

76 Nether Street

**76 Nether Street  
London  
N12 8AD**

**DESIGN AND ACCESS STATEMENT**

**April 2022**

**Demolition of existing dwelling house and outbuilding to rear,  
with new detached building to provide x5 flats**

# Contents

## Page Numbers

<b>1.0</b>	<b>Site Location</b>	<b>3</b>
1.1	Introduction	
1.2	Location and facilities	
<b>2.0</b>	<b>Application Proposal</b>	<b>5</b>
2.1	The standard of accommodation created	
2.2	Principle of development	
2.3	Character and appearance	
2.4	Proposed car park, cycle and bin store	
2.5	Landscaping	
2.6	Access	
<b>3.0</b>	<b>Sustainability</b>	<b>11</b>
3.1	Site management	
3.2	Health and wellbeing	
3.3	Materials	
3.4	CO <sup>2</sup> Reduction	
<b>4.0</b>	<b>Conclusion</b>	<b>12</b>

## 1.0 SITE LOCATION

### 1.1 Introduction

This Design and Access statement supports a planning application for demolition of existing dwelling house and outbuilding to rear, with new detached buildings to provide x5 flats

The application property comprises of a two storey detached dwelling house with front and rear amenity space. The area surrounding the proposed site is mainly residential consisting of two-storey semi-detached, terrace dwelling houses and residential flats with varied architectural styles. The site is located within the West Finchley ward.

The site is not within a conservation area and is not within an area covered by an Article 4 direction. Furthermore, there are no conditions attached to the site which remove permitted development rights

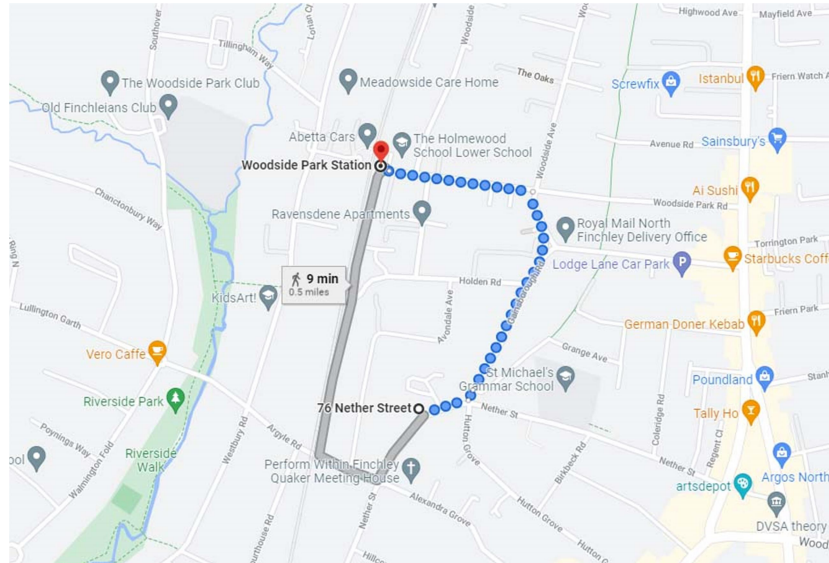
### 1.2 Location and Facilities

The site is located within a 9 minute walk to West Finchley station and Woodside Park Station with public bus routes located within close proximity. It is close to local amenities, local shops and supermarkets. Primary and secondary schools are within walking distance.

