Church Road
BSSA3 Residential design guide

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1.0 Introduction

This design guide has been produced to provide specific guidance for increasing residential accommodation in BSSA3 Church End Town Centre, and supplements the recommendations of the Church End Growth Area Masterplan.

The Masterplan document identifies that, while BSSA3 has been targeted in Brent's emerging Local Plan for the delivery of 96 new homes (in addition to existing planning applications for the marketplace site), ownership is highly fractured. As well as making recommendations for improvements to the existing public realm and social infrastructure, the Masterplan posits a 'site by site' approach to redevelopment. This entails enabling existing landowners to either extend or redevelop high street properties.

This design guide will aim to provide individual landowners with a clear set of design parameters to comply with key planning policy constraints, respect the character of the historic high street, and highlight approaches to achieving Building Regulations compliance.

2.0 High street typologies



Church End town centre housing typologies

Church End Town Centre housing typologies

- Type 1 (1893-1915)
- Type 2 (1874-1893)
- Type 3 (1893-1915)
- Type 4 (1920-1937)
- Type 5 (1893-1915)
- Other, 1 storey (1920-1937)
- Other, 2-4 storey (1893-1915)

As noted in the Church End Growth Area Masterplan, BSSA3 is characterised by its high street, much of which dates from the Victorian era. Although many buildings are in poor condition, many of the structures and the overall rhythm of the high street remain largely intact.

Three principal typologies predominate. At the northeast of the high road, terraces of ornate three storey red brick buildings face one another across the street. While these idiosyncratic façades do much to establish the unique character of Church Road, the northwest side of the street is sadly gaptoothed, with remaining structures in very poor condition.

Further to the southwest, as the high street opens out towards the dual carriageway, an older Victorian terrace of three storey buildings in yellow stock brick form a continuous terrace with upper façades generally in good condition.

At the southwest end of the site allocation, a more modest terrace of two storey red brick structures leads onto the dual carriageway.

While these three typologies are most prevalent, the town centre also includes some other isolated but characterful historic buildings, together with instances of contemporary infill across multiple plots.

The northwest side of the high street also includes terraces of a two storey Victorian typology that has unfortunately been rendered illegible by unsympathetic extensions and alterations.

In light of the poor condition of properties to the northwest of the high street, the Masterplan proposes site-by-site redevelopment here. As existing properties on the southeast side of the high street are to be retained within the masterplan, guidance included below is for suitable extension to these properties to increase residential accommodation.

2.0 High street typologies
2.1 Type 1





This typology comprises ornate three-storey shopping parades built between 1893 and 1915. These include a shop front which protrudes slightly to contain bowed windows to the second and first floors, set within a brick and stucco arch feature. Roof pitches run from back to front. Historic photos indicate that three out of every four façades would have included a pronounced brick gable with an ox-eye window above eaves level. The centre of each sequence of three would also have included a pedestal and ball atop.

On the southeast side of the street, the majority of original façade features remain intact, although many brick gables are missing. Only one property on this terrace includes a front dormer extension, although there are several rear dormers and evidence of many loft conversions.

At low level, there is widespread evidence of disrepair, poor quality glazing, fascias and shop fronts.



2.0 High street typologies
2.2 Type 2





These structures form a highly contiguous three storey Victorian shopping parade in yellow stock brick, constructed between 1874 and 1893. Upper façades remain in moderate condition. Shop fronts and fascias are largely poor quality, with many original features (corbels, pilasters) missing.

Roofs are flat at the front, with a pitch to the rear, set behind a high stuccowork cornice. With the exception of a hotel development above The Burrell Pub, properties do not feature roof extensions.



2.0 High street typologies
2.3 Type 3



This two-storey shopping parade in red brick was constructed between 1893 and 1915. Its scale is modest, in particular relative to the dual carriageway which it curves to meet at the southwest of the town centre.

Many upper façades have been painted, and original features (pilasters, corbels) are missing at low level. Roofs are pitched steeply from front to back. No roof extensions are evident. Many units do not include separate residential street doors, and appear to be accessed via a narrow rear alley from Conley Road.



2.0 High street typologies
2.4 Type 4



Sitting directly adjacent to typology 1, three single storey units feature an exuberant decorative balustrade at roof level. These units include successive rear extensions housing commercial units, but no roof extensions or residential accommodation.



2.0 High street typologies
2.5 Type 5



Just two instances of this red brick typology are extant on the southeast side of the high street. Featuring a stepped elevation and a prominent hipped gable, the complex roof arrangement makes this typology less well suited to extension.



Roof extensions

3.0 Development principles

Like many of London's neighbourhoods, the historic patterns of the traditional Victorian high street form an important source of local character. The success of the high street relies on a balance between residential, commercial and community activities.

Roof extensions will have the potential to provide a valuable increase in residential accommodation, can improve the quality of existing homes on the high street, and expand the local customer base for existing high street businesses. However, in order to do so, extensions and alterations to existing high street properties should respect the following principles:

Roof extensions should preserve the proportion and character of existing street façades.

In practice, this will mean that roof extensions should be clearly differentiated in material treatment from the existing façade, and in many cases should sit back from the front of the building.

Roof extensions should be scaled appropriately.

In many cases, two storey roof extensions are likely to overbear the character of the existing building. It is also important to consider how a roof extension may impact on neighbours' rights to light. BRE 'Site Layout Planning for Daylight and Sunlight' guidance should be used to assess impact. The diagram below set out the general 25° and 45° guidelines on when a detailed daylight and sunlight study may be required.

Maintain clear and legible access to flats directly from the high street.

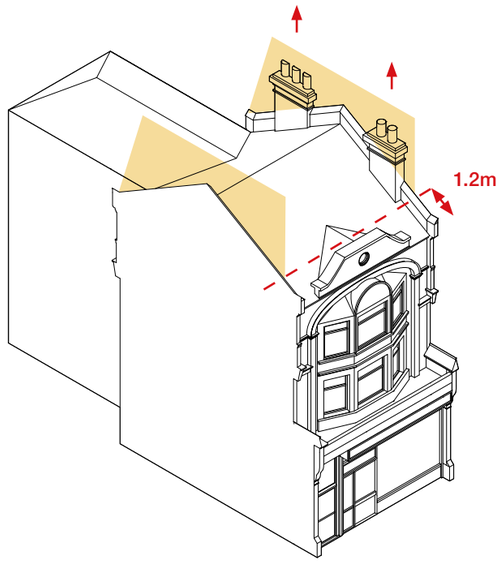
Keep residential entrances in a consistent position at the front of the building line, i.e. not recessed. Clearly differentiate residential entrances from shop fronts e.g. by using solid panel, unglazed doors in a different colour from the adjacent shop front.

Reinforce the rhythms of the high street at pavement level.

Where modifications to the property will affect the high street frontage at ground level, restore fascia signage and shop fronts to their original proportions. Where necessary, restore or replace original features such as pilasters and corbels.

