
16 Montpelier Rise, Golders Green, London NW11 9SS

Design and Access Statement

Proposal: Conversion of property into 3no. self-contained flats including single storey rear extension, roof extension with 2no. rear dormer window, 3no. rooflights to front roofslope and 1no. rooflight to side roofslope. Associated amenity space, refuse storage, cycle parking and off-street parking

June 2022



Proposal: Conversion of property into 3no. self-contained flats including single storey rear extension, replacement single storey side extension, insertion of 2no. rear dormer windows to rear roofslope, 3no. rooflights to front roofslope and 1no. rooflight to side roofslope. Associated amenity space, refuse storage, cycle parking and off-street parking

Background

This application follows two earlier refused applications (App Ref: 21/3612/FUL & 21/5983/FUL) for the 'Conversion of the existing property into 4no. self-contained flats including part single part two storey side and rear extensions, roof extension with 2no. rear dormer window, 3no. rooflights to front roofslope and 1no. rooflight to side roofslope. Associated amenity space, refuse storage, cycle parking and off-street parking'.

The last application was refused by the Local Planning Authority for one reason:

"The proposed part single part two storey side and rear extensions and roof extension with 2no. rear dormer window, by reason of their size, siting and design would result in unduly bulky, incongruous and insubordinate extensions to the existing dwelling, would have an unbalancing effect on the pair of semi-detached properties and would appear prominent and out of scale with the host dwellinghouse, which would be detrimental to the character and appearance of the host property, surrounding area and current streetscene. The proposed development is therefore contrary to policy CS5 of the Barnet Local Plan (Core Strategy) DPD adopted 2012, policy DM01 of the Barnet Local Plan Development Management Policies) DPD adopted 2012 and the Residential Design Guidance SPD adopted 2016."

The applicant did not appeal this refusal and has rather opted to go for a scaled down scheme. The principle of the development was found to be acceptable, and the refusal was due to the sizes of the extension and it was felt the part single/part two storey extensions, together with the loft would not be acceptable.

In this amended scheme, the first floor rear and side extensions have been removed. The proposed extensions are only at ground floor level, and the creation of roof dormers. In line with that, the scheme has been reduced to three dwellings too. All the other issues from the first application, were addressed and have been maintained here.

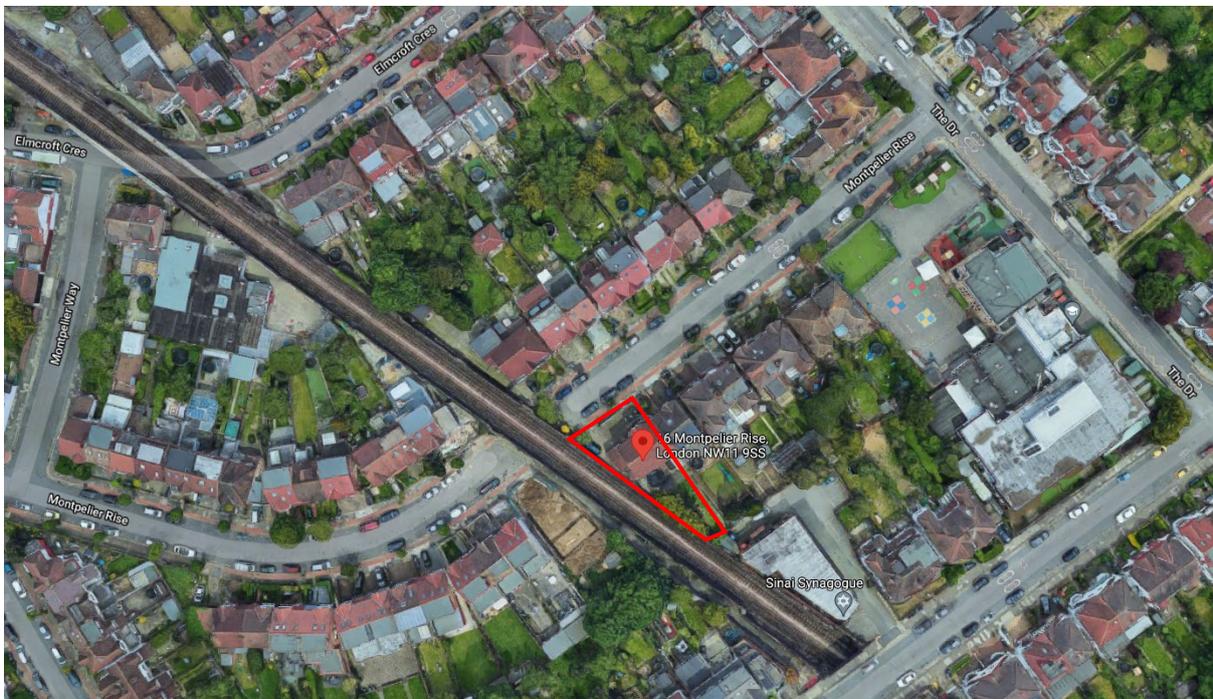
The applicant is looking to downsize from their currently very large property and create a lifetime home for herself within the existing dwelling. The applicant still requires that the smaller home be able to accommodate her children and grandchildren to occasionally stay over. By subdividing the property, this will allow their mother to retain her place of residence within the existing dwelling whilst renting out the extra space.

