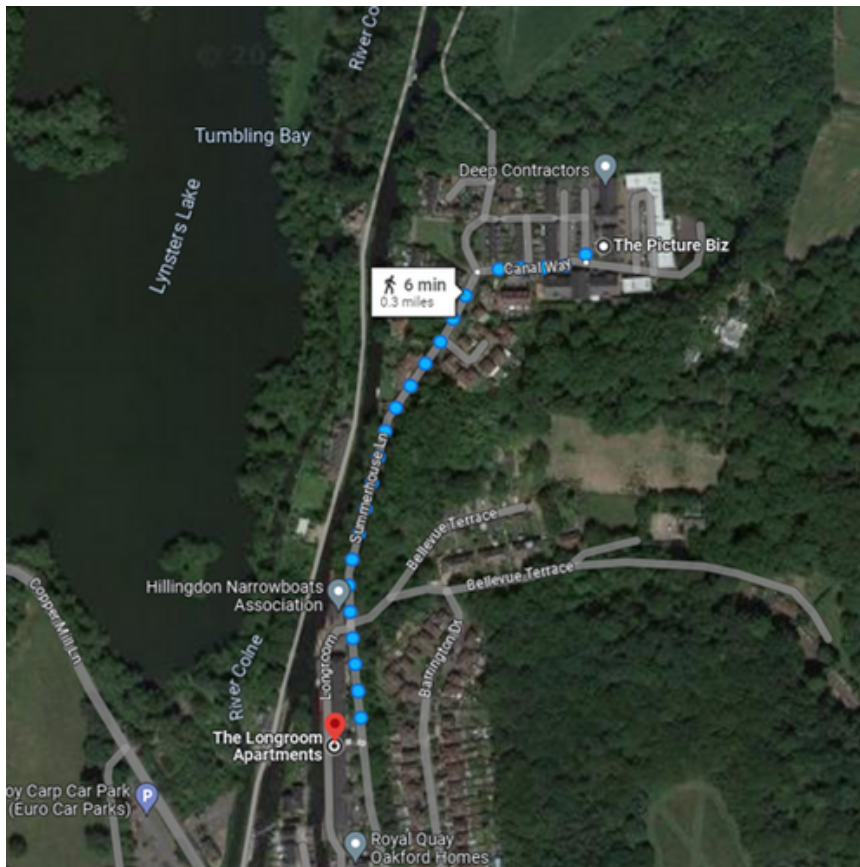


Figure 6: Showing the distance between the site and Long Room Apartments



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The live work concept will still be applicable with the planning change being sought as working from home has been of key importance during/following covid and by the approval of the planning application it will create a second work from home property where previously there was only one. Covid has proved that working from home is now possible for the masses and this conversion only helps by allowing a renter to work from a smaller and cheaper rented property that is affordable as opposed to having to rent the entire building.

The council has specifically allowed the conversion of multiple business units of substantial size and employing in excess of 100 people by the conversion at Royal Quay which backs onto Summerhouse Lane. In addition the council approved the conversion to residential of the Long Room business units numbering approximately 10 units and with the loss of employment and parking spaces. It was these conversions that had a real impact on loss of employment whereas it can be argued that we are creating additional employment by converting the unit into another property so that someone can work from home from. Figure 7 below shows the size of the business unit conversion that was approved indication the loss of employment directly caused by it.