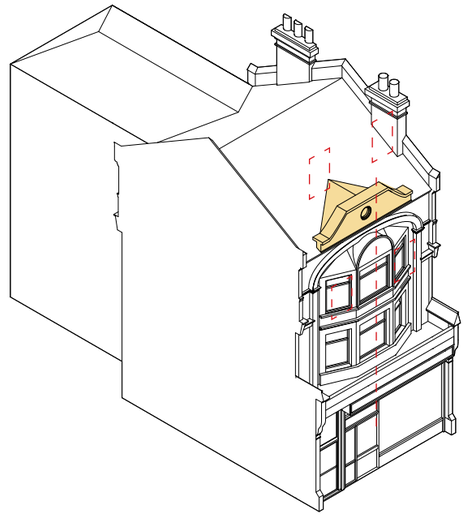
3.0 Roof extensions
3.1 Type 1





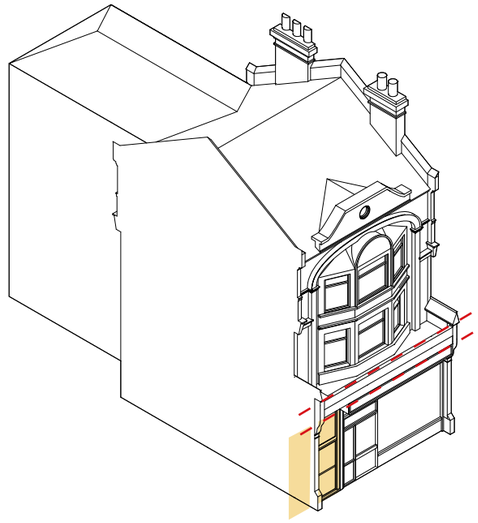
Preserve prominence of ornate gable ends.

- All roof extensions should sit min. 1.2 metres behind the front elevation and present a continuous, straight roof line.
- Front dormer extensions will not be acceptable, while rear dormers should preserve a min. 500mm separation from the party walls and 300mm below the roof ridge.
- Full width extensions should raise the party walls and chimney stacks in reclaimed brick to match the existing.



Respect the proportions and symmetry of existing façades.

- Align new glazing to second and first floor windows.
- Use visually contrasting, darker materials to recede visually from façade.
- Consider reinstatement of gable end detail where it can be clearly established from historic photography that this would have originally featured. Use reclaimed bricks, together with pre-cast details made to match the existing by an architectural moulding specialist.



Create entrances that are clearly legible and reinforce the patterns of the high street at pavement level.

- Most residential entrances are currently paired either side of the party wall. This arrangement should be preserved, with doors brought to the front of the building line wherever these are currently recessed.
- Shop front fascia signs should be aligned consistently across the terrace. The top of the fascia should sit below the top of the adjacent corbel heads. The underside of the fascia sign should sit above the base of the pilaster capital.
- Where necessary, a recessed ‘sub-fascia’ panel can be used to make up the difference in height between the principal fascia and the top of the shop front.
- Refer to Brent’s Shopfronts SPD for further detail if the shop frontage will be significantly affected by the works.

3.0 Roof extensions
3.1 Type 1



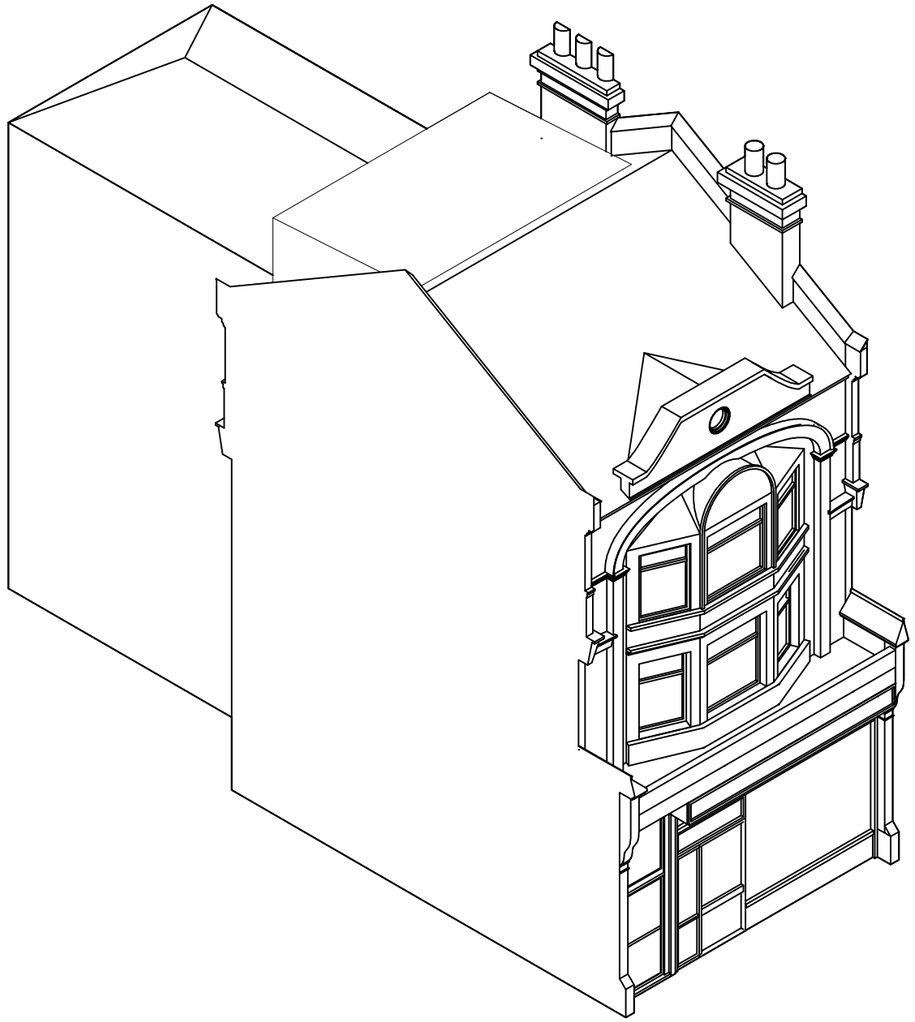
Option 1 – rear dormer

Outside of conservation areas, rear dormers are supported by SPD2 Residential Extensions and Alterations, which contains detailed guidance for their design. While this type of extension can only offer limited additional living space, depending on the existing internal arrangement, this could be sufficient to create, for example, an additional bedroom.

Rear dormers should not extend over the existing rear outrigger extensions. They should finish 300mm below the roof ridge so that they are not apparent from Church Road, and should be set off min. 500mm from the party walls.

As front dormers are not appropriate with this typology, new residential accommodation, generous glazing to the rear dormer will be required. Alternatively, rooflights to the front roof slope could be used to provide adequate daylighting and ventilation.

A contemporary material treatment can be used to contrast with the existing building fabric and avoid distorting the proportions of the original structure. Appropriate materials could include standing seam metal, well-detailed timber shingles or battens.





