



Northwood Residents' Association

www.northwoodresidents.co.uk

Reply Email: planning@northwoodresidents.co.uk

To:
Michael Briginshaw – Planning Officer
Planning Dept
LB Hillingdon

Date: 12th December 2022

Re: FORMER NORTHWOOD POLICE STATION, 2 MURRAY ROAD, NORTHWOOD:

The Application references are:
46639/APP/2022/60 - change of use
46639/APP/2022/56 – alterations

We refer to the two new documents uploaded to the portal on 7th December 2022

1. Site Layout Plan:

Even when looking more closely at the new layout plan, it is unclear what the changes are as the plan has the same number as the previous one and nothing clearly coloured in accordance with the legend.

If any external alterations are proposed, then we object on the basis that the building is listed and that should be respected.

However, it highlights some important points regarding access to the property.

The pedestrian access is stated to be from Maxwell Road. It is unclear if this is disabled access or general access. Certainly, disabled access is essential but given how busy Maxwell Road is throughout the day and with parking meters along this frontage just where the Police Station is and the proposed pedestrian access point, it means drop-offs and pick-ups for the disabled and others would be very restricted.

The intent for there to be drop-offs and pick-ups has already been confirmed by the previous submissions.

It shows again very clearly that this building at one of the busiest junctions in Northwood is the wrong location for both proposed uses which will generate more traffic at an already stressed location.



Northwood Residents' Association

www.northwoodresidents.co.uk

2. Air Quality

We fully support the need for clarity on increased air pollution before a decision is made.

The letter refers to this being an intensity of existing similar uses. However, the other establishments have been located there for decades, and Northwood has seen a significant intensity of traffic since then through increased residential development where single dwellings with 2/3 cars have been demolished and replaced by blocks of flats with 10/20 cars per block.

That is not just the case on the LB Hillingdon side of Northwood where there is the 10% rule, although it doesn't change the increase in cars. However, it is also very intense on the Three Rivers side of Northwood. Just go along Eastbury Avenue and you will see new huge blocks of flats with closer to 40 cars per site.

This has caused a significant increase in traffic since those religious establishments were constructed.

It is also unclear just how many car journeys there will be for the proposed uses of the Police Station, given we assume that going to and then from the building is 2, and if a drop-off then go home, then return to pick-up and go home, is 4 journeys.

We know from the existing traffic stress the reluctance to walk in the cold, and damp, and darkness, and rain. Will attendees willingly go by public transport or walk when they will be sitting perhaps for hours at the event they are attending in damp or wet clothes? Wouldn't they prefer to go by car and keep dry and warm, and do the journey there as well as back far quicker?

Once again, we stress that Northwood has seen increased traffic stress over the last couple of decades, and this building, being right in the centre of Northwood, is in the wrong location for **both** proposed uses.

Conclusion:

The NRA remains concerned about the impact of traffic.

We confirm the previous comments made still stand particularly relating to traffic stress.

The conditions previously requested in connection with noise also still stand as does the requirement to reinstate the listed items that should be kept outside the building in the position they were at the time of the listing.

On the basis of the above we still request the planning applications are refused.

Northwood Residents Association

<https://www.northwoodresidents.co.uk/>

Supporting Local Residents and Businesses