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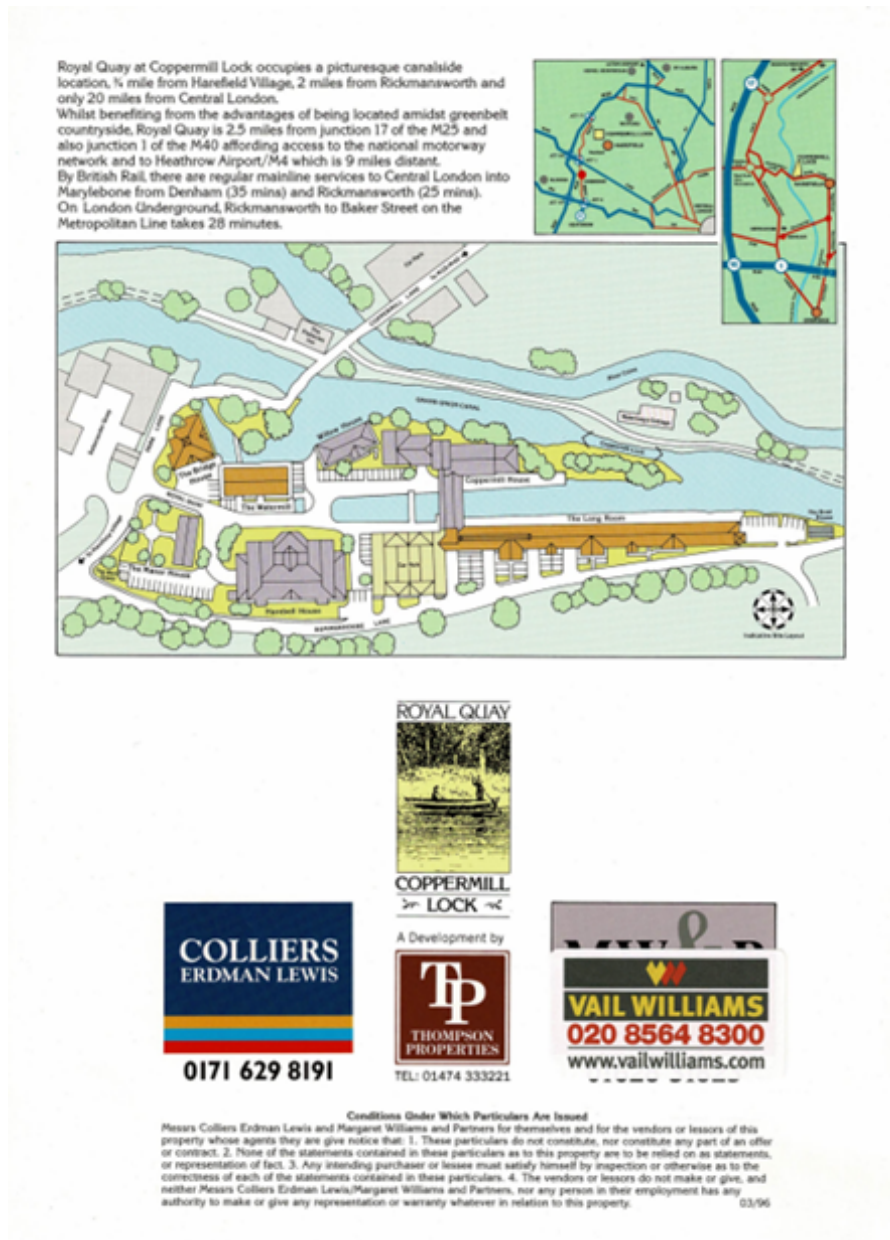


Figure 7



2. The removal of the original workshop doors and their replacement with a pedestrian door diminish the architectural integrity and character of the existing building and the area

The property at 2 Linden square has already also replaced the front door. The proposal matches the door of the neighbours. The property has doors that also matches other residential properties across the street, at 1, 3, 5 Liden Square.

Our client has consulted with the neighbours at 6 Linden square and they are happy to change the doors due to increased energy efficiency as well as to ensure visual cohesiveness between the neighbouring properties . Consequently, all the properties, 2,4,6 and 8 Linden would have a matching front door, reinforcing the architectural integrity and bringing out the character of Linden Square.



Figure 8



3 .Due to the cumulative impacts of the limited natural light, ventilation and outlook to and the significant depth of the living room, the lack of storage capacity, lack of any outdoor amenity space and the location of the bedroom and study windows alongside the carpark (and subsequent poor outlook and air quality afforded to these habitable spaces), the proposal exhibits a substandard level of amenities, detrimental to the living standards of future occupants

As stated in the points above, there are plenty of other residential properties that have habitable rooms on the ground floor with identical car parking conditions, which are subjected to the same air quality. We would also like to argue that due to the distance of congested roads, the air quality is substantially higher than that of the majority of London housing.

The location of Linden Square is in a very quiet and private estate, which means that apart from residents' and employees' parking there is no heavy traffic. As evident in the satellite image in Figure 9, the estate is surrounded by green space as well as a canal. Our design proposes to improve the natural light and ventilation to the property. If the proposal is unacceptable for a residential dwelling after the improvements, it seems unlikely that it would be suitable to support the existing use class, B1 Light industrial

The improved design allowing for more natural light and improved living conditions is demonstrated within the drawings below, figure 13.