Example: 30 Lampmead Road, N4. Dormer extension sits behind the existing building line, does not follow the outrigger, and uses well-detailed standing seam metal with generous glazing.

3.0 Roof extensions
3.1 Type 1



Option 2 – full mansard

Full width mansard-style extensions will create a simple, horizontal roof line which does not detract from the terrace's gable end features. However, they will need to be set well back from the front elevation (min. 1.2 metres) to preserve the prominence of the gable detail.

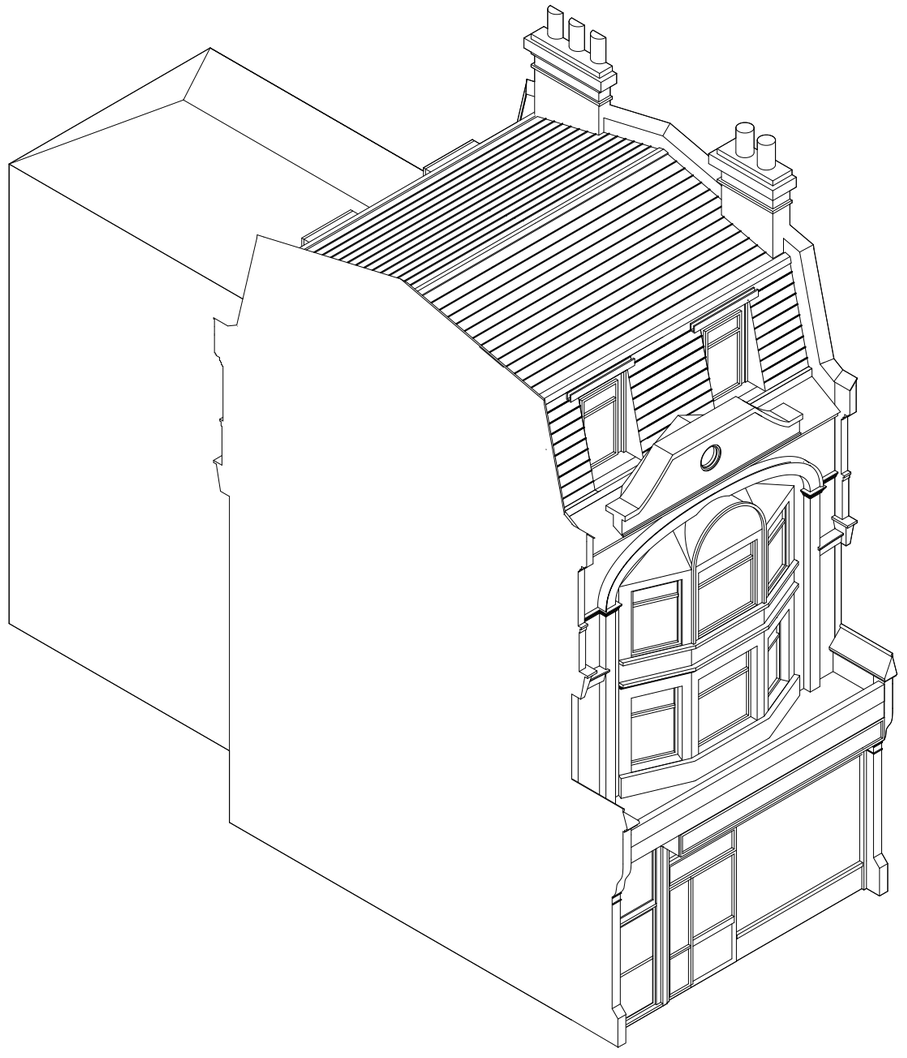
Mansard extensions should retain the position and height of the existing roof ridge. Party walls could be build up in red stock brick with precast twice weathered coping stones a minimum of 150mm above the new mansard roof level. Chimney stacks should be raised to match the existing material and detail.

Minimal contemporary detailing using a dark material, such as standing seam metal or good quality slates, will help the mansard recede visually. Windows to the front elevation should be recessed rather than protruding from the roof slope, and should align with the symmetry of the lower elevation.

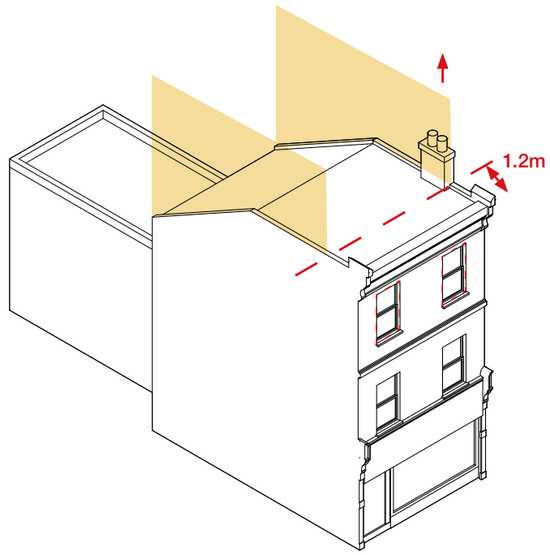
Historic photos suggest that nos. 186, 194, 200, 202, 204 and 210 Church Road would have originally featured gable details, while nos. 184, 196 and 212 are missing significant portions of these. The restoration of these features should be included together with any proposed roof extension to these properties.



Example: Apartment building in Lyon by Fabien Perret Architectes. Mansard extension sits behind the elevation of the existing building. Recessed windows within a dark standing seam metal recede visually from the lower elevations.

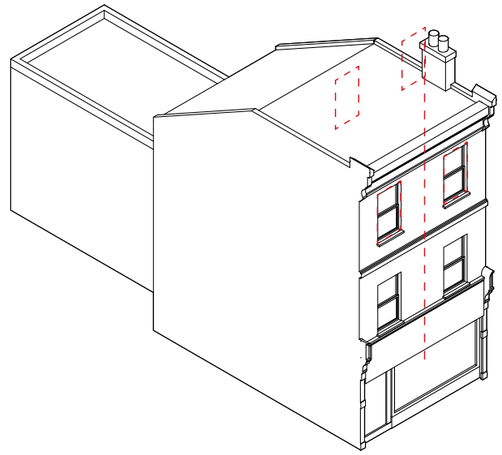






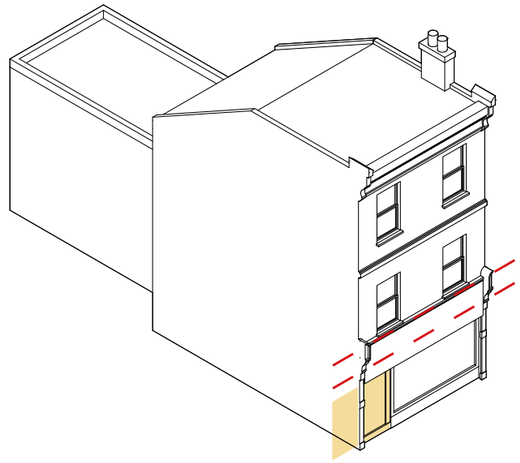
Respect the strong horizontal established by the cornice frieze

- As the front section of the roof is flat, dormer and mansard typologies will not be possible.
- The rear roof pitch allows for dormer extensions, which should preserve a min. 500mm separation from the roof ridge and the party walls.
- Full width roof extensions can help to preserve the strong horizontal composition of the façade, but should sit min. 1.2 metres behind the front elevation and present a continuous, straight roof line.
- Full width roof extensions should raise the party walls and chimney stacks in reclaimed brick to match the existing.



