

32 Lodge Lane, North Finchley, London, N12 8JJ

Design and Access Statement

August 2022



Prepared by SM12 Architects



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Reference : A451

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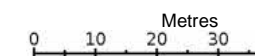
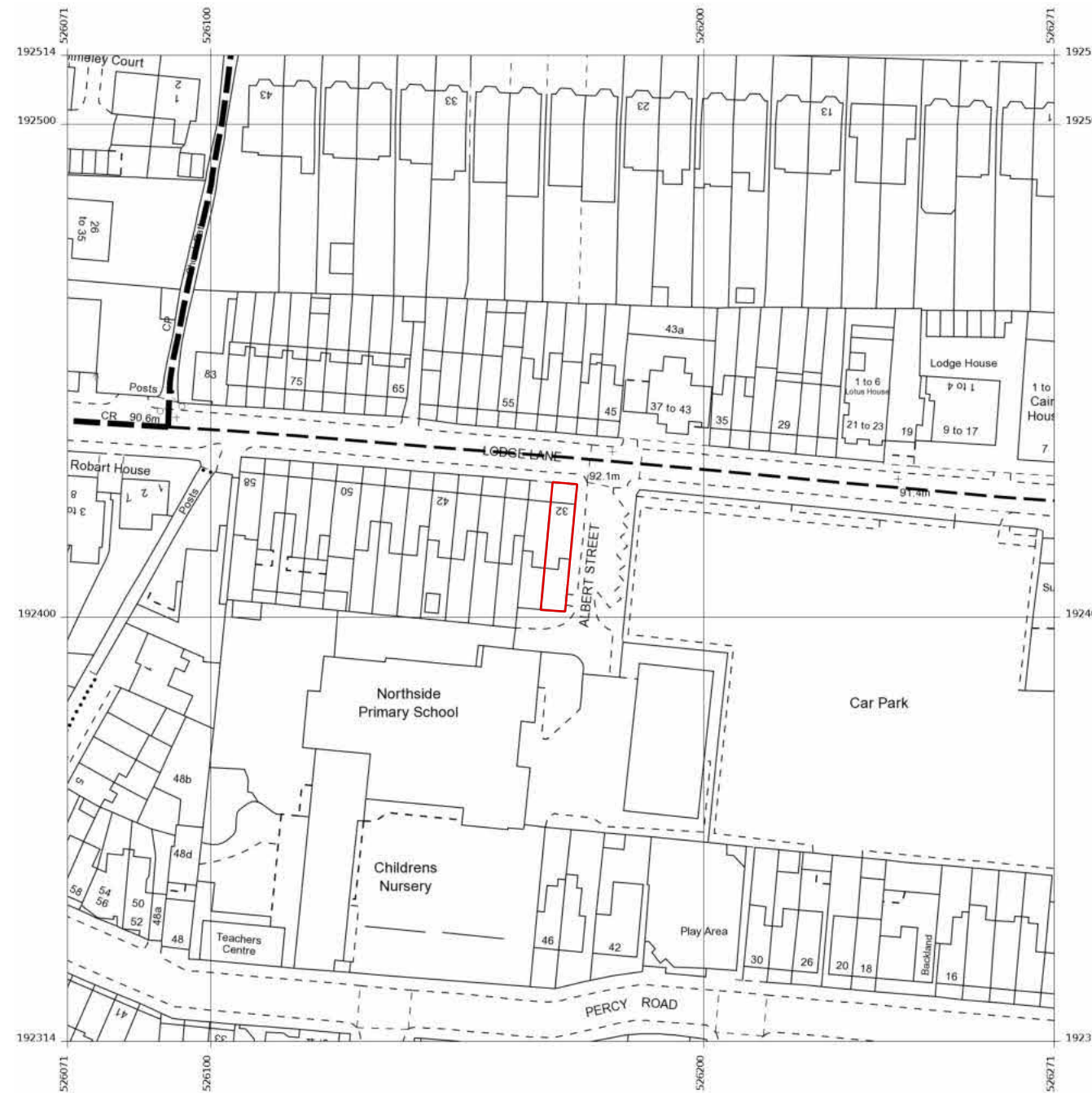
INTRODUCTION

This document forms the Design and Access Statement, which accompanies the drawings and other supporting information for this request of full planning. Please refer to the drawings and supporting reports for additional information and details of the proposed development.

