

bla architects

CHANGE OF USE APPLICATION SUBMISSION 18 Station Road, Upminster, Essex, RM14 2UD



Station Road Streetscape

Rev. A
March 2021

bla architects

Table of Contents

1. Introduction
2. Existing Building, Site Location & Streetscape
3. Existing Photographs
4. Planning History
5. Proposal
6. Conclusion
7. Drawings

bla architects

1. Introduction

This document has been prepared by BLA Architects in support of Planning Application submission at 18 Station Road to The London Borough of Havering and should be read in conjunction with proposed drawings submitted with this application.



Outline of site indicated in red.

bla architects

2. Existing Building, Site Location & Streetscape

The application site is located within a parade of mixed-use shops on the eastern side of Station Road, approximately 250 metres South of Upminster Station. Built circa 1960s, the units 14 to 18 are contained in a two-storey building and as shown on the photographs, this section of the parade shops is lower than adjacent buildings.

Station Road exists as the main transport route running north to south through Upminster, with the B187/A124 St Mary's Lane as the main route running east to west. These are busy roads, also serving as routes for several and frequent buses. The application site is situated just metres away from the junction of the two roads in Upminster Town Centre and is, therefore, passed by many visitors, shoppers and commuters each day.

At present, the application building is vacant however, the property was occupied by NatWest Bank on the ground floor, bank vault in the basement and offices on the first floor. It has a pedestrian access in Station Road and a vehicle access to the rear of the vacant building by an entrance between unites 22-24 (Roomes Furniture Store) and unit 18 (Previous NatWest Bank) which leads to a parking area for both (previous NatWest and Beresford Employees) and also has a rear pedestrian entrance to the property. The adjacent units 14-16 is occupied by Beresford's Sales Department on the ground floor and their Lettings Department on the first floor.

The total area of the application site is 190m².

bla architects

3. Existing Photographs



Photo of existing front elevation and relationship to adjacent buildings.



Photo of existing front elevation and relationship to adjacent buildings.

bla architects



Photo from vehicle parking showing the existing rear building.



Photo from vehicle parking showing the existing rear building.

4. Planning History

- A0065.93 - Replacement of existing signs with new projecting illuminated Logo sign with illuminated box fascia new branding strips and branch nameplates.
- P0554.94 - Disabled access ramp into branch main entrance.
- A0062.96 - Panel displaying information on one side & advertising on the other.
- P1284.00 - Installation of a 60cm satellite dish.
- A0074.02 - Fascia and projecting signs - part illuminated.
- P0639.04 - New ramp structure with new handrails to level threshold to comply with D.D.A proposed 3 no. external lights.
- P0966.08 - External handrail with associated air conditioning unit and ducting.
- P1742.08 - Installation of handrails to high level flat roof to surround existing plant room.
- A0066.11 - 1 x internally illuminated fascia sign, 1 x internally illuminated projecting sign, 2 x ATM surround panels.
- A0058.14 - 1 x No. internally illuminated fascia sign, 1 x No. internally illuminated projecting sign, 1 x No. non-illuminated nameplate sign and vinyl graphic signs.
- P1822.18 - Change of use of first floor from A2(professional services) to 2 x C3(residential dwellings) and associated terrace with alterations to side fenestrations.
- P0432.20 - Change of use from use class A2 (financial services) to flexible A3 and A4 use (Restaurant, Cafe, Drinking Establishments)
- P0472.20 - Demolition of the existing commercial buildings at 14 - 18 Station Road and construction of a new 4-storey building comprising two commercial units (Use Class A1 and A2) at ground floor level, 8 residential units at first, second and third-floor level, a gym at basement level with ground floor access, and a first-floor creche to the rear.
- P1055.20 - The proposal is to create a first-floor rear extension serving as a meeting room for the existing offices and changes to the internal layout.
- P1216.20 - Creation of roof top bar involving installation of lift and stairs.

Apart from the above no other planning history is available for this site on the council website.

bla architects

5. Proposal

This proposal relates to the approved applications:

- *P1055.20 – “The proposal is to create a first-floor rear extension serving as a meeting room for the existing offices and changes to the internal layout”*
- *P0432.20 – “Change of use from use class A2 (financial services) to flexible A3 and A4 use (Restaurant, Cafe, Drinking Establishments)”*
- *P1216.20 – “Creation of roof top bar involving installation of lift and stairs.”*

As previously approved, the first-floor rear extension served as a meeting room for the existing offices, however this new proposal intends to change its use from A2 to A3 having the approved extension as a kitchen and wash up area.

6. Conclusion

The proposed scheme to which this application relates is to activate the property which is vacant at the moment, changing its use from E(c)(l) to E(b). In our opinion, this amendment has minimal impact on the existing property and the surrounding neighbourhood.

7. Drawings

Within this section please find the drawings:

- 365_001_Site Location & Block Plan
- 365_112_Proposed First Floor Plan