Continue the bold, simple symmetry of existing façades.

- Align new glazing to second and first floor windows.
- Use visually contrasting, darker materials to recede visually from façade.



Create entrances that are clearly legible and reinforce the patterns of the high street at pavement level.

- Residential entrances should be paired either side of the party wall to establish a clear rhythm.
- Where flats are currently accessed from the rear, proposals for roof extension should include reinstatement of entrances from Church Road.
- Shop front fascia signs should be aligned consistently across the terrace. The top of the fascia should sit below the top of the adjacent corbel heads. The underside of the fascia sign should sit above the base of the pilaster capital.
- Where necessary, a recessed ‘sub-fascia’ panel can be used to make up the difference in height between the principal fascia and the top of the shop front.
- Refer to Brent’s Shopfronts SPD for further detail if the shop frontage will be significantly affected by the works.

3.0 Roof extensions
3.2 Type 2



Full width roof extension

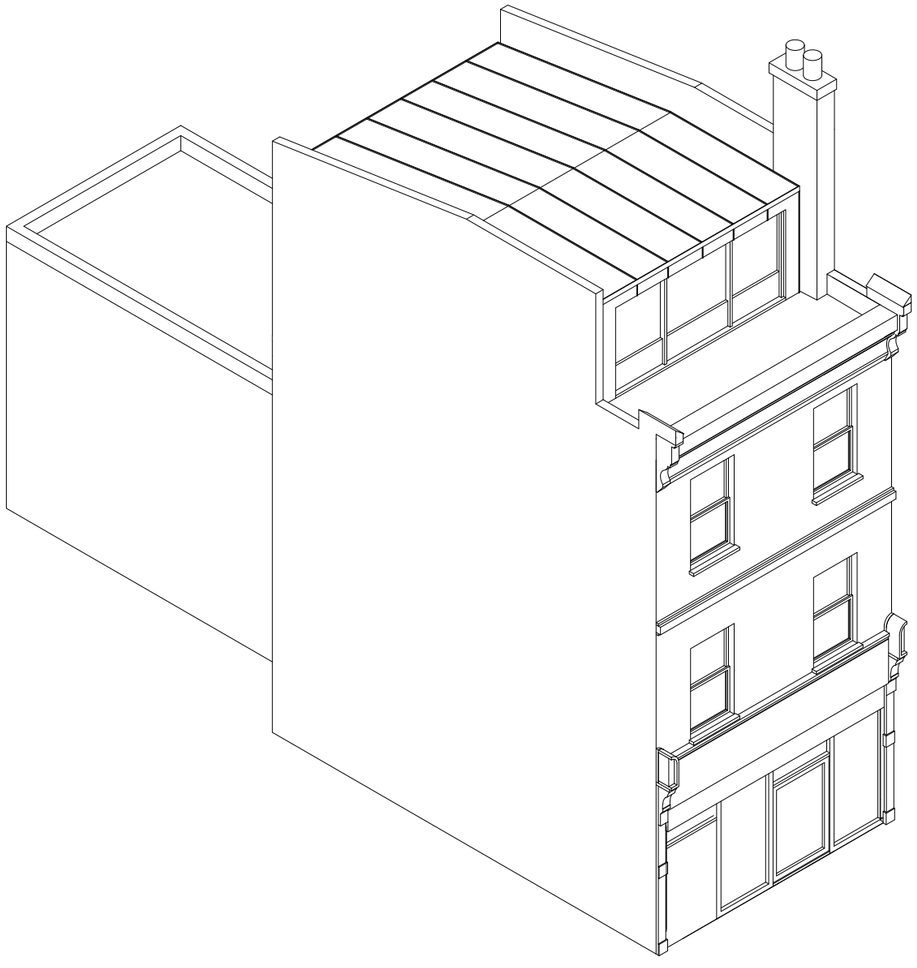
In order to achieve a significant quantity of additional living space, a single storey roof extension should extend across the full width of the existing structure. As the existing roof to the rear is currently pitched, this will add significant height at the rear. As a result, it may be necessary to assess the impact on any neighbouring dormer windows which site back from the roof edge.

Full width roof extensions should sit back from the existing façade by a minimum of 1 metre. A gently sloping or flat roof, rather than a pitch, will maximise internal headroom without undue impact on the street.

Roof extensions should span the entire width of the property and raise party walls in yellow stock brick to match the existing. This will ensure that the ability of neighbouring owners to extend upward is not prejudiced.

Many existing chimney stacks are missing. Where they remain, it will be necessary to raise the chimney in material and detail to match the existing.

In order to avoid distortion of the existing typology, extensions should strike a sympathetic contrast with the existing façade by using carefully detailed contemporary materials. This could include standing seam metal or timber cladding.

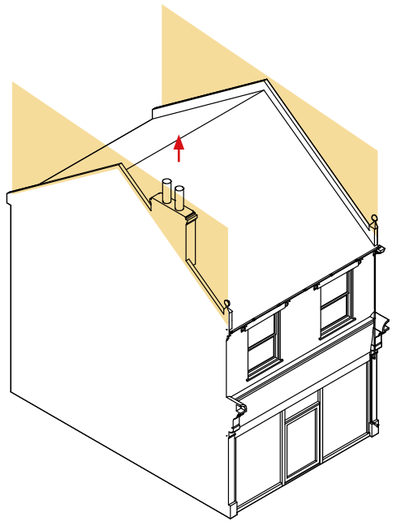




Example: Roof extension in Dartmouth Park. Contemporary extension with low profile sits well behind parapet of existing building with distinct contemporary material treatment.

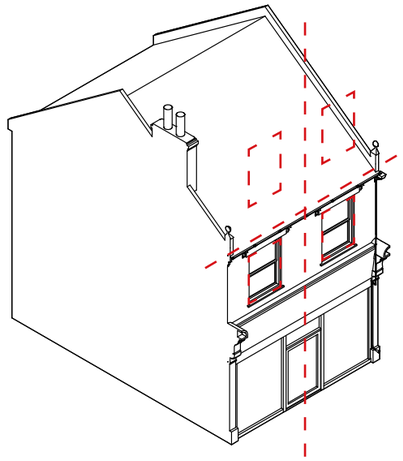
3.0 Roof extensions
3.3 Type 3





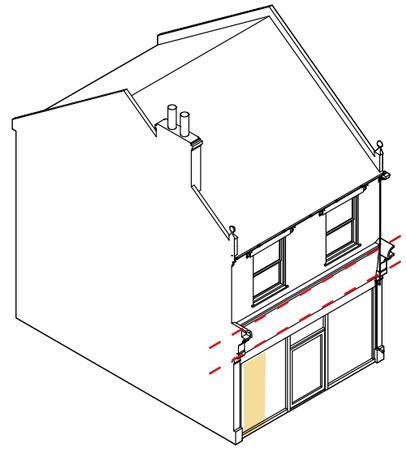
Avoid overwhelming the scale of the existing terrace

- The existing terrace is low in height relative to the street width, but forms an important gateway into the town centre from the south.
- Roof extensions should use materials that contrast with the lower façade to avoid distorting the proportions of the existing building.
- Where full width extensions are proposed, party walls should be raised to make it simple for adjoining owners to extend upward.
- Single storey extensions should remain within the height of the existing roof ridge where possible.



