

Design & Access Statement

Former ground floor office, 37 Upper King Street, Royston

The Site

The site comprises a former single office which is sited at 37 Upper King Street, within a block of apartments, previously converted to residential from their past office.

The building lies on Upper King Street and is faced externally with red facing brickwork and brown timber windows.

The site is presently accessed by a recessed external walkway, gated at the highway boundary.

Planning History

The site benefits from existing consents for the same conversion under reference 08/01858/1, granted in 2010. This consent was implemented by the internal strip out of the former office in 2010 shortly after the planning consent was received as confirmed recently with the North Herts planning office.

An NMA was submitted and approved in 2018 under reference 18/01045/NMA to amend the front entrance layout, provide an additional window to the second bedroom, and provide additional ancillary storage.

A Discharge of Condition application was submitted and approved in 2018 under reference 18/01049/DOC to approve a noise assessment conditioned on the original 2008 approval.

The Proposal

The works proposed by this application seek the same conversion of this former office to a 2-bedroom apartment, however this time to vary the external design of the existing external walkway, and provide replacement windows to the apartment.

The existing walkway is an unsightly feature of the existing building, gated with black metal gates at the highway boundary, and unlit. In its present design this feature is poorly considered, and an anti-social behaviour potential hotspot. This recess collects with leaves, debris, and litter; therefore its removal via its conversion to site within the residential demise is a positive measure which will improve the external appearance significantly.

New windows are required due to the existing poor condition of the timber units they would replace. Windows are also required to be escape type for fire safety reasons, a measure which the present units do not comply with.

A new entrance to the flat will be created from the existing communal flat entrance at the back of the property, which will ensure this property is an integral part of the existing community.

The site benefits from an existing single parking space in the flat car park behind the site, and communal bin and cycle storage is available with capacity to take this additional property.