The applicant wishes to replace the existing rear extension and proposes for a full width extension to the rear to provide additional space for the staff kitchen WC area.

The building has a commercial use at ground floor with a residential home above, all owned by the client.

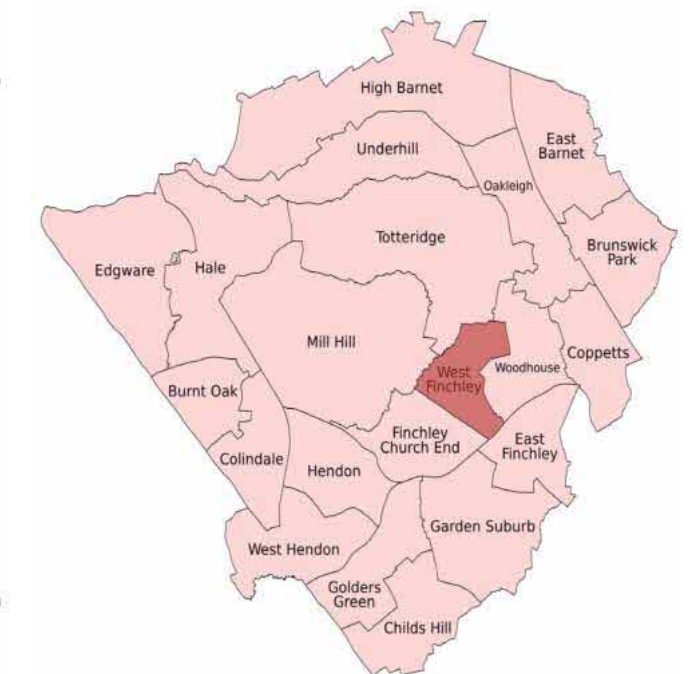
The current rear extension has its floor level set much lower than the main part of the building and is in fact set below the ground level outside. This has caused a lot of problems with damp internally, which needs to be addressed. Having considered the work involved it seems more sensible to provide better accommodation for the people working here and place everything on the level internally. Hence this application to demolish the existing rear addition and replace with something that is more similar to the adjoining building.



1:1250



Barnet Within London



West Finchley Ward Within Barnet

SITE AND PLANNING ANALYSIS

THE SITE

The photographs here show the existing property, they show the existing single storey extension to the rear.

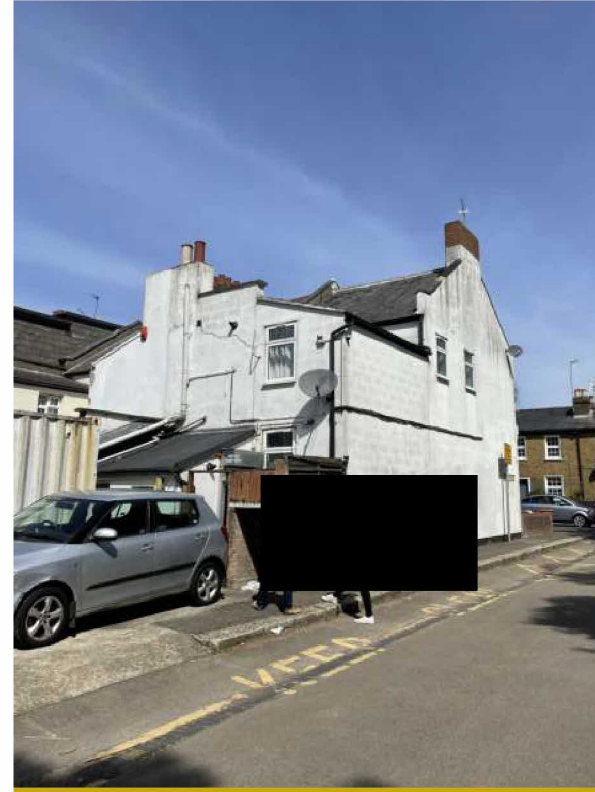
The property is on the corner of Lodge Lane and Albert Street which leads directly into Northside Primary School. To the east is the Long Lane car park and the main retail/town centre beyond that.

