

PLANNING STATEMENT

(incorporating Design and Access Statement)

Proposal consists of a:

Flat conversion of a single-family dwelling into 1x2 bedroom (4p) and 1x3 bedroom (5p) self-contained flats including a three-story rear extension with allocated refuse and bicycle storage.

Application site:

277 Oakleigh Road, Barnet, London, N20 0DG.

April 2021

A4 size

(For scaled drawings please see submitted planning drawings)

Introduction

This planning statement is prepared in support of the application for full planning permission and should be read with the plans accompanying the application. It is proposed to convert the existing 3 bedroom single-family dwelling into 2 self-contained flats comprising of 1 x 2bed (4p) on the upper levels and a 1 x 3 bed (5p) on the lower levels.

The neighbourhood's services are not likely to be affected by the amount of development planned. Even though most of the properties on Oakleigh Road rely on off-street parking there is not a high demand for it. Future occupants should take advantage of the local public services.

Relevant planning history for this site.

20/5673/HSE – Part single. Part two storey side extension. Two storey rear extension including ground and lower ground floor extensions. New front porch. – Approved subject to conditions

Relevant Policies

London Plan

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing development
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.13 Sustainable drainage
Policy 5.15 Water use and supplies
Policy 5.16 Waste self sufficiency
Policy 6.13 Parking
Policy 7.1 Lifetime Neighbourhoods
Policy 7.4 Local character
Policy 7.6 Architecture

Core Strategy

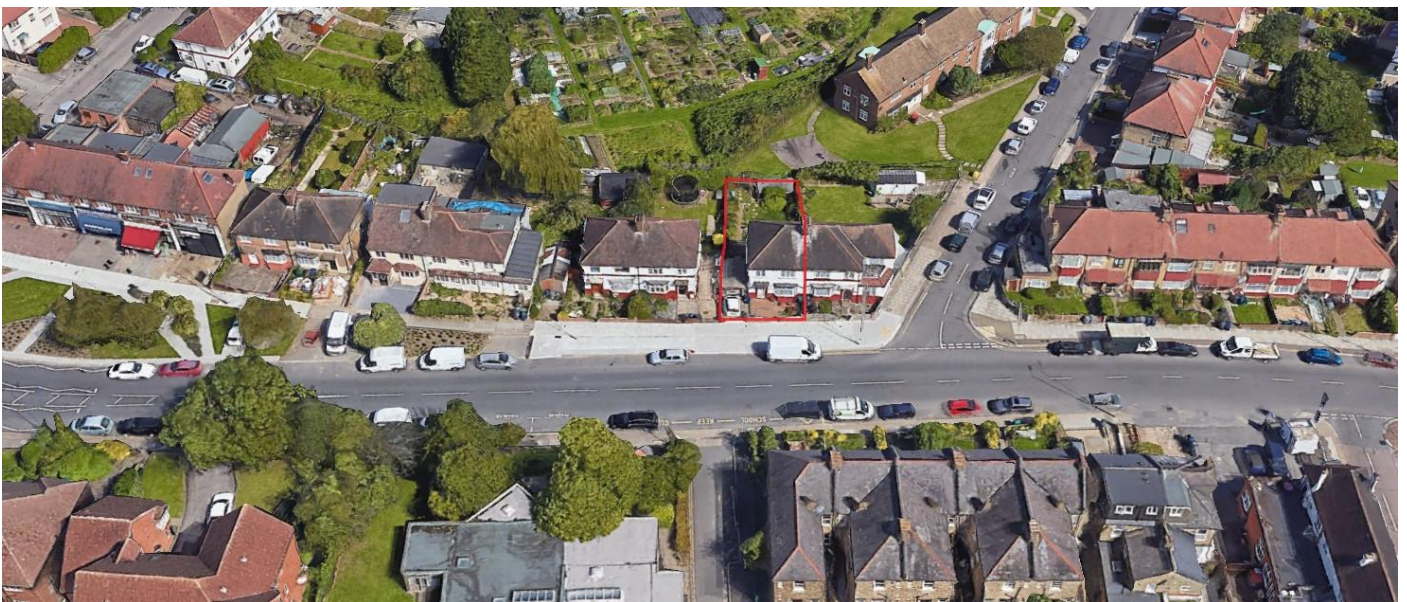
CP2 Managing the supply and location of new housing
CP3 Affordable housing
CP4 Housing Quality
CP5 Housing Types
CP8 Education
CP9 Supporting Community Cohesion
CP20 Sustainable Energy use and Energy Infrastructure
CP30 Maintaining and Improving the Quality of the Built and Open Environment
DMD3 Providing a Mix of Different Sized Homes
DMD4 Loss of existing residential units
DMD5 Residential Conversions
DMD6 Residential Character
DMD8 General Standards for New Residential Development
DMD9 Amenity Space
DMD37 Achieving High Quality and Design-Led Development
DMD45 Parking Standards and Layout
DMD49 Sustainable Design and Construction Statements
DMD 51 Energy Efficient
DMD 56 Heating and Cooling
DMD 58 Water Efficiency
DMD 61 Managing Surface Water