Site and Surrounding Area

The application site is located on the Northern side of the cul-de-sac known as Montpelier Rise in Golders Green. Montpelier Rise is cut into two sections by the London Underground Northern Line train line resulting in two distinct cul-de-sacs both referred to as Montpelier Rise. The application

site is located along the Northern section of Montpelier Rise on the southern end of the cul-de-sac adjacent to the tube line. The site covers an area of 459.73m².

The existing site comprises a semi-detached two-storey dwelling house which adjoins no. 14 Montpelier Rise on its eastern side. The property has historically been extended with a two storey side extension. The site however is very large and has more potential. The London Underground Northern Line runs directly adjacent to the application site on its western flank. To the rear, the site backs onto the long-established Sinai Synagogue. Montpelier Rise and the surrounding area is predominantly residential in character featuring similar two storey semi-detached residential dwelling houses of a similar style to the application property. The Menorah Grammar Primary School is located at the northern edge of Montpelier Rise where the street meets The Drive. The application site is shown edged in red on the aerial map below.



Aerial view picture of the application site.

The property benefits from a large rear garden and a large hardstanding area to the front of the dwelling providing off street parking for up to four cars. The property also benefits from an attached garage structure on its southern side and has an already built single storey 6m PD extension to the rear of the house on its northern boundary adjacent to no.14. The property is currently occupied as a single family dwelling house.

The site is in a highly accessible location a short distance from Golders Green Road which is home to a comprehensive range of local shops, amenities and key transport links. The property is also a short walk from Brent Cross Underground Station.

The property is not located in a conservation area and is not in an area of flooding risk.

The Principle of Conversion to Flats

The pre-application advice report from 2018 established that the principle for the conversion of the property into self-contained flats is acceptable for this location.

Barnet Council's Local Development Plan places a clear emphasis on Protecting Barnet's Character and Amenity (Policy DM01). As such, the Local plan discourages the Conversion of dwellings into flats *on roads characterised by houses* on the basis that the loss of houses would change the character of the area'.

However, Chapter 2 of the Core Strategy states that *"Conversions may be appropriate in certain types of property or street but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to small flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be considered appropriate."*

The Pre-application submission included council tax details for this section of Montpelier Rise which demonstrated that a number of the properties along Montpelier Rise had already been converted from single family dwellings into flatted developments. Accordingly, the proposal is in keeping with the development character of the street and surrounding area and as indicated in the preapplication advice the principle of conversion to self-contained flats is acceptable.

The Pre-application report states that whilst 'The proposal would result in the loss of a single-family dwelling house, (however) given the varying styles of property, the character of the area is considered to be of a mixed residential nature and the proposal would not prejudice the objectives of Policy DM01 of the Local Plan in relation to the loss of single family units. Therefore, the council can agree the principle of the proposed conversion subject to general conformity with relevant plan policies and on consideration of all other matters relating to this proposal.'

In the previous applications this was taken on board and the principle was considered acceptable.