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Figure 9: Satellite image showing Linden Square and its surroundings.

There are plenty of recreational greenspaces around the estate that provide shared amenity for the residents. The canal side is only minutes away and has been developed to allow the residents of the estate to utilise it.



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Royal Quay at Coppermill Lock occupies a picturesque canalside location, ¼ mile from Harefield Village, 2 miles from Rickmansworth and only 20 miles from Central London.
Whilst benefiting from the advantages of being located amidst greenbelt countryside, Royal Quay is 2.5 miles from junction 17 of the M25 and also junction 1 of the M40 affording access to the national motorway network and to Heathrow Airport/M4 which is 9 miles distant.
By British Rail, there are regular mainline services to Central London into Marylebone from Denham (35 mins) and Rickmansworth (25 mins).
On London Underground, Rickmansworth to Baker Street on the Metropolitan Line takes 28 minutes.

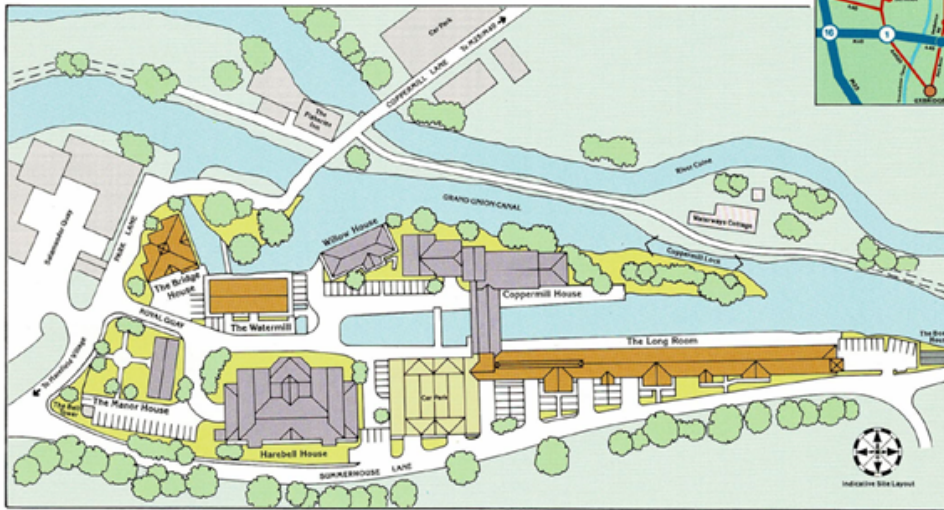


Figure 10: Drawing showing the canal located near the site.



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Figures 11 and 12: Showing private amenity space for residents of Linden Square



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The plans have also been amended to increase the amount of natural light and improve ventilation. Below is the revised proposal:

