

Design & Access Statement

751 High Road, London, N12 8LF



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INTRODUCTION

PROPOSED & EXISTING

Proposal

This report presents the proposed scheme for a change of use of the existing ground floor from commercial to a mixed use of 2 residential units to the rear and a commercial unit to the front of the site.

751 High Rd, London, N12 8LF has been granted permission for an additional 2 floors to create 5 residential units above the commercial ground floor unit (Ref No. 20/5753).

Our proposal will look to utilise the consented ground floor layout to create a better layout for the overall building to separate the residential from the commercial.

Existing Conditions

No.751 is a part two-storey, part single storey building formally occupied by the post office the building sits back from the parade and forms a recessed area where the pavement widens creating a larger pedestrian walkway. This recess provides a visual break from the rest of the shopping parade along the western side of High Road. Furthermore, the materiality of the existing building utilises a red brick finish which is fitting for the surrounding area which implements both yellow and red brick finishes with detailing around the windows and coping.

No. 753 is a 3 storey building currently in use as a dental practice on the ground floor and solicitors on the upper floors.

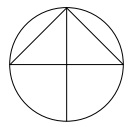
The building utilises a yellow stock brick with red brick detailing above the windows, with red brick banding through the centre of the building and under the fascia board. The ground floor has a red and white stucco aesthetic with a stone window as the shop frontage.



Fig 01: Site Plan

INTRODUCTION

LOCATION & SITE PLAN - SCALE - AS INDICATED@A3



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Fig 02: Location Plan - Scale 1:1250@A3



