



GLA Architecture and Design

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DESIGN STATEMENT

Our ref. 2049-2

23.02.21.

Proposed part ground floor's change of use from commercial to a residential unit at no. 666 High Road, London N12 0NL



Front view from High Road

GLA Architecture and Design Ltd.

Registered in England & Wales no. 04672884

Registered office:- Southgate Office Village, Block E, 286A Chase Road, London N14 6HF



Rear View from Churchfield Way



Rear view from ground floor's extension roof



Site plan

Building's Description and Location

666 High Road is located south of the main North Finchley commercial district on the A1000 on the corner with Woodhouse Road, the local context is of mixed use with both commercial and residential uses.

666 High Road is a mid-terrace two-storey building built in 1911 as part of the Woodhouse Parade. The building consists of a ground floor shop and a residential unit on the first floor. The residential unit is accessed via Churchfield Way to the rear of the property that runs behind the parade of shops. Churchfield Way is predominantly a service access for parking, deliveries with varied extensions done to the rear of the existing buildings to serve the shops.

The front of the property has a grey rendered wall with a bay window to the upper floor and a red clay tile pitch roof and bay window gable. The ground floor has a large glazed shopfront and shop sign above. To the rear the site has been extended in 1967 with a pale brick extension and metal staircase for access to the upper flat. The rear first floor wall has been rendered and painted yellow. The shop premises has been vacant since February 2020.

Design Proposal

The proposal consists of a reduction of the commercial unit by converting the rear extension into a studio flat. The commercial unit to have a change of use from A3 to an A1 Class of Use. The shop's floor area to be 35 square metres and will include a new ground floor toilet.

The residential unit to be accessed via Churchfield Way and will have a floor area 37 square metres. A new white upvc double glazed door and full height window is proposed to the rear elevation to allow maximum level of natural light into the studio flat. Bike storage will be provided externally under the existing metal staircase, via a new Sheffield stand.

Proposed Floor Areas

The studio flat to be a one-person unit of approximately 37 square metres.

Shop to be approximately 35 square metres.

Proposed Materials

White upvc double glazed windows and door for the studio flat.

Transportation

666 High Road has a PTAL rating of 4 and is in close proximity to North Finchley bus station and is serviced by bus no.s 134, 221, 683, 112, 263, 383, 13, 125, 460 and night bus N20 . In addition, the site is in close proximity to West Finchley and Woodside Park Northern Line stations. We have provided one Sheffield stand for a cycle space for the residential unit to the rear.

Sustainability

1. Double Glazing:- By using Low 'E' glass with a minimum of a 20mm gap between each pane, this energy efficient window & door system reduces carbon emissions.
2. All lighting to be energy efficient.
3. All new condensing boilers to be energy efficient with minimum SEDBUK 2009 efficiency of 88%.
4. Reduced water consumption through the use of water efficient fittings, appliances and recycling systems, to show consumption equal to or less than 105 litres per person per day.

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Planning History

1. Roof extension involving rear dormer window and 2no. front facing rooflights.

666A High Road London N12 0NL

Planning Ref. 18/7147/FUL - Permission granted 25.01.2019

2. Shopfront

666 High Road London N12 0NL

Planning Ref. C01782B – Permission granted 02.08.1985

3. Illuminated Fascia sign and projecting box sign

666 High Road London N12 0NL

Planning Ref. C011782C - Permission Granted 02.08.1985

4. Advert

666 High Road London N12 0NL

Planning Ref. C011782A - Permission Granted 30.08.1968

5. Single storey rear extension

666 High Road London N12 0NL

Planning Ref. C011782 - Permission Granted 24.01.1967

Relevant Policies

London Plan:-

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 5.3 Sustainable design and construction

Policy 5.13 Sustainable drainage

Policy 5.14 Water quality and wastewater infrastructure

Policy 5.15 Water use and supplies

Policy 5.16 Water self-sufficiency

Policy 5.18 Construction, excavation and demolition waste

Policy 6.3 Assessing the effects of development on transport capacity

Policy 6.7 Better streets and surface transport

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.12 Road network capacity

Policy 6.13 Parking

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.19 Biodiversity and access to nature

Policy 8.2 Planning Obligations

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