Continue the simple symmetry of existing façades.

- Align new glazing with first floor windows.
- Preserve the line of the existing eaves by varying the material treatment and/or setting back from the front elevation above this point.
- Use a simple, symmetrical volume.



Create entrances that are clearly legible and reinforce the patterns of the high street at pavement level.

- In most cases, flats are currently accessed from the rear. Proposals for roof extension should include the creation of entrances from Church Road.
- Residential entrances should be paired either side of the party wall to establish a clear rhythm. They should not be recessed.
- Shop front fascia signs should be aligned consistently across the terrace. The top of the fascia should sit below the top of the adjacent corbel heads. The underside of the fascia sign should sit above the base of the pilaster capital.
- Where necessary, a recessed ‘sub-fascia’ panel can be used to make up the difference in height between the principal fascia and the top of the shop front.
- Refer to Brent’s Shopfronts SPD for further detail if the shop frontage will be significantly affected by the works.

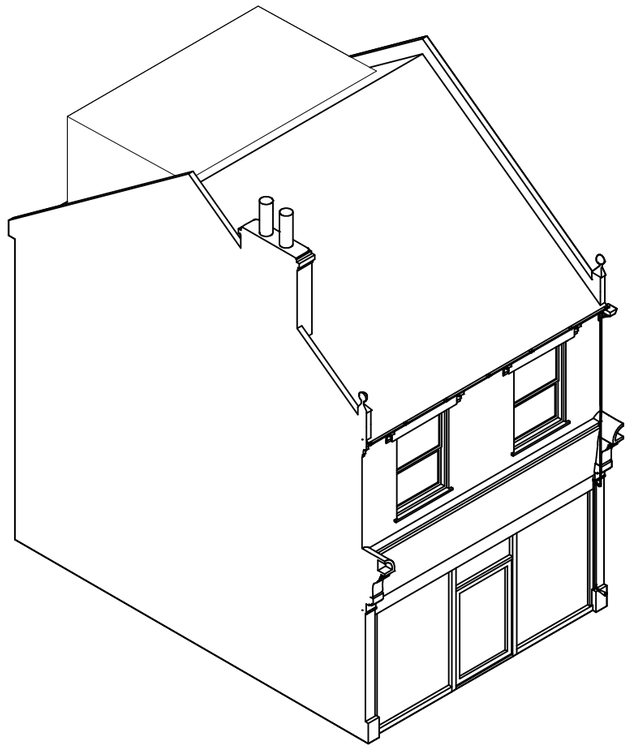
3.0 Roof extensions
3.3 Type 3



Option 1 – rear dormer

As elsewhere, rear dormer extensions are likely to be supported by SPD 2 – Residential extensions and alterations. Rear dormers should come in no less than 300mm below the existing roof ridge, and should be spaced a minimum of 500mm from the party walls.

A material treatment which establishes a clear contrast to the existing brickwork, e.g. standing seam metal or timber cladding, will ensure that the dormer does not distort the existing building's proportions.





Example: Roof extension in Edinburgh by Konishi Gaffney Architects. Bold, simple volume using standing seam metal establishes a sympathetic contrast with the existing building.

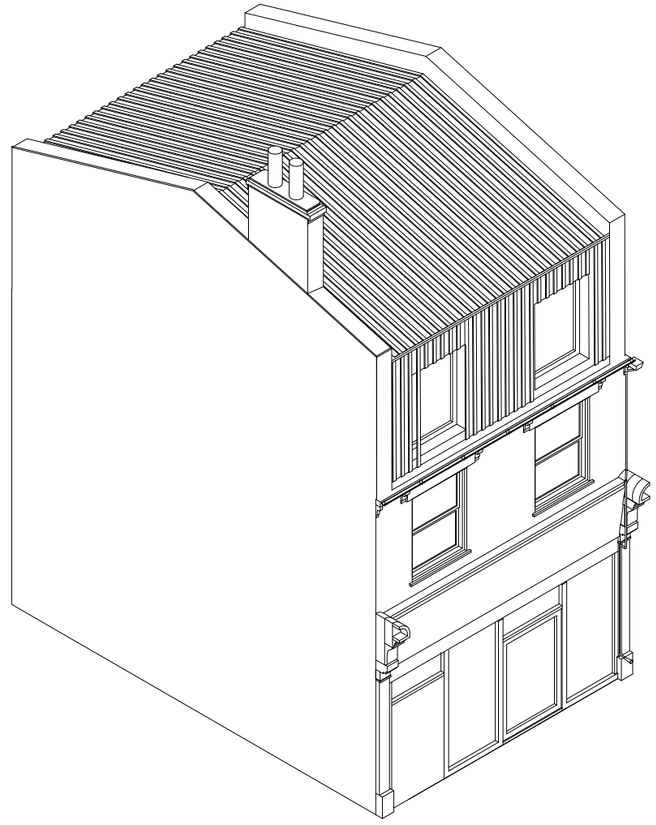


Option 2 – full width extension

In many cases a full roof extension is likely to be the best means of achieving a significant increase in residential accommodation. While the existing façades are not heavily ornamented, and there is no existing parapet at the front eaves, the existing datum should be preserved by using a contrasting material with a contemporary treatment to the roof extension.

Extensions should terminate at the principal rear building line, and not follow the rear outrigger to avoid impacting on daylight to neighbouring windows. The height of the extension should be minimised by using a flat or gently pitched roof. Party walls and existing chimney stacks should be raised in red stock brick with precast coping to match the existing to avoid compromising the potential for neighbouring extensions.

Composition of the roof extension should favour simple volumes which respect the symmetry of the lower elevations. Where new or increased residential accommodation is proposed, it is essential that direct access from the high street is provided adjacent to but clearly distinguished from the shop frontage.





Example: Development in Dalston by Marta Nowicka. Simple, low profile volume in timber shingle contrasts gently with the brick wall below. Openings align between floors for an ordered composition.



Example: Windsor Road house by Russell Jones Architects. Low profile volume in contemporary vertical timber cladding does not distort proportions of existing wall to street.

3.0 Roof extensions
3.4 Type 4







Within the Church End Growth Area Masterplan, the properties which make up type 4, together with the grand former bank and free house on the corner with Ilex Road, are identified as opportunities for significant residential intensification (up to 3 storeys). This is because, as single storey structures, they are significantly lower than the adjacent buildings, and they occupy a prominent position on the high street.