Fig 03: Site Plan - Scale 1:500@A3

SITE ASSESSMENT

SITE PHOTOGRAPHS



Fig 04: Site Photograph Key Plan



Fig 05: Site Photograph 01



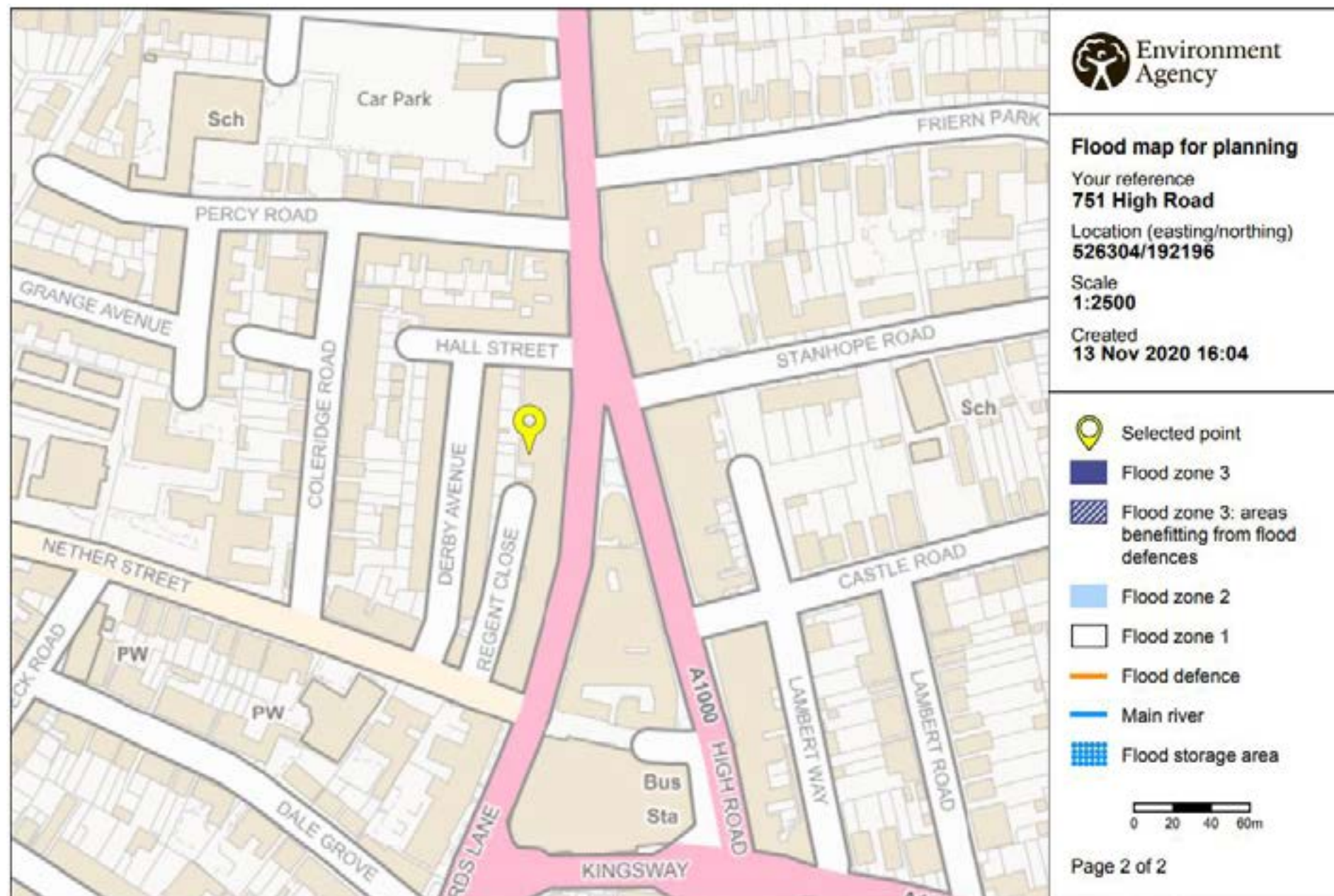
Fig 06: Site Photograph 02



Fig 07: Site Photograph 03

SITE ASSESSMENT

FLOOD RISK ASSESSMENT



As shown by the environmental agency flood map to the left the application site lies within flood zone 01. Therefore, the risk of flooding is at its lowest, meaning there is no need to conduct further research or commission any further reports to investigate the possibility of flooding at this point in time.

Fig 08: Environmental Agency Flood Map

Site Assessment

ACCESSIBILITY

The site has PTAL rating of 4. There is a bus stop directly outside the site with buses along Bollards Lane & High Road to Euston, Highgate and Kentish town. Woodside park & West Finchley tube Station are approximately 15 minute walk radius, with trains to Paddington Station, Heathrow Airport. In regards to local green spaces, Friary Park, sports ground and golf course are within 15 minutes walking distance.

The flats are not necessarily requiring parking provisions, yet if parking is required a Permit can be applied for. The position relative to the town centre is thought to suit Local use of the public transport network.

