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Planning, Design and Access Statement

288 Ballards Lane, LONDON, N12 0ET
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Contents

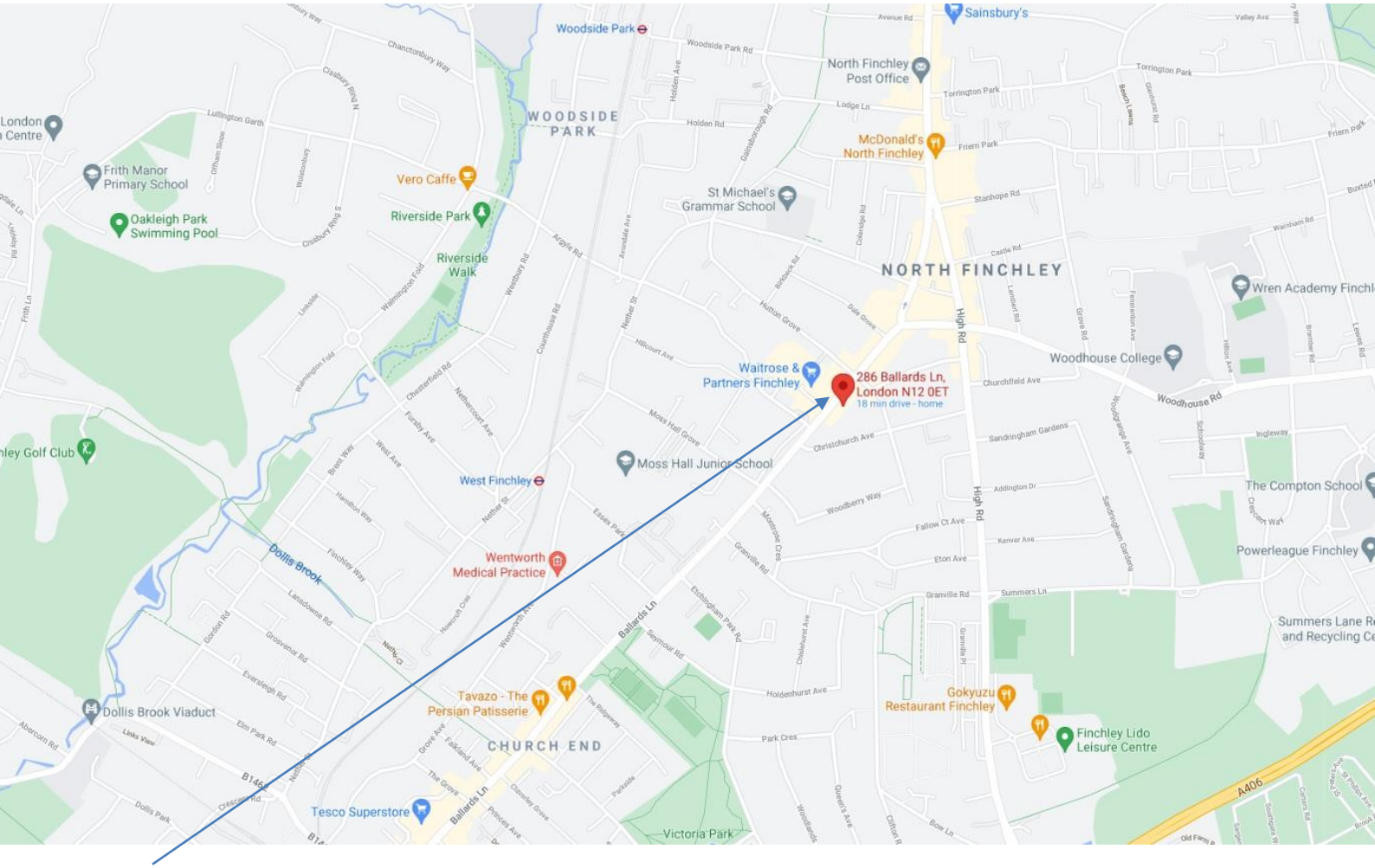
Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the construction of Roof Extension to create 2no self-contained flats including rear dormer window, 3no front facing rooflights and new side gable window. Associated refusal/recycling store and cycle storage.

1.0 Existing Context

1.1 The Site and Surrounding Context

The application site is located on the south-eastern side of Ballards Lane. The site in question relates to a first floor flat, known as Flat, 288 Ballards Lane. The site is situated within the West Finchley Ward. The site is not within a conservation area and does not contain any listed buildings. The existing building is a 2-storey semi-detached building in use as 2 self-contained flats. The application property is located on a High Road which has excellent transportation links with a good retail area. The application site is also located 0.5miles from West Finchley Tube Station.