Site & Surrounding Area

The subject site is 277 Oakleigh Road, N20 0DG, a semi-detached single family dwelling comprising of 3 bedrooms. The property recently achieved planning permission for part single, part two storey side extension, two storey rear extension including ground and lower ground floor extensions with a new front porch. The development for this approved scheme has already started.

As the property is on unlevel ground the rear garden is significantly lower than at the entrance level allowing for a lower level floor.

The surrounding area of Oakleigh Road consists of a combination of semi-detached and terrace houses with some local shops and a Primary school. The nearest transport links into London are Totteridge & Whetstone underground train station and New Southgate train station. There are a few bus tops along Oakleigh Road.



Front view



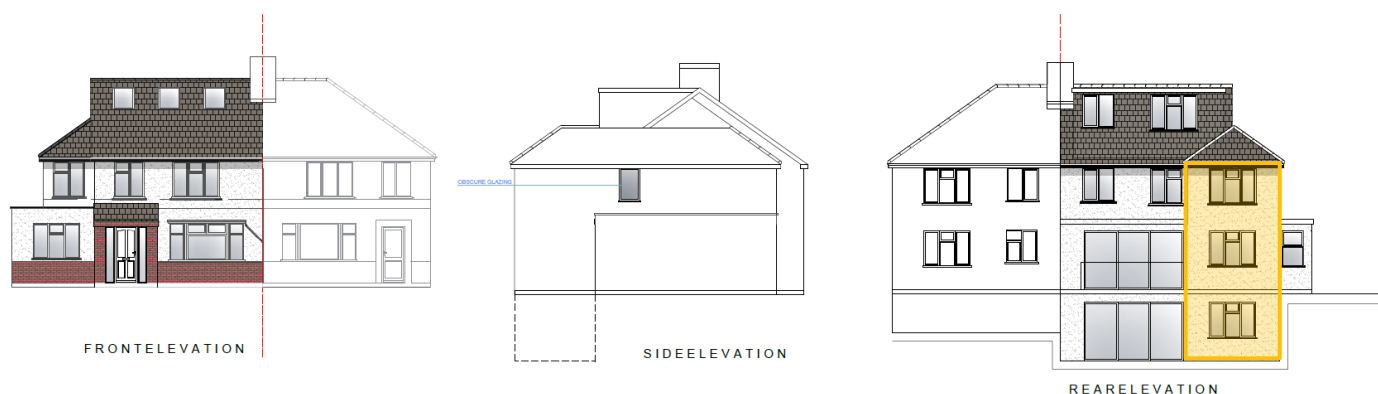
Rear view

Proposal Analysis

Design Approach

The new development proposed will not affect the appearance of the existing front elevation. The main differences will be apparent to the side and rear with the first floor extension extruding out 3 metres from the rear wall. With a width of 3.14 metres this extension will not affect the adjacent neighbours 30 degree line of sight. Nor will it cause overshadowing.

The area with a new extension proposed has been highlighted in yellow.



Materials used on the external build will match what is existing. The main difference will take place internally with division of the property allowing the 3 bedroom flat to sit on the ground and lower levels and the 2 bedroom flat to sit on the first and second floor levels. The entrance to both flats will be through the front porch where two separate doors allow access to the flats.

Spacing

All areas comply with national space standards for number of bedrooms per person on 2 storeys.