The scale and specificity of the development opportunity here mean that generic design guidance cannot be given. In general, however, new development should seek to retain existing historic façade features at low level. This is best complemented by a contemporary approach at high level that will allow for a clear reading of the original historic building fabric.

Development to upper stories should follow the building line of the adjacent Victorian terrace (type 1), which sits back from the projecting shop frontages. This could allow for retention and restoration of the existing parapet balustrade.



Example: Alex Monroe Studio, Southwark, by DSDHA. Extension to single storey retail unit picks up on eaves and window heights of adjoining terrace, uses contemporary material treatment to achieve clear distinction from host building.

Redevelopment options

4.0 Masterplan context
4.1 Alternative Option (BSSA3-B)

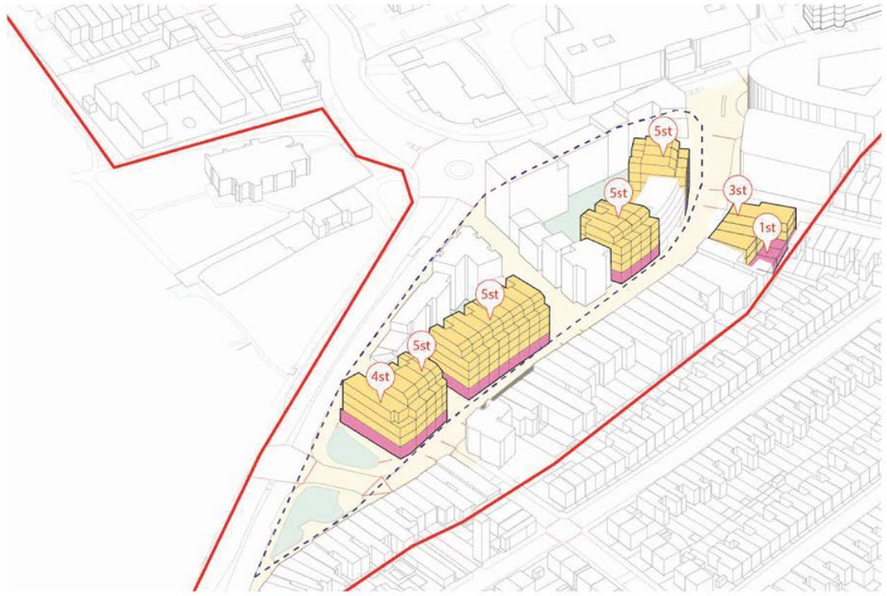
Alongside opportunities for immediate improvements to public realm and 'meanwhile' activation opportunities, the Church End Growth Area Masterplan sets out an approach to development in the town centre on a 'site-by-site' basis. As illustrated (right), development of each plot in the town centre by individual landowners could result in a number of new homes approaching the targets for the site allocation set in Brent's emerging Local Plan.

This approach, as well as avoiding any requirement for complex land assembly, aims to preserve the historic rhythm and pattern of the high street by retaining a fine grain of commercial frontages at ground level. In addition, sympathetic development in this location could help knit large development on the market site into the high street context.

This document sets out approaches to achieving a design which is compliant with planning policy and building regulations, while giving an indication of potential capacity for residential capacity on each site.

4.3 BSSA3: Church End Local Centre

4.36 Preferred Option (BSSA3-B) - Site-by-site redevelopment



In addition to the 99+ homes delivered as part of preceding planning application around the new Market Square, this option sets out the scenario where new housing and other town centres are delivered through a site-by-site approach to development and intensification.

This reflects the fragmented ownership across the town centre and requires an incentive-based approach that encourages individual landowners to extend their properties to provide additional housing.

Please see Design Guidance for town centre for further explorations on how site-by-site development can occur in strategic and cohesive manner.

Proposed:
Total floorspace (developed sites + Catalyst offices): 9,429 m²

Proposed use and massing (indicative)
- Industrial B2/B8/E - existing
- Shared yard for industrial uses
- E(g) -Uses which can be carried out in a residential area without detriment to its amenity: incl. offices, R&D and light industrial
- E(c)/E(g) - Commercial offices, workspace and professional services
- E(g) - Affordable Workspace managed by selected operator
- F - Community and Learning
- E(a)/(b)/(c) and sui generis - Retail, F&B and local services
- C3 - Residential
- Parking/Podium
- New green and open spaces (with informal play integrated with landscape)
- Proposed building height

Proposed massing for BSSA3 (B-site by site option)

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Excerpt from Church End Growth Area Masterplan

4.0 Redevelopment options
4.2 Plot types



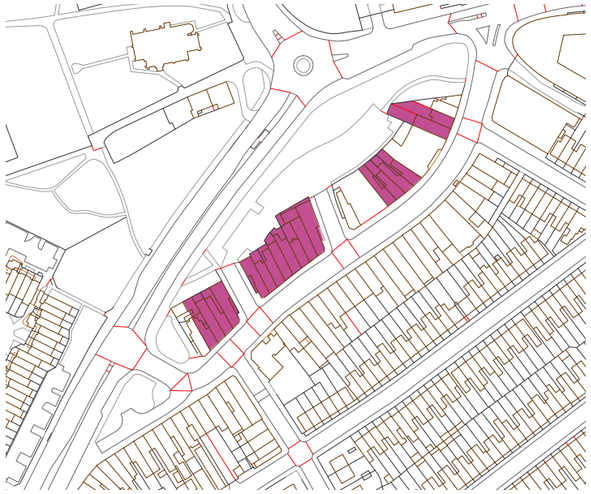
Plot sizes

- Plot type 1 – 22-24m deep, ca. 5.2m wide, typically access from front (high street) only
- Plot type 2 – 26-30m deep, 5.5-6m wide, potential access from rear

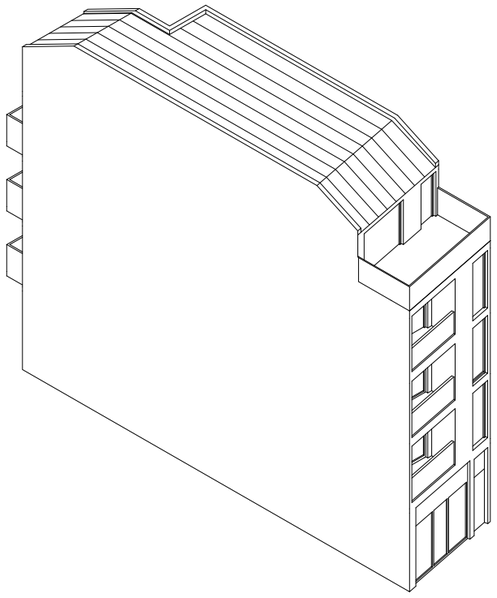
The fabric of the northwest side of the high street is formed largely by examples of type 1 (see above), i.e. ornate three-storey shopping parades at the northeast, with heavily modified examples of a two-storey yellow stock brick typology to the southwest. Many are in poor condition.