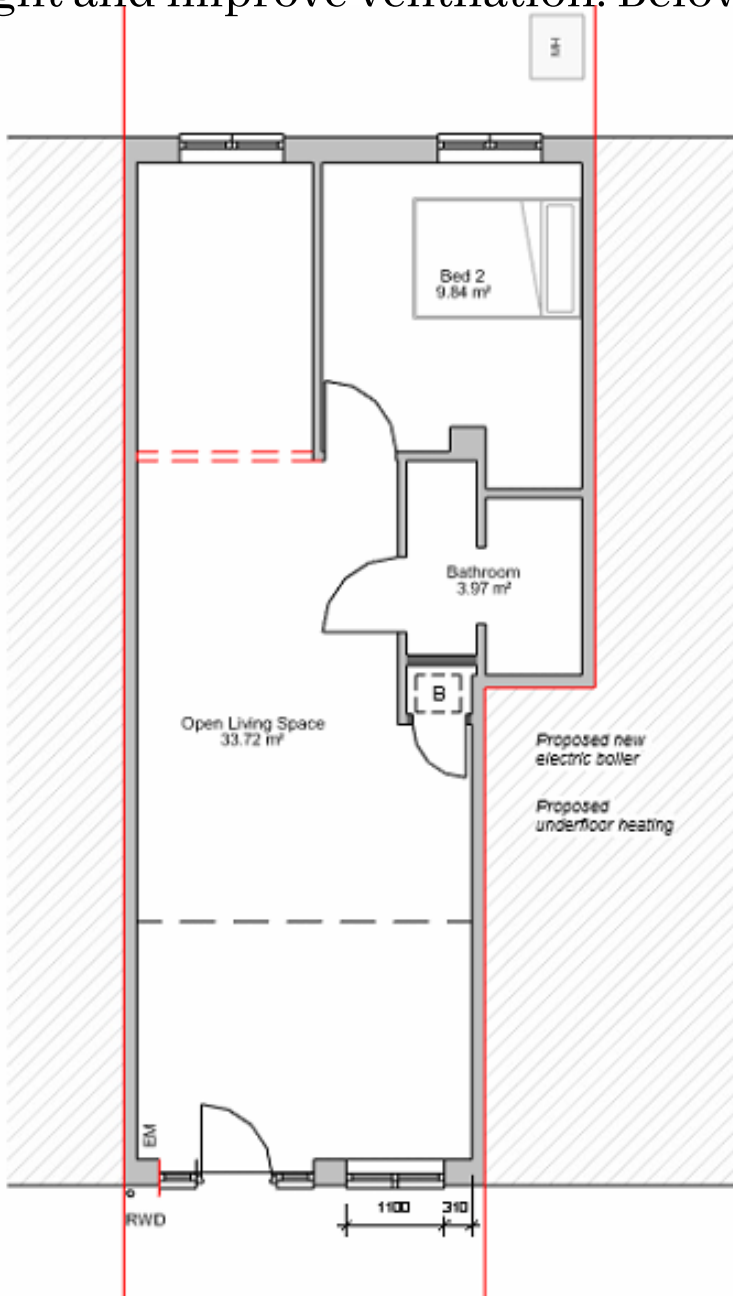


Figure 13: Updated proposed plan



4. The proposal fails to provide adequate car and cycle parking for the proposed residential unit, resulting in increased pressure on existing car parking availability and poor sustainability credentials in an area with limited access to public transport, facilities and services

In regards to the parking spaces, our client owns 5 of the parking spaces in front of the property, which is considered adequate for 2 one-bedroom flats. It is important to note that the houses opposite 8 Linden Square are much larger and only have two assigned parking spaces.

The map below illustrates the allocated parking spaces for 4 Linden Square. The client has two additional parking spaces for 8 Linden Square

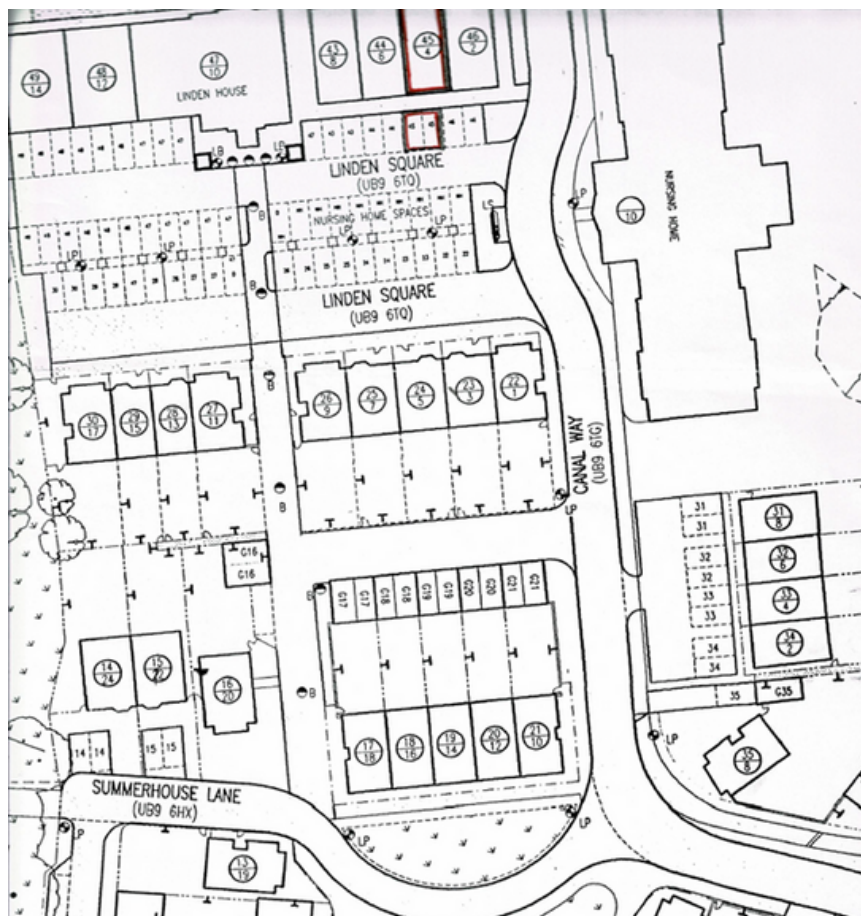


Figure 14: Map showing parking allocation.



