

ROCHFORD GARDEN WAY – EXTERNAL ENVELOPING WORKS AND CONVERSION OF SHOPS

1 SUMMARY

- 1.1 This report seeks that, pursuant to Paragraph 3 of the Town and Country Planning General Regulations 1992, permission be sought for planning permission to change the external envelope of the flats in Rochford Garden Way and for the change of use of the two shops in the same block to residential accommodation.

2 INTRODUCTION

- 2.1 There are design deficiencies to the external finishes of the flats in Rochford Garden Way which require a major scheme to remedy. These flats are unattractive visually and this scheme will provide a new look to the flats and provide additional security.
- 2.2 The two shops contained within this block of flats have proved to be unsustainable as retail units, with the second shop closing recently.

3 REFURBISHMENT WORKS

- 3.1 The scheme currently being designed will provide these blocks with an improved visual appearance and insulation and deal with some of the security issues that have blighted the residents within these blocks.
- 3.2 Closure of the second shop has allowed reconsideration of the use of these particular properties and it is considered that conversion of these relatively small units to provide two bedsit flats is the best option as retail units have proved unsustainable for a number of years.
- 3.3 Agreement for the conversion of the two shops was confirmed at Council on 7 February 2002.

4 CRIME AND DISORDER IMPLICATIONS

- 4.1. These flats currently have door entry systems which suffer constant vandalism and are by passed by youths who climb onto the front canopy roof and enter the stairways via an opening window. The new scheme will remove this canopy over the shops but retaining a canopy over the front entrances, and making the opening windows to the stairwell fixed to reduce this particular problem.
- 4.2 Improving the look and quality of this accommodation should provide a better environment that may help to reduce crime and disorder problems.

5 ENVIRONMENTAL IMPLICATIONS

- 5.1 The proposed refurbishment will provide more attractive blocks which will improve the environment in this area.
- 5.2 Removal of the empty property will also improve the outlook for these flats.

6 RESOURCE IMPLICATIONS

- 6.1 A sum of £125,000 has been set aside in the Housing, Major Repairs programme for 2002 – 2003 to carry out this refurbishment work and an additional £70,000 to convert the two shops.

7 LEGAL IMPLICATIONS

- 7.1 The Council has an obligation to maintain its Council property and provide decent homes.

8 RECOMMENDATION

- 8.1 It is proposed that the Committee **RESOLVES**

That pursuant to Paragraph 3 of the Town and Country Planning General Regulations 1992 that Members agree for Officers to apply for planning permission for the external works to Rochford Garden Way and for the change of use of the two retail units to residential accommodation. (CD(F&ES))

Roger Crofts

Corporate Director (Finance & External Services)

Background Papers:

None

For further information please contact David Timson on:-

Tel:- 01702 318110
E-Mail:- david.timson@rochford.gov.uk