The Proposal

At its core, the objective of this proposal remains the retention of a spacious dwelling at ground floor for the existing homeowner with an additional 2no smaller flats on the first and second floors. At first floor, there will be 1no 2bed flat and 1no 1b2p flat at second floor level.

All flats are above the minimum floorspace requirements. Ground floor 2/3bedroom 139sqm.

First floor 2 bed flat – 87sqm.

Second floor 1b2p – 51sqm. More than 75% of area has a ceiling height of over 2.5m.

Alterations to Front Elevation

To the front of the property the proposal includes a few minor amendments. The existing lightweight porch structure will be removed as part of the proposal, restoring the prominence of the double storey bay window.

The existing pitched gable end roof form with its protruding front gable above the double storey bay window will be retained as existing. A total of three velux roof lights will be installed on the front roof slope allowing for natural light to flow into the proposed loft conversion housing the second floor flat.



At ground floor level

There is an existing narrow 6m extension at the boundary of the adjoining house. This extension then steps into a shorter single storey outrigger. The proposal is to widen the 6m element to the full width of the original house only. No rear extension is proposed to extended part of the house.

To the side of the house, there is currently a garage building. This height of this will be raised marginally, and windows inserted. A smaller infill has been between the two existing side sections.

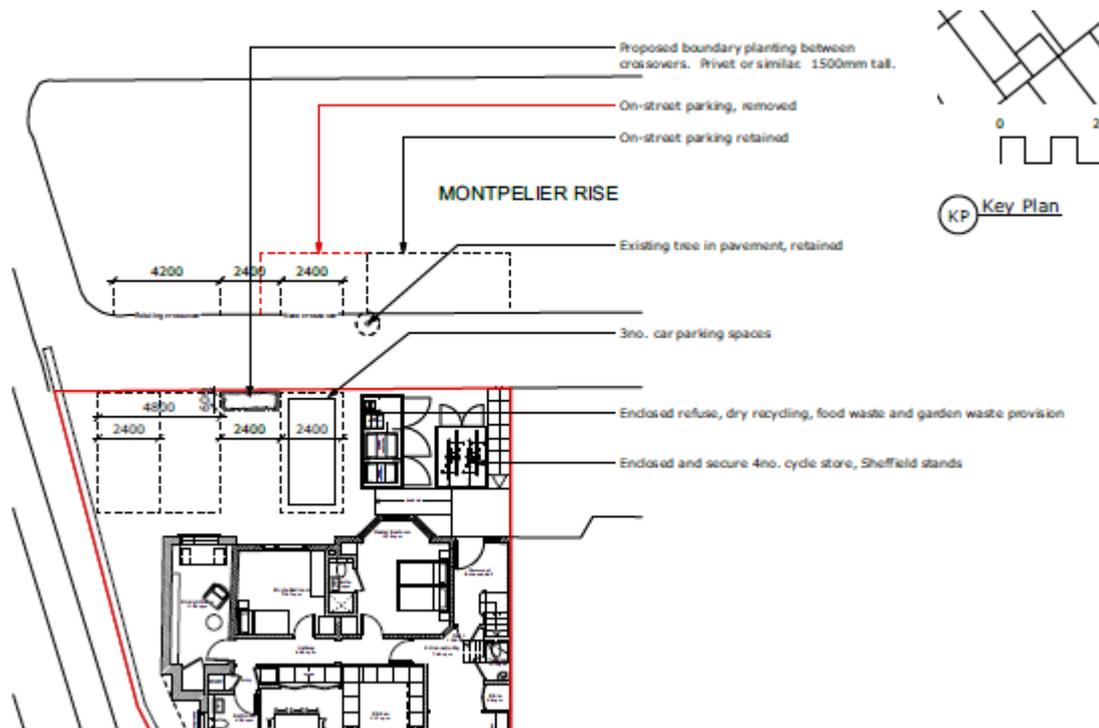
At second floor level

At second floor level, two rear dormers are proposed, as per the previous scheme. In the delegated report these were considered acceptable. The report states:

Two dormers are proposed of the rear roof slope. Each of the proposed rear roof dormers are less than half the width and height of the roof and appears subservient to the main roof of the building. The dormers are set down from the ridge of the main roof slope by 0.65m and set back from the eaves by 0.55m. The proposed dormers are considered acceptable on their own however combined with the 2-storey rear extension proposed, the cumulative impact of the dormers and 2 storey extension would be disproportionate and detrimental to the character and appearance of the property and the wider streetscene

The second floor flat has remained as previously proposed providing a 1no bedroom 2no person flat.