Application Site – Street View

Application Site – Rear View

1.2 Parks & Amenities

Victoria Park is 0.5mile away from application site, Also Friary Park is located close to the application site, 1.0mile away.

2.0 The Proposal

Our proposal is for the construction of Roof Extension to create 2no self-contained flats including rear dormer window, 3no front facing rooflights and new side gable window,

Proposed Apartments:

2 x 2 Bed Apartments

In more detail:

Accommodation Schedule						
Flat Number	Floor	No. of Bedrooms	Occupancy	Living/Kitchen Area	GIA (Proposed)	Area of 2.3m High>
Flat 1	First	2	3 Persons	28.8m²	72m²	72m²
Flat 2	Loft	2	3 Persons	26.0m²	69m²	57m²

All of the residential unit's internal floor areas are above the minimum unit sizes as stated in the Barnet's Supplementary Planning Guidance and the London Plan and provide a good level of living for the occupants of the flats. All floor areas stated above are taken from areas of 2.3m or higher.

2.1 Planning Considerations

In designing this development, the National Planning Policy Framework, The London Plan, Barnet's Core Strategy and Development Management Policies have been taken into account.

The property is neither a listed building or within a conservation area. The property will be built to the latest environmental requirements and as such will have a high quality design. The External materials will match those of the surrounding properties and thereby respect the character of the residential area. All the units satisfy the minimum space standards of the London plan. Accesses to local transport links are very good.

3.0 Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

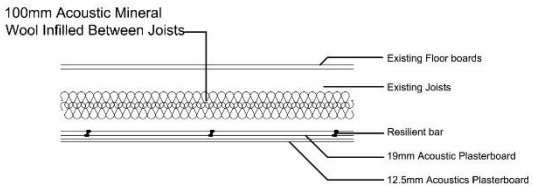
- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

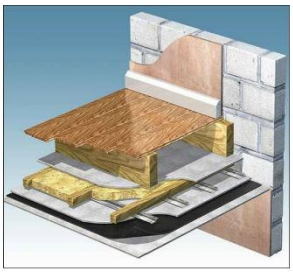
Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.

3.1 Apartment Layouts

All apartments meet or exceed the local council's guidelines as demonstrated in section 2.0.

The apartments stack to ensure that bedrooms are on top of each other wherever possible. All floors and walls adjoining apartments will be sound insulated to minimise the sound transmission.





Sound Proof Ceiling System

1. First an assessment of the size of joist must be made, this will depend on the span of the room and the number of joists that you require (joist centres) these are typically at 400mm.

2. New joists can be hung via joist hangers across the room from solid walls (not stud walls) Note that the new joist must not come in contact with the existing ceiling or joists (if you are removing ceiling). If joist hangers are not possible due to the position of stud walls then the joists can be attached into wooden battening running the length of the stud wall.

3. Noggins should be added to this structure to maintain rigidity between the new joists.

4. Acoustic mineral wool needs to be friction fitted in between joists across the entire surface leaving no gaps, 100mm ARW 60 kg is ideal

5. Perpendicular to the run of the joists fit resilient bars at 400mm centres. The resilient bars should be fitted with the 32mm dry wall screws provided. Resilient bars should end close to walls. At the ends of the room resilient bar noggins need to be cut and fitted in the line of the joist where the joist runs near the wall. Where resilient bars need to be joined overlap them by 60mm.

6. 19mm Planc boards are then screwed to the resilient bar flange with 32mm screws at 230mm centres. It is important to screw into the hanging flange of the resilient bar and NOT the joist. (This is critical to reduce impact sound from above) These should be fitted snuggly to the wall leaving no gaps, where possible. Any gaps to be sealed with acoustic mastic provided.
7. 12.5mm soundbloc plasterboard is affixed next, with 42mm screws screwing into the flange (mark line of resilient bar flange with chalk line or laser level, or pencil). The joints of the soundbloc board should be staggered so that joints don't coincide with 19mm planc boards.

8. The perimeter of the ceiling should be carefully checked for gaps and filled with acoustic mastic that should be run around the perimeter.