Lodge Lane links the town centre to the surrounding residential areas and as such has a mix of uses along its length.

As can be seen in the photograph of the rear, there is currently a small rear extension, a yard and an enclosure for the bins. There is parking and a container on a concrete area taking all of what was once garden to the original house.



Photograph 01 - Front of Building



Photograph 02 - Rear and Side

SITE AND PLANNING ANALYSIS

THE SITE

1. Trees and Gardens

There are no trees on or close to the site, so none will be affected by the proposed works. The rear 'garden' area is all hard surface with parking and a storage container.

2. Flood Risk Assessment

Please refer to the map which indicates that the site has a low risk of flooding.

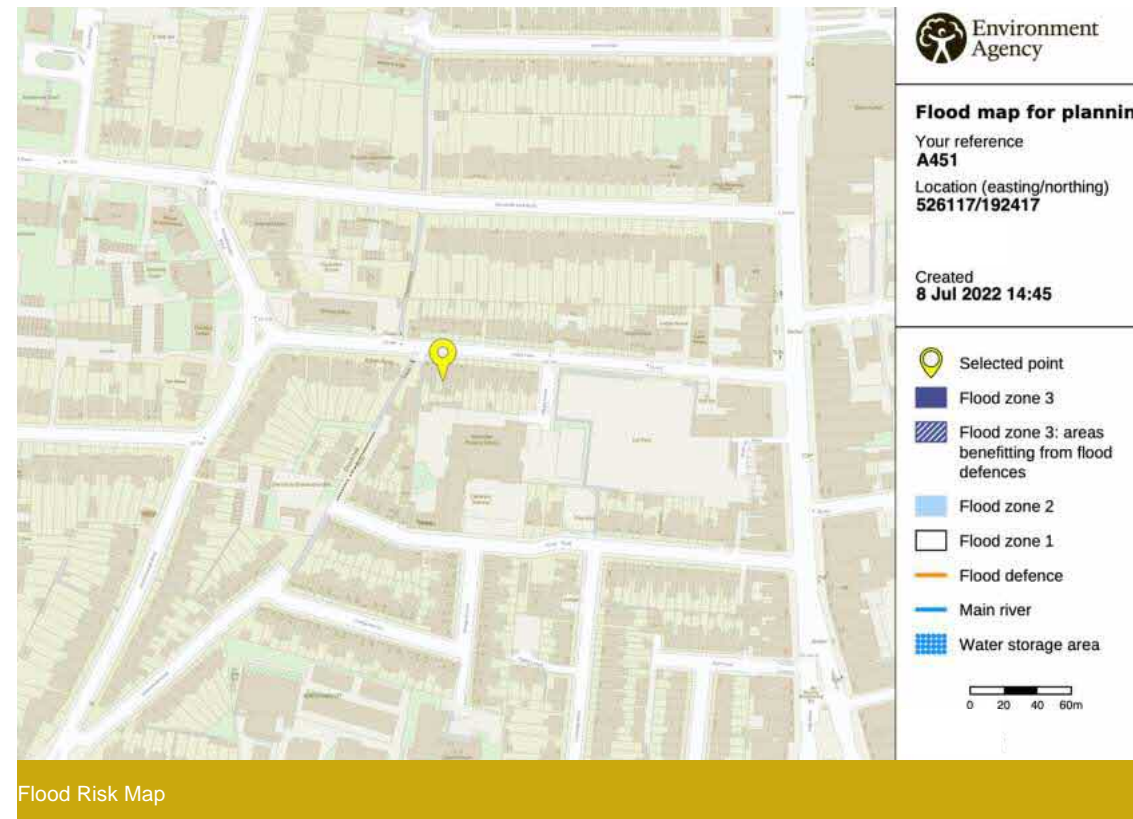
As there is no indication of risk in the area of the site, it is not intended to undertake any further analysis at this stage, but we could provide a wider assessment at Full Planning if required.