The majority of plots are around 5.2 meters wide and, following development of the market place site, will be accessible only from Church Road (i.e. no direct rear access). These plots constitute a typical high street plot typology (type 1).

At the southwest end of the high street, plots are slightly wider, on average somewhat deeper, and will retain access from the rear (north) following development of the market place site. The furthest southwest plot presents an extensive flank onto existing public space, and is considered here as a distinct typology.



context plan



axonometric diagram

The Church End Growth Area Masterplan identifies that five storey development may be considered appropriate in this location.

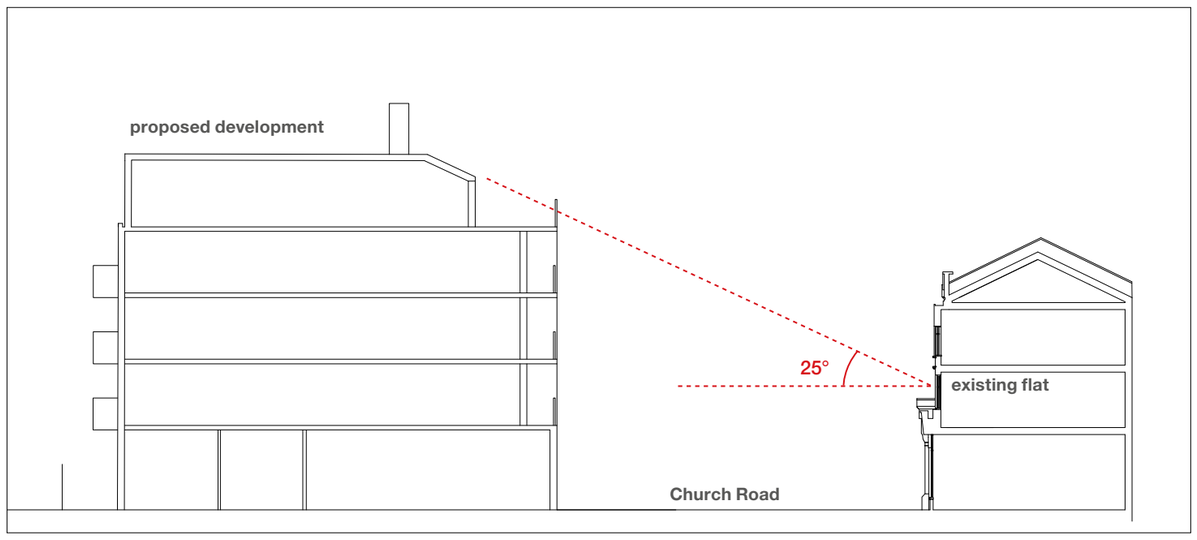
A small commercial unit (E or F) will create an active frontage at street level. Access to residential units should be directly from Church Road via a clearly legible dedicated entrance that is subservient to the shop front.

Storey and eaves heights should relate to the existing where possible (i.e. where neighbouring type 1 units) while glazing should follow a simple, repeated alignment between floors. At lower level, shop frontage and fascia heights should relate to the original proportions of the adjacent Victorian typologies.

While detailed daylight studies have not been carried out as part of this study, the diagram (below left) illustrates that a set back fifth storey and a carefully detailed roof terrace balustrade can be incorporated without unacceptably impacting daylight to flats across the high street. However, as rear extensions and outriggers vary widely across the terraces, detailed assessment of the impact of new development on neighbouring rear windows in accordance may be required.



▲ Example: Redchurch Townhouse in Shoreditch by 31 44 Architects. Commercial unit at ground floor is carefully aligned to neighbouring existing buildings, while upper storeys and glazing relate closely to adjacent buildings. Contemporary material treatment is distinct from historic neighbours.



typical section across high street demonstrating approach to compliance with BRE guidance on daylight



◄ Example: Blackfriars Road by De Matos Ryan. Eaves height relates closely to original structures, while upper storeys are set back to minimise impact at street level.

4.0 Redevelopment options
4.3 Plot type 1



ground floor | first floor | second floor + terracing strategy | top floor

At ground floor, a modestly scaled commercial unit should retain an active frontage with extensive glazing onto Church Road. Residential entrances should be paired across party walls to match the existing arrangement.

Flats are accessed via a single shared stairwell. Compliance with the Building Regulations Part B (Fire) is likely to require the provision of protected lobbies to each floor, ventilated via a smoke shaft rising above roof level. Developers are advised to seek the input of a specialist fire safety designer. It should be noted that four storey development may benefit from consideration as a small, single stair building under the Regulations, enabling a simplified arrangement.

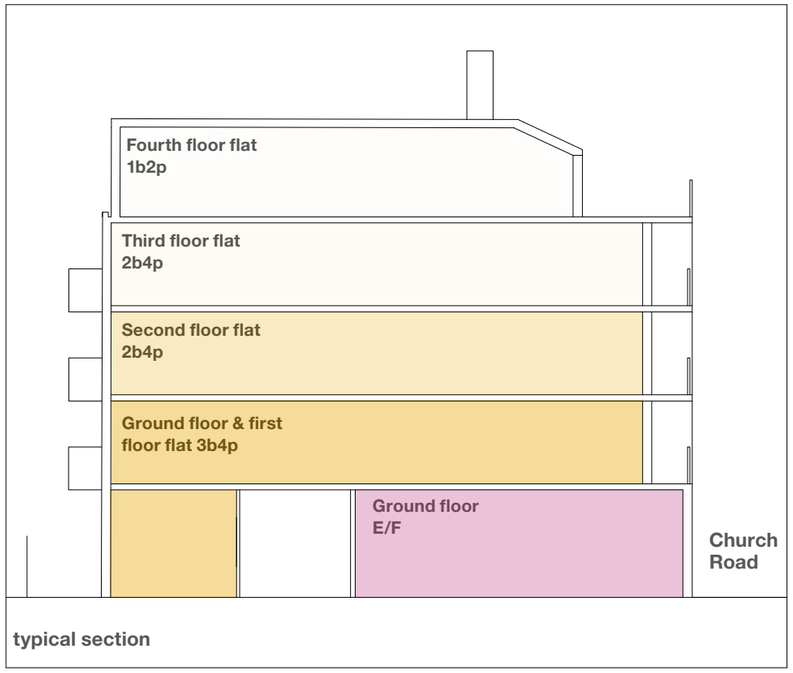
Cycle storage is accommodated to the rear of the stairwell via a fire protected lobby. If site arrangement allows, e.g. end of terrace plots, it may be desirable to seek an arrangement where cycle storage is accessed externally.

Refuse collection follows Brent's standard method for flats above shops, with recycling and general waste sacks placed directly outside on the high street pavement within strict hours for collection.

At first floor, each flat is accessed via a protected fire lobby. Flats to upper storeys are dual aspect, and achieve private amenity space to minimum GLA standards through balconies. Living/kitchen/dining areas are placed to the front of the property, benefiting from southern exposure, while bedrooms are positioned to the rear furthest from street noise.