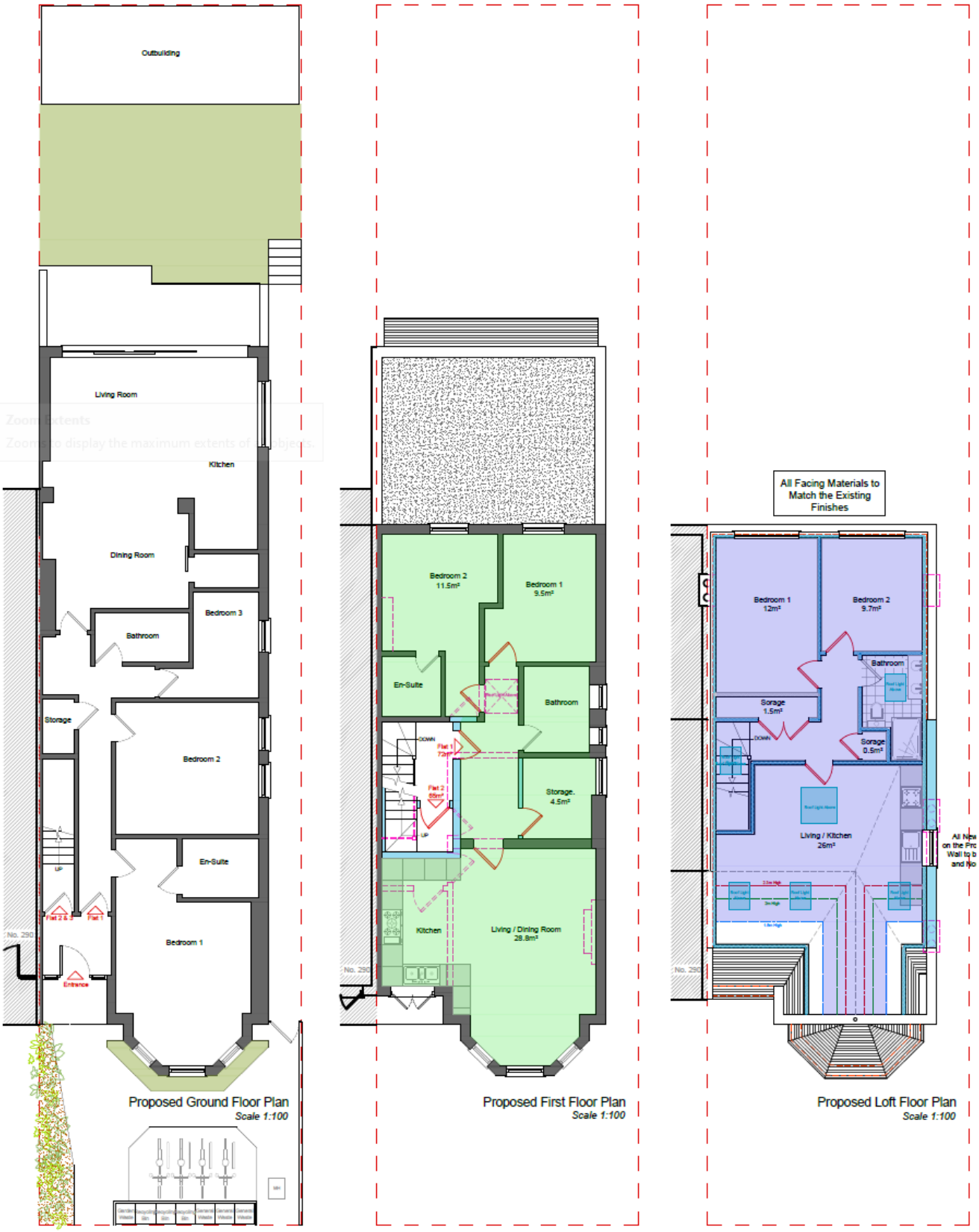
9. Taping and finishing with Easifil compound or by skim plastering can finish ceiling.

3.2 Access

Access to 2no of 2 Bed Apartments will remain as existing, through a single front door leading to a communal area.

Flat 1

Flat 2



3.3 Proposed Materials
All proposed materials to match the Existing Materials.

3.4 Parking
Part E(b) of the policy refers to the fact that in locations with high public transport accessibility, car free developments should be promoted.

The building is well served by public transport with buses along Ballards Lane. Finchley Central Northern Line station is a short distance to the site.

Its PTAL rating is 4.

3.5 Bin Store
Bin storages are located at the front forecourt of the building same as existing, easily accessible for collection. The bins will be enclosed and fully ventilated.

3.6 Sustainable Water Use
All units will have 100% of their water supplied through a water meter and units will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G2 of the Building Regulations ensuring 105 litres of water is consumed per person per day.

The internal water consumption of the proposed dwellings will be reduced through the specification of water saving outlets such as reduced volume / dual flush cisterns, reduced bath capacities and by installing taps and showers with reduced flow rates or inline flow restrictors.

The above measures will ensure that the proposed dwellings achieve a reduced water consumption of less than or equal to 105 litres per person per day in line with the equivalent Code 4 standard.

4.0 Conclusion

It is considered that the existing property can easily accommodate three self-contained flats and that the proposed flats are appropriate for the local built up area. The proposed extensions are modest in size and blend in within the surrounding area. We believe that the proposal fulfils the design criteria we set ourselves at the beginning of the design process, and creates an imaginative response to this site.

Barnet is a bustling multi-cultural borough and it is experiencing an increasing demand for residential accommodation for all types and sizes.

It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.