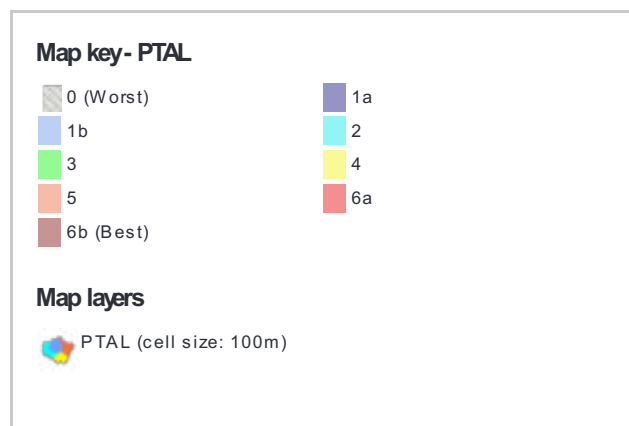
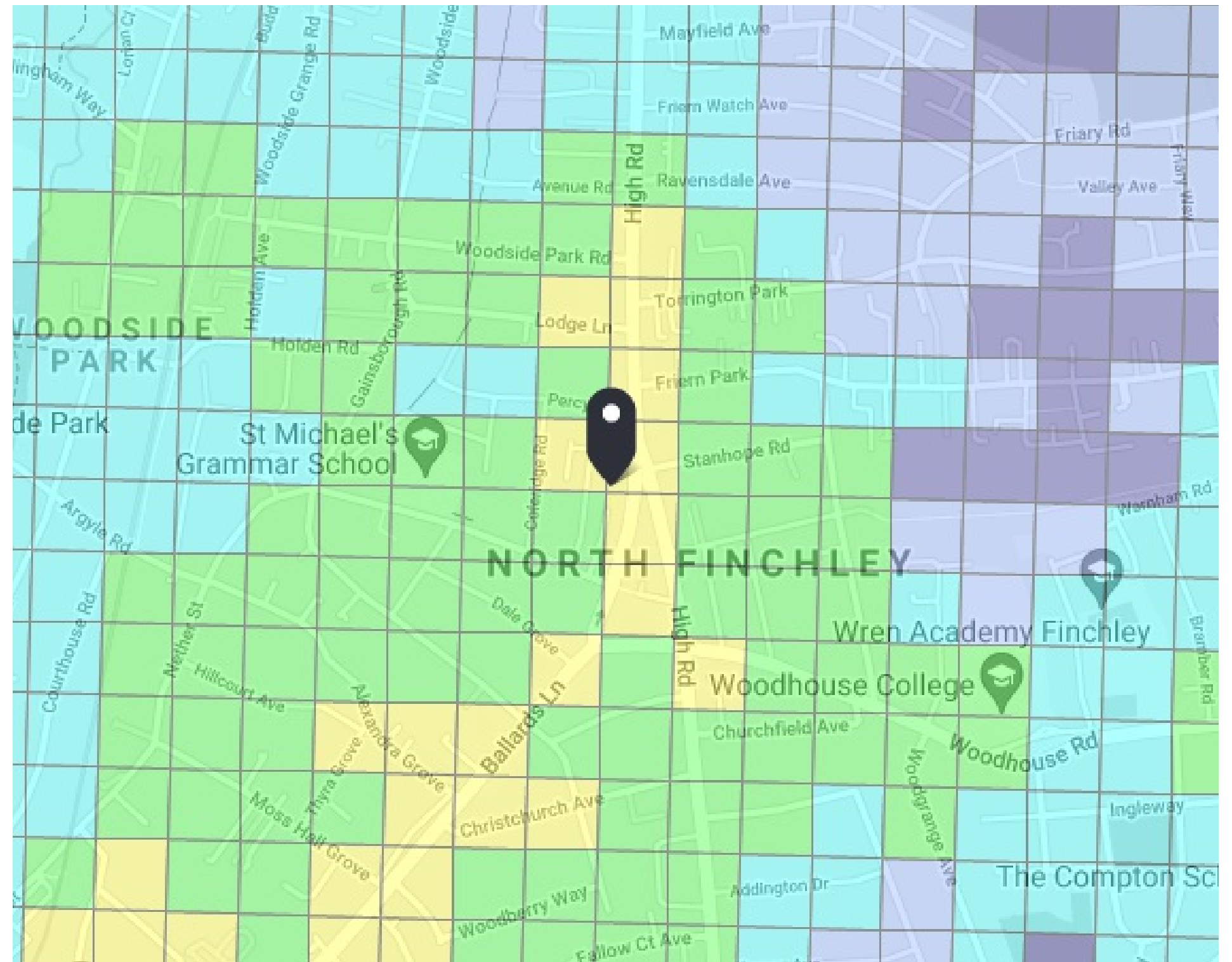
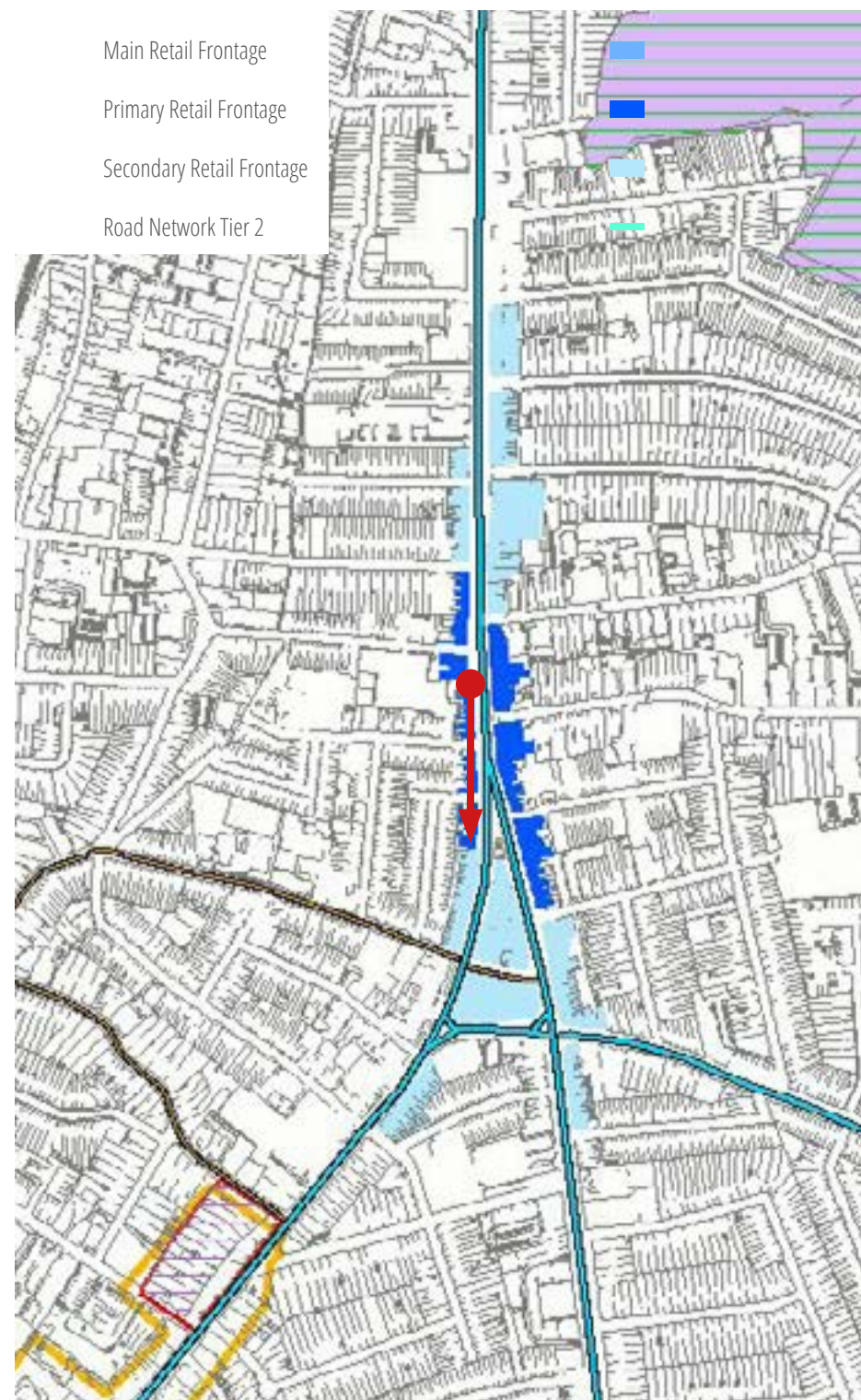