Accessibility

The building is existing with the front entrance having a low threshold. The site slopes so the land on the rear is lower than the front. The proposed will provide a single level ground floor, as this has various levels currently, to help people with restricted mobility. It will then slope to the rear entrance but access via the front will be possible for all.

4. Transport

The site has a PTAL rating of 3, it is within walking distance of Woodside Station and there are a number of bus stops close to the site.



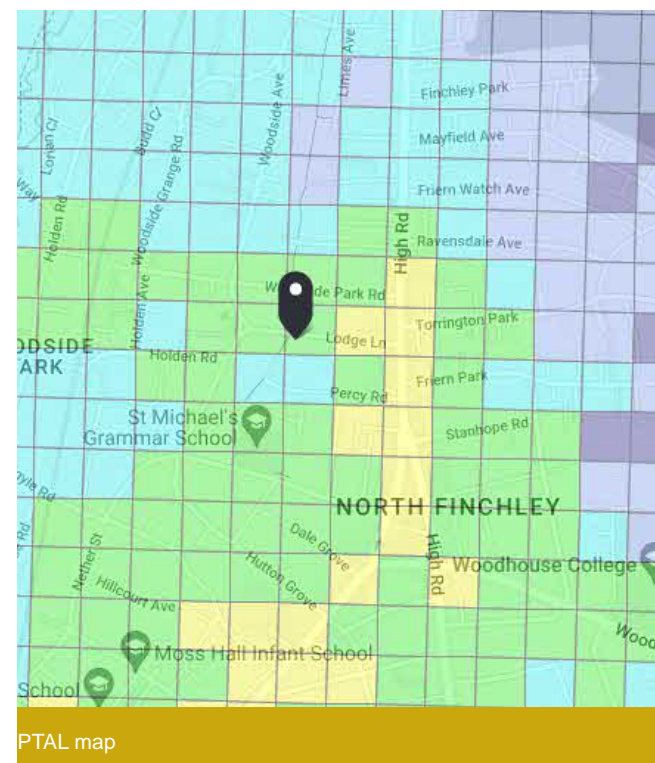
Flood map for planning

Your reference: **A451** Location (easting/northing): **526117/192417** Created: **8 Jul 2022 14:45**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)



SITE AND PLANNING ANALYSIS

THE SITE

Tubes:

Woodside Park Station is located 0.3 miles away from the site, the Northern Line runs from here with tubes to Morden stopping at stations within Central London.

Buses:

There are a number of bus stops close to the site on the main road.

Route 460 - To and from Willesden Bus Garage and North Finchley

Route 134 - To and from North Finchley and University College Hospital/Euston Road

Route 221 - To and from Edgware Bus Station and Turnpike Lane Station

Route 125 - To and from Station Road and Colindale Station

Route 263 - To and from Highbury Barn and Barnet Hospital

Route 383 - To and from Finchley Memorial Hospital.

As with the trains, these routes connect with many more offering a wide range of destinations.

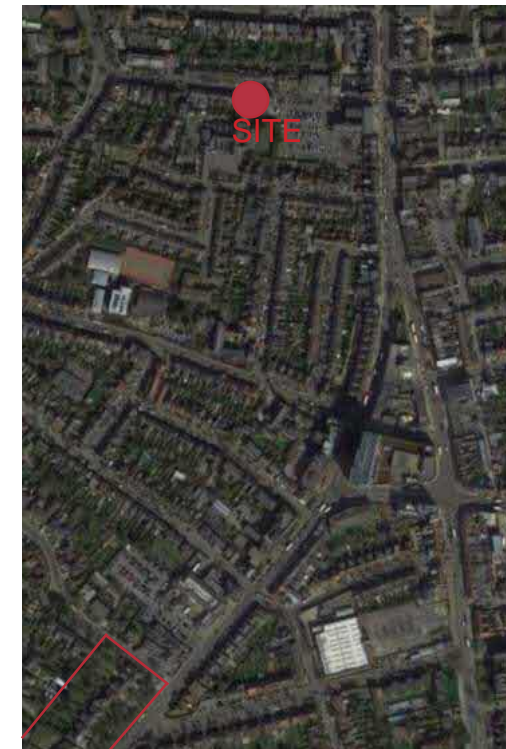
5. Conservation Areas and Listed Buildings