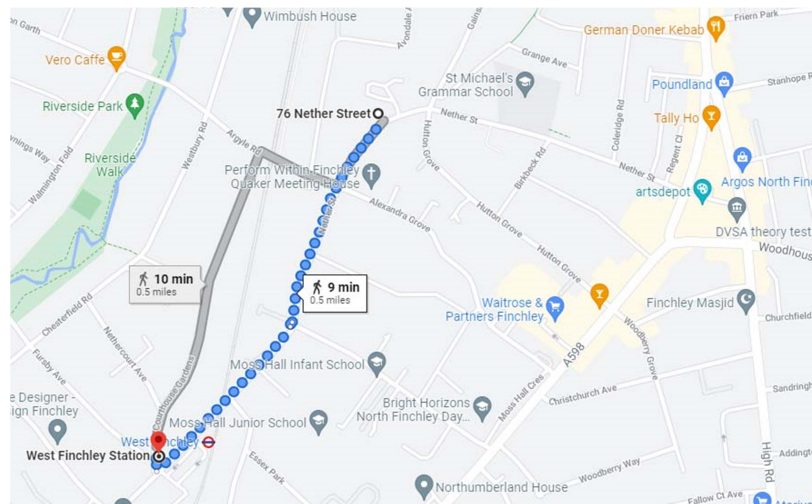


Aerial view

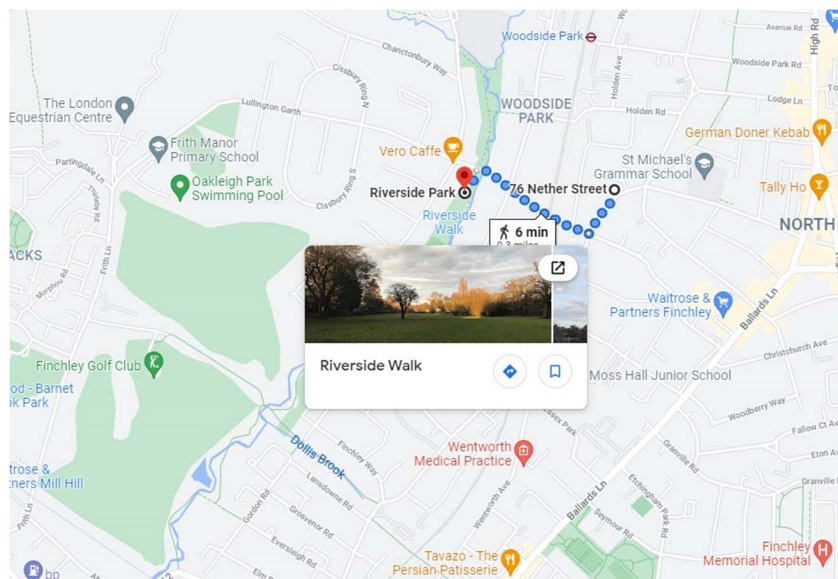
# 76 Nether Street



Travel – Woodside Park Station



Travel – West Finchley Station



Amenity

## 2.0 APPLICATION PROPOSAL

Demolition of existing dwelling house and outbuilding to rear, with new detached building to provide x5 flats. The proposed flats will include x3 (2 bed/3 person), x1 (1 bed/1 person) and x1 (3 bed/6 person). The ground floor flats would benefit from private amenity space. The flats on first and second floor would share a communal garden to the rear comprising of hard and soft landscaping.

### 2.1 The standard of accommodation created

**Flat 1** is **68.00m<sup>2</sup>** which exceeds the minimum requirement of 61.00m<sup>2</sup> for 2 bedroom (3 person) as per the London Housing Design Guide and Table 3.3 of the London Plan and National Space Standards (Barnet's Local Plan: SPD – Residential Design Guidance)

The floor area of bedroom 1 is 12m<sup>2</sup> which exceeds the minimum requirement of 11.5m<sup>2</sup> for a double bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

The floor area of bedroom 2 is 8m<sup>2</sup> which exceeds the minimum requirement of 7.5m<sup>2</sup> for a single bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

**Flat 2** is **68.00m<sup>2</sup>** which exceeds the minimum requirement of 61.00m<sup>2</sup> for 2 bedroom (3 person) as per the London Housing Design Guide and Table 3.3 of the London Plan and National Space Standards (Barnet's Local Plan: SPD – Residential Design Guidance)

The floor area of bedroom 1 is 14m<sup>2</sup> which exceeds the minimum requirement of 11.5m<sup>2</sup> for a double bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

The floor area of bedroom 2 is 7.5m<sup>2</sup> which exceeds the minimum requirement of 7.5m<sup>2</sup> for a single bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