Fig 09: WebCAT PTAL Map



The Mayor's London Plan 2015
 The London Plan 2015 is relevant in the assessment of this application, in particular the following policies:

- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving health and addressing health inequalities
- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.4 Urban greening
- Policy 5.13 Sustainable drainage
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 7.1 Lifetime neighbourhoods
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Local Policy: Barnet Local Plan (2012)

The following Policies of the Council's adopted Core Strategy and Development Management Plan are of particular relevance for this application:

CSNPPF National Planning Policy Framework. Presumption in favour of sustainable design

- CS1 - Barnet's place shaping strategy
 - CS4 - Providing quality homes and housing choice in Barnet
 - CS5 - Protecting and enhancing Barnet's character to create high quality places
 - CS6 - Promoting Barnet's town centres
 - CS8 - Promoting a strong and prosperous Barnet
 - CS9 - Providing safe, effective and efficient travel
 - CS12- Making Barnet a safer place
 - CS13- Ensuring the efficient use of natural resources
 - CS14- Dealing with our waste
 - CS15- Delivering the core strategy
 - DM01-Protecting Barnet's character and Amenity
 - DM02-Development standards
 - DM03-Accessibility and inclusive design
 - DM04-Environmental considerations for developments
- Sustainable Design and construction SPD (2013)