5. In the absence of sufficient detail, the proposal has no refuse storage for the existing occupants of the residential unit and the future occupants of the proposed dwelling, resulting in a lack of proper waste management and likely clutter in the public domain

The 4 buildings 2,4,6 & 8 Linden Close have use of a bin storage area by the Linden Homes building. The client has confirmed that there is a regular bin collection. These were designed to accommodate residential waste, rather than commercial waste.

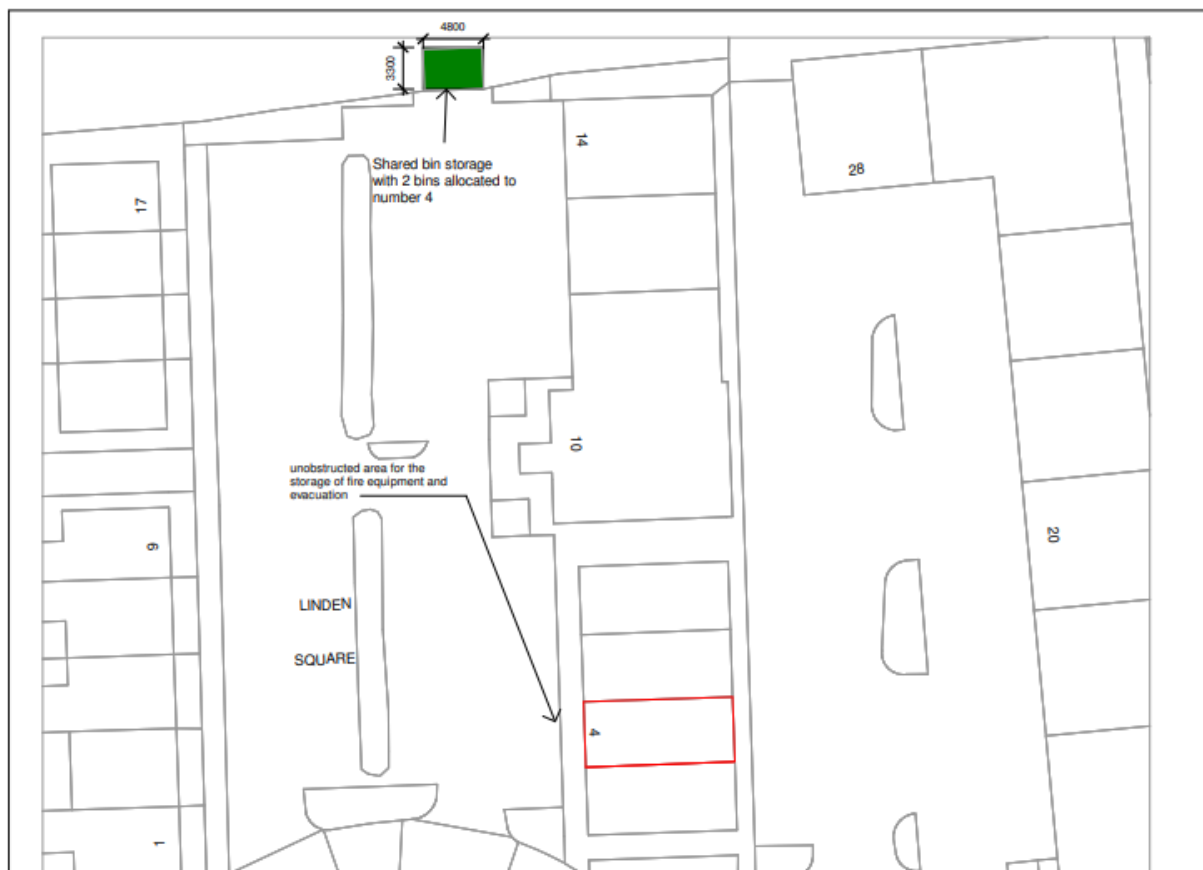


Figure 15: Bin storage position