**Flat 3** is **43.00m<sup>2</sup>** which exceeds the minimum requirement of 39.00m<sup>2</sup> for 1 bedroom (1 person) as per Table 3.3 of the London Plan and National Space Standards (Barnet's Local Plan: SPD – Residential Design Guidance)

The floor area of bedroom 1 is 10.5m<sup>2</sup> which exceeds the minimum requirement of 7.5m<sup>2</sup> for a single bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

**Flat 4** is **61.00m<sup>2</sup>** which meets the minimum requirement of 61.00m<sup>2</sup> for 2 bedroom (3 person) as per the London Housing Design Guide and Table 3.3

of the London Plan and National Space Standards (Barnet's Local Plan: SPD – Residential Design Guidance)

The floor area of bedroom 1 is 14m<sup>2</sup> which exceeds the minimum requirement of 11.5m<sup>2</sup> for a double bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

The floor area of bedroom 2 is 8.5m<sup>2</sup> which exceeds the minimum requirement of 7.5m<sup>2</sup> for a single bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

**Flat 5 is 112.00m<sup>2</sup>** which exceeds the minimum requirement of 95.00m<sup>2</sup> for 3 bedroom (6 person) as per Table 3.3 of the London Plan and National Space Standards (Barnet's Local Plan: SPD – Residential Design Guidance)

The floor area of bedroom 1 is 15.5m<sup>2</sup> which exceeds the minimum requirement of 11.5m<sup>2</sup> for a double bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

The floor area of bedroom 2 is 14m<sup>2</sup> which exceeds the minimum requirement of 11.5m<sup>2</sup> for a double bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

The floor area of bedroom 1 is 13m<sup>2</sup> which exceeds the minimum requirement of 11.5m<sup>2</sup> for a double bedroom. (Table 2.2: Internal layout and design requirements: Barnet's Local Plan: SPD – Sustainable design and construction)

## 2.2 **Principle of development**

Policy GG2 of the London Plan 2021 seeks to ensure that development explores the potential to intensify the use of the land to support additional homes. Policy CS3 of the Core Strategy sets out how the Council will provide 28,000 new homes throughout the lifetime of the Core Strategy 2011-2026.

Policy DM08 makes it clear that for market housing, homes with 4 bedrooms are of medium priority. The conversion will into 7 self-contained flats.

With the loss of an existing 4 bedroom dwelling, our proposal will create an additional unit and will provide x3 2 bed family units and x4 1 bed single units which are of medium priority and therefore our proposal is in accordance with Policy DM08.

Policy CS4 seeks to ensure a mix of housing products is provided to ensure a choice for all households and to enable Barnet residents to progress on a housing journey that can meet the aspirations of home ownership.

Policy DM01 part (h) states that the conversion of dwellings into flats in roads characterised by houses will not normally be acceptable.

The following properties along Nether Street provide flatted accommodation:

- 131/133 Nether Street London N3
- 57 Nether Street N12
- 122-124 Nether Street N12
- 240 Nether Street, London, N3 1HU
- 115 Nether Street, London, N12 8AB

Based on the evidence given above, it is clear that flatted developments are a feature of Nether Street and therefore a proposal for flats should be considered to be acceptable and in line with Policy DM01 (H).

The 5 proposed units replacing a single family dwelling will contribute to increased housing provision and make a positive contribution to the mix of dwelling types in Barnet.

### 2.3 **Character and appearance**

All new development is expected to preserve and respect the established character and appearance of the surrounding area.

Policy DM01 states that:

Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. All materials used will be in keeping with the existing dwelling

The proposed development would require a rebuild of the structure as it is currently demolished. It would preserve the character of the site and respects the appearance, scale, mass and height of the surrounding area. It therefore complies in part with Policy DM01 in that the new build would not have an impact on the external appearance of the property and would not harm the character from a visual perspective. Whilst the garden is being subdivided between the flats, the introduction of a fence would not change the character significantly; there is also access to the rear garden for all proposed units.