Moss Hall Crescent is the closest conservation area to the site, as can be seen on the map this is not close to the site, therefore the proposed extension will have no impact

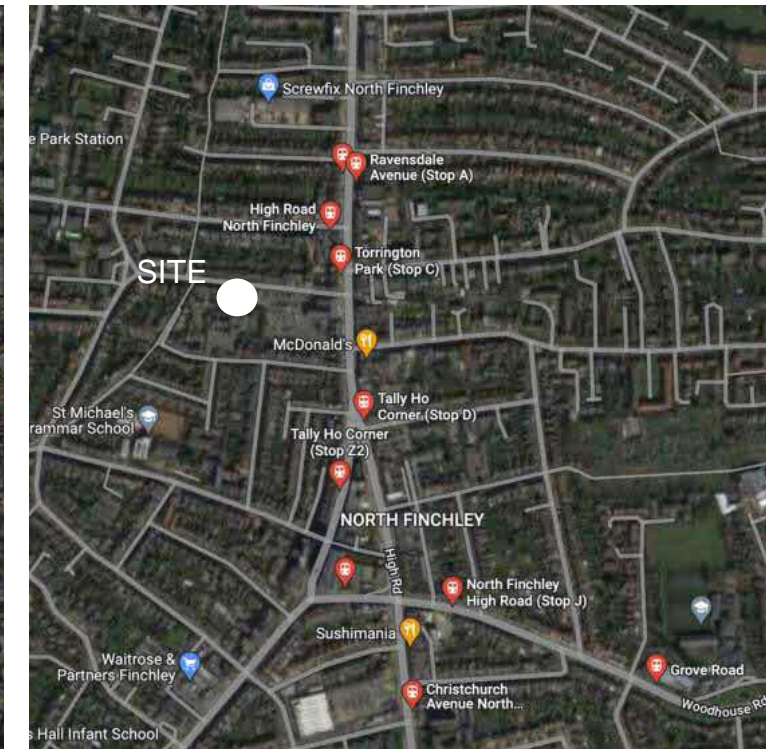
We have also referred to the Magic Maps App and show the area surrounding this property, illustrating that there are a number of listed buildings within the town. The proposed alterations will not affect the heritage setting of any of these assets..



Moss Hall Crescent Conservation Area



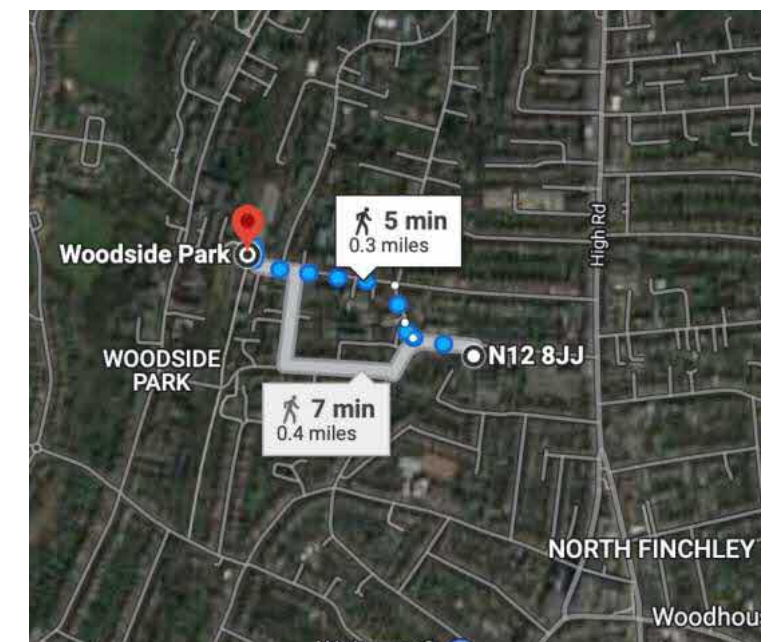
Moss Hall Crescent Conservation Area Location