Fig 10: Barnet Policies Map

Design Proposal

FLOOR PLANS

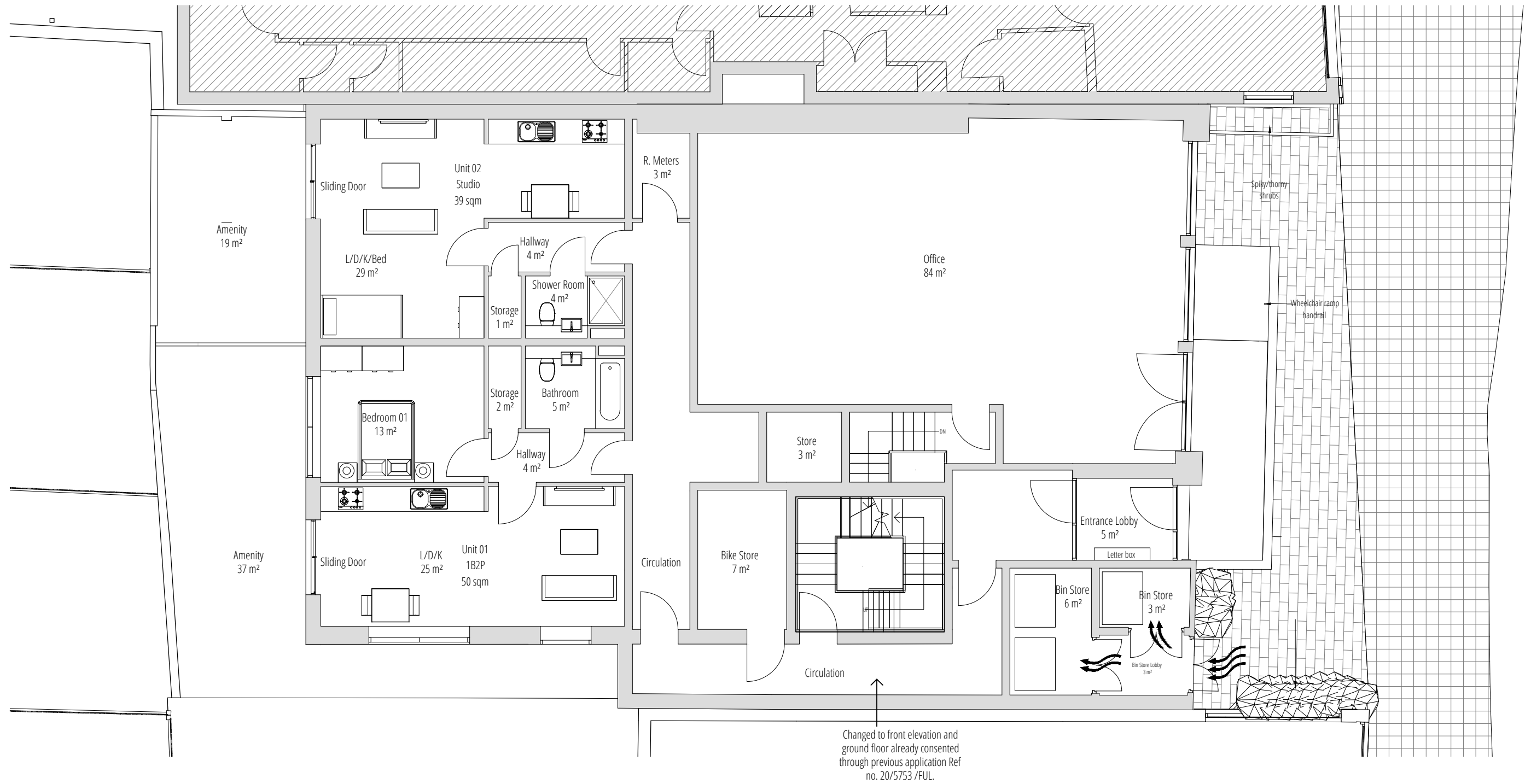


Fig 11: Proposed Ground Floor Plan



Changed to front elevation
already consented through
previous application Ref no.
20/5753 /FUL.



Proposed Sliding Door in place
of existing window to provide
access to amenity space.

Proposed Sliding Door in place
of existing window to provide
access to amenity space.

Fig 12: Proposed Front Elevation

Fig 13: Proposed Rear Elevation

Design Proposal

MATERIALS

Although there will be changes made to the front elevation these have been consented under a previous application. This application will look to build upon the previous approval and make some changes to the rear elevation at ground floor level, the creation of the flats will warrant the creation and replacement of openings to the rear.

The brickwork and windows of choice will be similar to the existing to ensure there is minimal external impact cause by the proposal, which under Class M is deemed acceptable.



Fig 14: Proposed Example Brickwork (to match existing)



Fig 15: Proposed Example Window (to match existing)



Fig 16: Proposed Rear Elevation Extract

CONCLUSION

PROPOSAL SUMMARY

We believe the proposal to be compliant with the conditions set out in Class M and think that the proposed units are of high quality which will offer future occupants a good level of living accommodation.

We hope the above documentation has provided adequate information for you to provide the necessary approvals for this proposal.



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