The proposal will enhance some similarities to the architectural style within the locality, predominately the bay window and front projection feature. In addition, this site is the only detached property along this part of Nether Street. There are examples of detached properties at no.88 and no.90 Nether Street; however, these are both of different architectural styles. Whilst the proposed alterations from the demolished dwelling are different in style to the surrounding properties, it is considered that this property is unique as existing due to its design. The proposed front alterations will retain the bay windows which are a common feature along this part of Nether Street. In addition the proposed alterations to the front elevation are still in keeping with the surrounding character. The proposal is therefore considered to be acceptable in terms of size, design and scale, and would not be detrimental to the character and appearance of the property or street scene.

Below are some flats around Nether Street with crown roof design:

- Elle Court, 96 Nether Street, London, N12 8ET
- 53 Alexandra Grove, London N12 8HE
- Landsdowne Court, 114 Nether Street, London, N12 8EU

Our proposal includes a crown roof design as the footprint of the building is angled significantly due to its site boundaries. In order to maximise the potential number of flats, the formation of a pitch / crown roof seems the most beneficial. We have also proposed a gable ended roof to the front elevation which fits in pleasantly with the streetscene.

The London Plan sets a requirement for at least 75% of a new dwelling to be over 2.3 metres in height. It should be noted the Sustainable Design and Construction SPD also states 'To address the unique heat island effect of London and the distinct density and flatted nature of most of London's residential development, a minimum ceiling height of 2.6 metres for at least 75% of the dwelling area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.

The proposed ground floor ceiling height will be 2.7m and the second / third floor will be 2.6m therefore complies with the above.

Policy DM04 of the Development Management Document (2012) part D. require room stacking. The layout of the unit is so that the living room/kitchen is stacked above the living room/kitchen and bedrooms are stack above/below bedrooms.

The vertical stacking of rooms between flats have been met to ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. This therefore complies with the above.

Barnet's Sustainable Design & Construction SPD (Oct 2016) section 2.4 states that glazing to all habitable rooms should not normally be less than 20% of the internal floor area of the room and that bedrooms and living rooms /kitchens should have a reasonable outlook with clear glazed windows.

This proposal benefits from dual aspect outlook and an acceptable level of daylight / sunlight provision to all habitable rooms. This therefore complies with the above.

#### 2.4 **Proposed car park, cycle and bin store**

The proposed scheme provides x3 off street car parking; in accordance with the London Housing Design Guide and the Parking Standards as set out in Barnet Council's Local Plan Development Management Policy DM17.

- 2 to 1.5 spaces per unit for detached and semi detached houses and flat (4 or more bedrooms);
- 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms); and
- 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom).



The application site has a PTAL rating of 2 which suggests good access to public transport. The proposal includes x3 off street car parking spaces. The proposal does not include the provision of any car parking spaces for the 1 bed and a 2 bed flat; however off-street parking is available for permit holders. The proposal is within walking distance of key bus routes, Woodside Park Station and West Finchley Station. It is not considered that this proposal would have significant negative impact on parking in the locality.

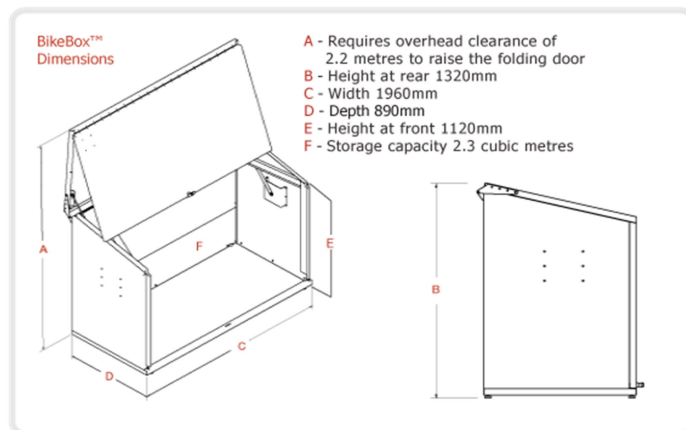
In order to propose sustainable transport, the proposal contributes by proposing shared secure, sheltered and accessible wooden cycle stores that are to be located within the rear amenity spaces. x1 cycle per flat is required as per the London Housing Guide.