Car Parking, cycle and bin storage



In consultation with highways, during the previous application it was agreed that the existing crossover is suitable for 2 cars, with a third car being accommodated as per the drawing above. This would involve the removal of 1no on street parking space. We have maintained the same level of parking as previously discussed. However, the applicant is amenable to not build the new crossover and keep only 2no off street spaces.

The proposal includes the provision of a sheltered, secure and accessible bicycle storage shed with storage space for up to 6no bicycles for the proposed flats. The bicycle storage shed will be located to the front of the site on the front hardstanding area directly adjacent to the pedestrian access path as shown on the block plan below. The bicycle storage shed will be easily accessible to all of the residents within this location.

The storage shed will include Sheffield Bike Stands enclosed in timer enclosures similar to the storage shed solutions shown in the pictures below:



Example of timber bicycle storage sheds used for bicycle storage.

The proposed bin storage will also be located to the front of the site in between the car parking bays and the bicycle storage. The proposal includes the provision of the following bins for the proposed flats:

- 1 x 660L Bin for General Waste.
- 3 x 240L Bins for recycling.

The bin storage area will provide sufficient storage space for the bins required. The bin storage area is not located directly adjacent to any habitable room windows.

Amenity Space

The proposal includes a large rear garden for the Ground floor flat. The rear section will be sectioned off to create a shared garden for the upper flats. The shared garden is accessed around the side of the building and is suitably separate.

Policy Considerations

This proposal has been designed in accordance with the relevant national, regional and local planning policies as detailed below:

NPPF – (Revised) National Planning Policy Framework (2021)

The NPPF requires Local Planning Authorities to approve development proposals which are in accordance with the local development plan without delay.

The central aim of the NPPF is to promote sustainable development which brings about economic, social and environmental progress and benefits and in doing so ‘meets the needs of the present without compromising the ability of future generations to meet their own needs’.

From this principle Paragraph 14 sets out the presumption in favour of sustainable development which it states; ‘should be seen as a golden thread running through both plan-making and decision taking’.

For decision taking this means:

- ‘Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
 - Specific policies in the Framework indicate development should be restricted.’

It is considered that the proposed development is in accordance with the view of sustainable development as a whole and will help to promote the aims of the NPPF and the Local Plan in relation to sustainable development.

Barnet’s Local Plan - Core Strategy (Adopted September 2012)

Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5.

Policy CS1: Barnet’s Place Shaping Strategy - protection, enhancement and consolidated growth

Policy CS4: Providing quality homes and housing choice in Barnet

The core Strategy states that the council will aim to create successful communities in Barnet by seeking a range of dwelling sizes and types of housing including family and lifetime homes that meets our identified housing priorities and does not undermine suburban character or local distinctiveness

Policy CS5 Protecting and enhancing Barnet’s character to create high quality places

This policy sets out the key principles of inclusive design.

The Core Strategy states that the council will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design.

Barnet's Local Plan - Development Management Policies (Adopted September 2012)

Policy DM01- Protecting Barnet’s Character and Amenity

- a. All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.

- b. 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.

Policy DM02: Development Standards

All development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough.

Policy DM03: Accessibility and inclusive design

Development proposals should meet the highest standards of accessible and inclusive design.

Policy DM08: Ensuring a variety of sizes of new homes to meet housing need

Development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough.

The dwelling size priorities are:

- i. For social rented housing – homes with 3 bedrooms are the highest priority.
- ii. For intermediate affordable housing – homes with 3/4 bedrooms are the highest priority.
- iii. For market housing – homes with 4 bedrooms are the highest priority, homes with 3 bedrooms are a medium priority.