Bus Stop Map



Listed Buildings - Magic Maps



Woodside Park Station

DESIGN DEVELOPMENT

THE SITE

Landscape, Parks and Nature Reserves

To the west of the site, on the opposite side of the northern line is Darlands Nature Reserve. This is 32 hectares of woodlands, wetlands, grasslands and Darlands Lake. This area is managed by the Darlands Conservation Trust and the land supports a wide variety of wildlife.

The proposed extension will not have any affect on this area.



Darlands Nature Reserve Photographs



Darlands Nature Reserve Aerial

DESIGN DEVELOPMENT

SUSTAINABLE DESIGN

Green and Environmental Design

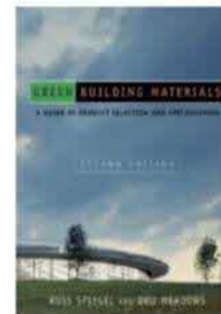
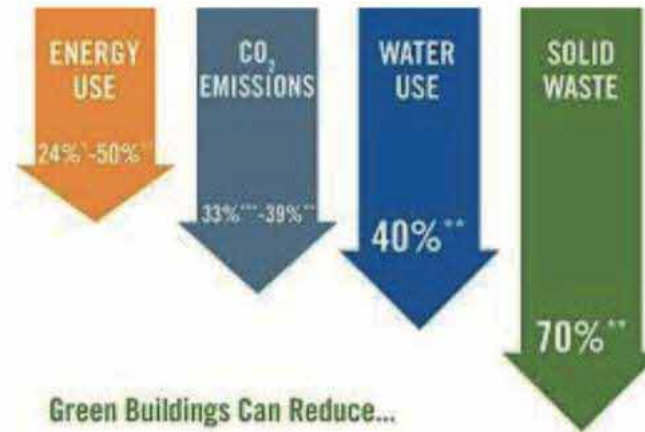
We will look at producing homes that are suitable for the future, with low carbon materials and energy sources at the heart of the design. We would envisage the heating and hot water being produced by an efficient new boiler, as there is not much demand for this business. The walls, floor and roof will be insulated beyond the requirements of the building regulations. It will be built to a standard that prevents heat loss through gaps and holes, with air leakage again better than required by the building regulation.

We will also consider the use of Photovoltaic panels on the flat roof areas to provide part of the electrical load for the new homes.

The use of whole house ventilation with heat recovery is a great way of keeping the homes ventilated with pre-heated air, so that the heating system does not need to work so hard. This type of system also filters the incoming air, removing irritants such as pollen, making the internal environment a healthy one.

The building fabric would be insulated beyond the requirements of the buildings regulations and the windows and doors would also be selected to provide higher U-Values than currently required by the regulations.

A water butt will be provided to the rear to collect water for garden use. The garden will be planted to add to the biodiversity of this site.