3 BED FLAT (5P) total area = 101.53 m²

Double bedroom area = 12.99 m²
Double bedroom area = 11.671 m²
Single bedroom area = 7.75 m²

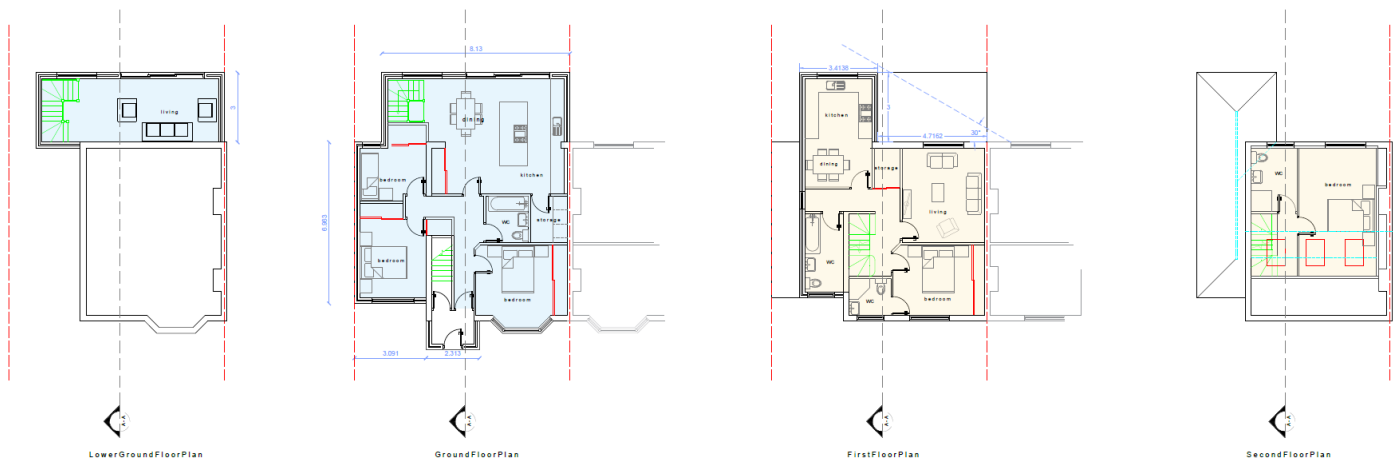
2 BED FLAT (4P) total area = 90.44 m²

Double bedroom area = 18.34 m²
Double bedroom area = 11.89 m²

| Number of bedrooms(b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|-----------------------|--------------------------------|----------------------|--------------------|--------------------|------------------|
| 1b | 1p | 39 (37) ² | | | 1.0 |
| | 2p | 50 | 58 | | 1.5 |
| 2b | 3p | 61 | 70 | | 2.0 |
| | 4p | 70 | 79 | | |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| 4b | 5p | 90 | 97 | 103 | 3.0 |
| | 6p | 99 | 106 | 112 | |
| | 7p | 108 | 115 | 121 | |
| | 8p | 117 | 124 | 130 | |
| 5b | 6p | 103 | 110 | 116 | 3.5 |
| | 7p | 112 | 119 | 125 | |
| | 8p | 121 | 128 | 134 | |
| 6b | 7p | 116 | 123 | 129 | 4.0 |
| | 8p | 125 | 132 | 138 | |

The existing family size unit has been kept with the 3 bedroom flat consisting of two double bedrooms and a single bedroom.

The space recorded in the 2 bedroom flat has been halved where ceiling height is between 1.5 and 0.9 metres.



Flood Risk

The subject site is in a flood zone 1, an area with a low probability of flooding. There for a flood risk assessment is not required.

Conclusion and Recommendation

It is to be concluded that the size of the proposed extension and type of development is appropriate for sites location.

The scheme contains traditional qualities, and reflects the materiality of the existing properties within the immediate context. The proposal has also been designed to sympathetic to the immediate neighbouring properties.

As no dwellings have been converted within 5 houses nor are there more than 20 flats along the street a conversion at 277 Oakleigh Road should be permitted.

Materials and design choses have be chosen to keep with the character of the surrounding area. The site is not in a conservation area so no heritage statement is required.

Due to the existing dwelling having 3 bedrooms, the proposal would provide a bigger unit of 3 bedrooms on the ground/lower floor to maintain a family size unit.

The proposed self-containing flats are above the minimum internal space standards and both have external private amenity space. The 3 and 2 bed allow for a mix in dwelling for the area, which should be seen as high quality accommodation.

Waste and recycling bins will be provided with allocated store at the front of the site. It should be arranged with the council to be collect on normal collection days.

Further information can be provided upon request.