The drawn arrangement seeks to maximise residential accommodation by including an additional bedroom to the first floor flat at ground level, together with a private garden. An approach with a full commercial ground floor could also be appropriate.

Daylight is brought into the deep floor plans via an inset to the north elevation. To maximise the effectiveness of this strategy, the typology should be mirrored across the party wall.



typical section

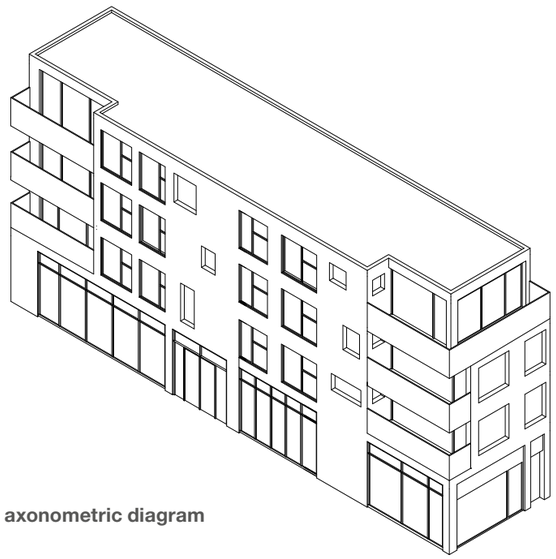
Type of flat	Total	Bedroom 1	Bedroom 2	Bedroom 3	Living/ kitchen/ dining	Storage	External amenity space
Ground floor E/F	36m²	-	-	-	-	-	-
Ground floor & first floor flat 3b4p	82m²	12m²	11m²	11m²	29m²	2.5m²	18m²
Second floor flat 2b4p	71m²	13m²	12m²	-	29m²	2m²	7m²
Third floor flat 2b4p	71m²	13m²	12m²	-	29m²	2m²	7m²
Fourth floor flat 1b2p	60m²	14m²	-	-	31m²	1.5m²	13m²

schedule of accommodation

4.0 Redevelopment options
4.4 Plot type 2



context plan



axonometric diagram

At the southwest end of the high street, two larger plots will retain access from the north following development of the marketplace site. Here, a typology which addresses both the high street and the dual carriageway is possible.

At the ground floor, commercial (E or F) uses bring active frontages to the high street and onto the dual carriageway, where ground floor residential accommodation is likely to feel unpleasantly exposed.

Above, three storeys of dual aspect two bedroom flats are accessed from the high street via a shared stair core. The top storey is set back from the high street to avoid impacting daylight to first floor flats across Church Road. Note that the drawn arrangement has not been subject to a full daylight study.

The plot occupies an important strategic location adjacent to open space which is identified for public realm improvements by the Masterplan. Ground floor units should positively address open space through this side elevation, and will be particularly well suited to community and cultural uses which can establish a strong relationship with the open space.



4.0 Redevelopment options
4.4 Plot type 2



ground floor | first floor | second floor | third floor

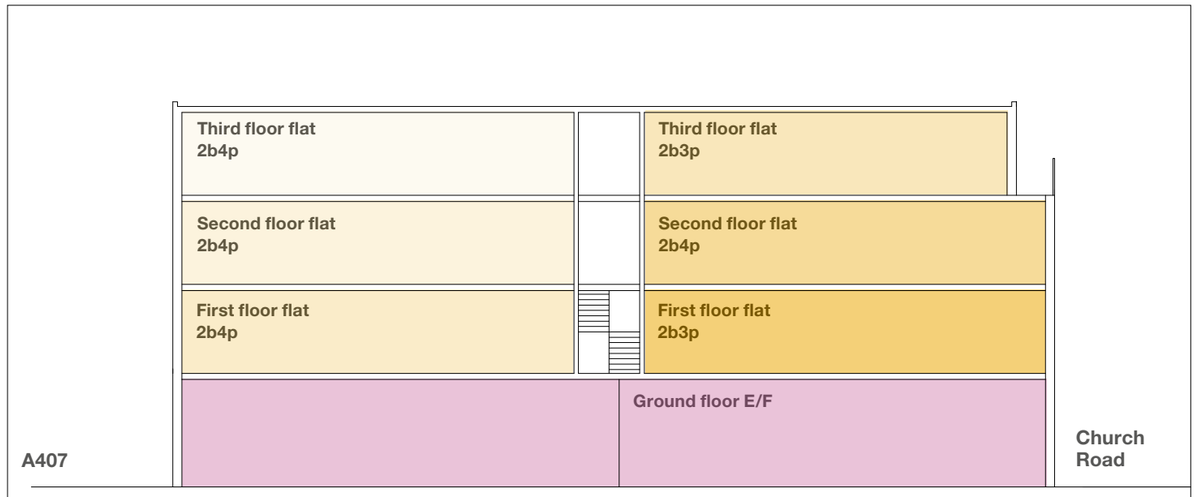
At ground floor level, a large commercial unit extends the full depth of the plot. If considered more appropriate to local demand, this can be subdivided into two separate units, one facing the high street and the other toward the dual carriageway.

Flats are accessed from the high street via a door adjacent to the shop front into a shared stairwell. Doors should be clearly demarcated and paired around the party wall to continue the rhythm of the high street. Cycle storage is accessed via a fire protected lobby.

Refuse collection follows Brent's standard method for flats above shops, with recycling and general waste sacks placed directly outside on the high street pavement within strict hours for collection.

Flats at upper level are accessed via a fire protected entranceway. The shared stair must be ventilated at the head via an openable vent of at least 1m².

- 2 no. flats per floor, with dual aspect living/kitchen/ dining spaces
- amenity space provided via balconies, which are oriented towards potential new public realm at the west of the town centre
- detailed daylight assessment is likely to be required to evaluate impact on rear windows to neighbouring flats, particularly if mid-terrace plots have not been re-developed



typical section

Type of flat	Total	Bedroom 1	Bedroom 2	Living/ kitchen/ dining	Storage	External amenity space
Ground floor E/F	140m²	-	-	-	-	-
First floor flat 2b3p	67m²	12m²	10m²	30m²	2m²	7m²
First floor flat 2b4p	71m²	12m²	12m²	31m²	2m²	7m²
Second floor flat 2b4p	72m²	12m²	12m²	30m²	2m²	7m²
Second floor flat 2b4p	71m²	12m²	12m²	31m²	2m²	7m²
Third floor flat 2b3p	67m²	12m²	10m²	30m²	2m²	14m²
Third floor flat 2b4p	71m²	12m²	12m²	31m²	2m²	7m²

schedule of accommodation

4.5 Approvals procedure

New development in Church End town centre needs to balance the need for new residential accommodation against the value of a historic environment, the amenities of neighbours, the vitality of a high street and forthcoming regeneration. As a result, in many cases new development in the town centre will benefit from specialist design advice. As well as helping to navigate the consent process, a suitably qualified designer should be able to help maximise the value of new development.