Policy DM09: Specialist housing – Houses in Multiple Occupation, student accommodation and housing choice for older people

Policy DM17: Travel impact and parking standards

a: Road safety

The council will ensure that the safety of all road users is taken into account when considering development proposals and will refuse proposals that unacceptably increase conflicting movements on the road network or increase the risk to vulnerable users.

b: Road hierarchy

The council will seek to ensure that roads within the borough are used appropriately according to their status in the defined road hierarchy. In taking into account the function of adjacent roads the council may refuse development proposals which would result in inappropriate road use, or adversely affect the operation of roads in an area.

c: Development, location and accessibility

The council will expect major development proposals with the potential for significant trip generation to be in locations which are, or will be made, highly accessible by a range of transport modes.

Barnet Local Plan SPD: Residential Design Guidance SPD (adopted October 2016)

In Chapter 1.8 this document states clearly that 'there is diversity in residential character' and 'it is not practicable to cover every change or eventuality. Throughout the guidance it is clear that the guidance is not prescriptive, and the principles are flexible taking into account the local vernacular.

Paragraph 14.4 – Amenity

The proposed extension has been designed with due consideration to the design guidance. It is not considered that the proposed development will be overbearing or unduly obtrusive. Care has been taken to ensure that the proposed extension will not result in harmful:

- loss of privacy by overlooking adjoining properties
- loss of light or overshadowing of adjoining properties, particularly loss of light to main windows serving principal rooms such as living or dining rooms
- loss of outlook from adjoining properties
- sense of enclosure or overbearing impact on adjoining properties
- loss of garden, landscaping or open space, which contributes to local amenity
- loss of parking space that is desirable to retain

Paragraphs 14.8 and 14.9 Harmony

Proposed extensions should be consistent with the form, scale and architectural style of the original building, particularly where it is a period or suburban property.

Paragraph 14.10- Materials and Details

External finishes, materials and architectural features affect the appearance of the extension. It is important to match the brickwork and roofing materials of the existing house in terms of colour, type and size. The brick bond and mortar joints should also be copied. The design, proportions and position of joinery details, windows and doors should reflect those of the original building to ensure the details of the new extension are sympathetically in-keeping and do not detract from the area's general character.

The proposed extension will be considerate of and enhance the existing architectural features of the property and will match the material, shapes and style of the existing doors and windows.

Paragraph 14.13 – Fitting into the street

If there is a consistent and coherent architectural character, the extension should not detract from it. The extension should sit comfortably with the main building and with neighbouring houses by:

- Taking account of the group value, character and established form of development along the street
- Using a design and facing materials which blend in with the character and appearance of the existing house
- Taking account of changes in levels between properties, gardens and the road
- complementing the roof form of the original house and the surrounding area
- Leaving enough space between houses to make sure they appear well separated
- Avoiding protruding beyond prominent building lines

Paragraph's 14.15 and 14.16 – Side Extensions

Side extensions should not be more than half the width of the original house.

Pitched roofs help extensions fit in with the street and may be required for single storey extensions. Pitched roofs, following the same pitch as the existing roof, will normally be needed for two storey extensions.

Summary and Conclusions

The scaled down proposed scheme of three flats, reduces the proposal to create a total of three flats. All the proposed flats will provide a comfortable and well-designed spaces for future tenants.

The proposal will introduce four high-quality self-contained flats to the property market within this location making efficient use of the site. Each of the proposed flats comply with the minimum internal amenity space standards. The proposal will provide future residents with good access to natural light and access to a shared amenity garden space.

Based on the trend of development in this area, both in terms of conversion to flats and in terms of the scale of extension, we believe that the proposed project is in keeping with local vernacular and presents a sustainable and appropriate use of the dwelling house within this location. The proposal will also contribute to the range of housing choice within this highly sought-after location.

The revised proposal has been redesigned to comply with national and local planning policies as well as the concerns raised by the planning officers in their delegated report and we believe that the revised scheme should be acceptable.

We trust that you will find this proposal acceptable and grant approval accordingly. Should you require any further information, please do not hesitate to contact us at info@eatownplanning.co.uk or 0330 221 0449.

EA Town Planning Ltd