Use of Green Building Materials



Water Butts to collect Rainwater for re-use

DESIGN DEVELOPMENT

AS EXISTING

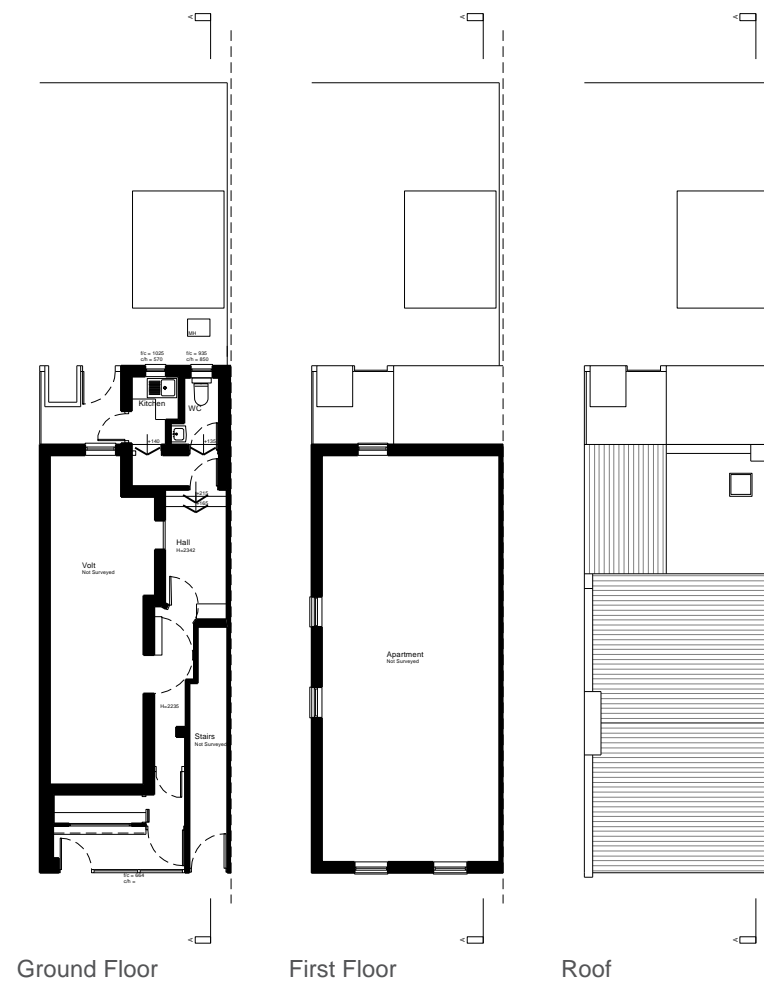
We show here the plans relating to the lower floor and roof for the property. We have not surveyed the first floor residential premises.

The ground floor is used for commercial for safety deposit vault, to the rear there is a small kitchen and WC for staff in the existing rear extension.

As can be seen on the section there are level differences within the ground floor with a number of steps from the hall to the rear, leaving the rear floor level below the ground outside. As stated, all parts of the building including the flat over are owned by the applicants.

The existing rear extension is no longer fit for purpose due to the level changes, the ceiling heights and the low floors and DPC's which have been breached and bringing damp into the building.

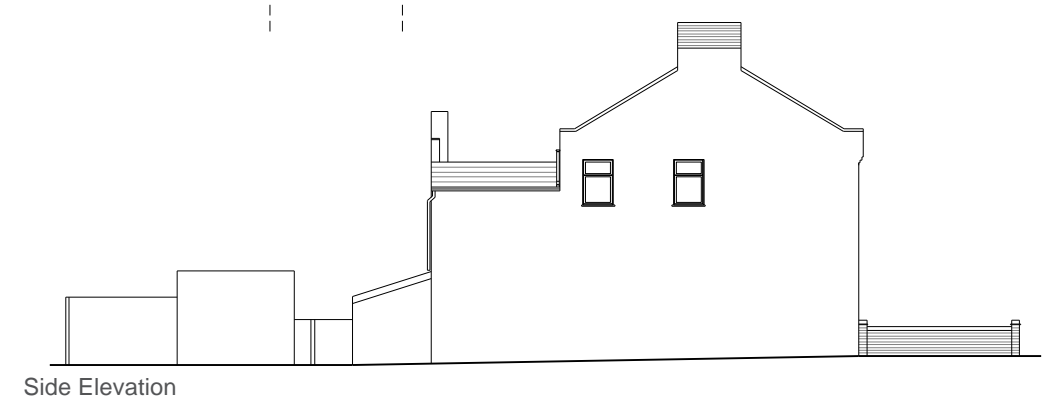
The proposed new extension will address all of these issues.