#### London Housing Guide 3.4.1

All developments should provide dedicated storage space for cycles at the following levels:

- 1 per 1 or 2 bedroom dwelling; or
- 2 per 3 or more bedroom dwelling

As the property benefits from a side access, location of cycles is more convenient and secure. The ground floor flats benefit from their cycles to be secure within their private amenity space.



Quadruple wheelie bin sheds are to be located to the front and rear amenity spaces. These bin stores are to ease overcrowding of wheelie bins to the front amenity space which can look unattractive. The two ground floor flats will benefit from the bin shed located to the front and the upper floor flats will use the bin sheds located to the rear.



Wheelie Bin Shed Quadruple Impregnated Pinewood 240 L  
Dimensions: 285 x 92 x 120 cm (W x D x H)

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

## 2.5 **Landscaping**

The ground floor flats would be provided with approximately 40sqm and 45sqm of outdoor private amenity space which also benefits from a side access. The upper flats will share a communal garden of 150sqm in addition there is storage space for bicycle, refuse and general waste. These would exceed the requirements set out in Table 2.3 of the adopted Sustainable Design and Construction SPD (2016).

All amenity spaces will include soft and hard landscaping, including grass and shrubs.

## 2.6 **Access**

Access to the building will be from the street. Installation for a short ramp to propose level access will be required with Part M level thresholds.

The ground floor will be fully accessible for a wheelchair and meets the standards for Lifetime home requirements.

The upper flats will be accessed via the main front door sharing a communal hallway to the upper floors.

## **3.0 SUSTAINABILITY**

### **3.1 Site Management**

A project team member will be appointed to monitor commissioning on behalf of the client to ensure work will be carried out in line with current Building Regulations and (where applicable), best practice and where there are complex systems then a specialist agent or manager will be appointed.

Sort and recycle construction waste on site: We intend to adopt best practice policies in respect to air (dust) pollution, adopt best practice policies in respect to water (ground and surface) pollution.

### **3.2 Health and Wellbeing**

At least 80% of occupied floor area has adequate daylight.

All internal and external lighting, where relevant, will be specified in accordance with the appropriate maintained luminance levels recommended by CIBSE.

External façade windows to all occupied areas have openings.

Background ventilation is designed in accordance with the Building Regulations Part F.

In all areas of the building, heating will be zoned to take account of the different loads in different areas of the property.

At least 75% of internal light fittings within the property space are dedicated energy efficient fittings capable of only accepting lamps achieving an efficiency of 40 luminaires lumens/Watt or greater.

Energy efficient external luminaires are specified and all light fittings controlled for the presence of daylight.

### **3.3 Materials**

All exposed walls, floors, roofs will achieve requirement of Building Regulations Part L1.

All windows will achieve max. U Value of 1.8 W/m<sup>2</sup>K

Materials used in Basic Building Elements will be responsibly sourced. This includes ground floor, upper floors, roof, external and internal walls, foundations / substructure and staircase. For timber products this requires third party certification to show that the timber has come from a sustainable managed source.

### **3.4 CO<sup>2</sup> Reduction**

We will follow the plan to reduce the reduction in carbon dioxide and will follow a plan by Breeam Accredited consultant. If required, the formal plan will be forwarded to the council

### 3.5 **Water Usage**

In accordance with Policy 5.15, 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 G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day.

## **4.0 CONCLUSION**

This Design and Access Statement has been prepared to support a planning application for demolition of existing dwelling house and outbuilding to rear, with new detached building to provide x5 flats.

The proposed new build provides good quality housing within the existing residential area, delivering sustainable development, promotes re-generation, which will improve facilities within a high quality safe environment. At the same time have minimal impact on the neighbouring properties with no significant changes to the street scene.

As the site is so close to amenities and public transport, making it an ideal location for walking and cycling. The proposal meets the set standards for cycle and refuses stores, with x3 off street parking; however on-street parking is available for permit holders and there is good access to public transport.

The application should therefore be recommended for approval.