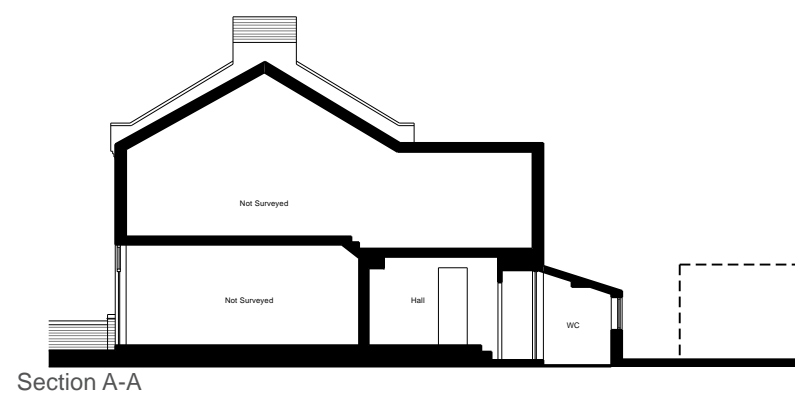
Front Elevation



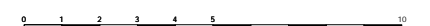
Rear Elevation



Side Elevation



Section A-A



DESIGN DEVELOPMENT

AS PROPOSED

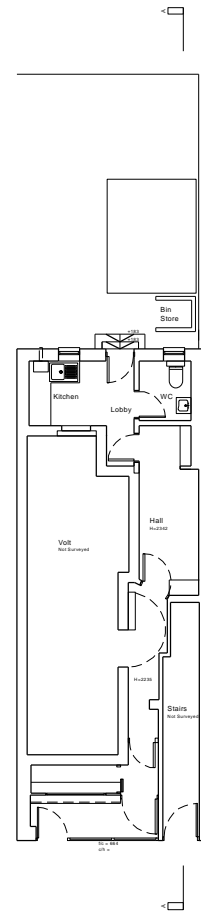
As shown on the ground floor plan there will be a WC, kitchen and lobby to the rear within the new extension. Also for the rear extension to level the floor so that the ground floor is all at the same height.

This will be a render finish to match with the existing building with a flat roof, red brick arches above the door and windows.

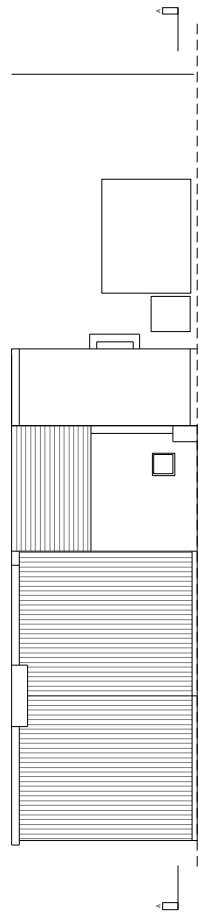
The style of the extension will match the original building and the extension next door.

The bin store will be replaced as shown.

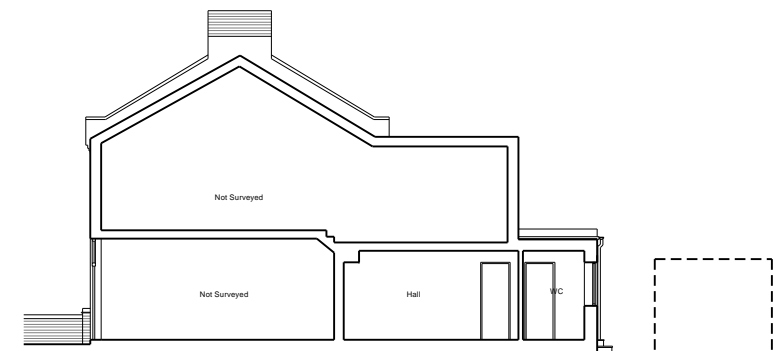
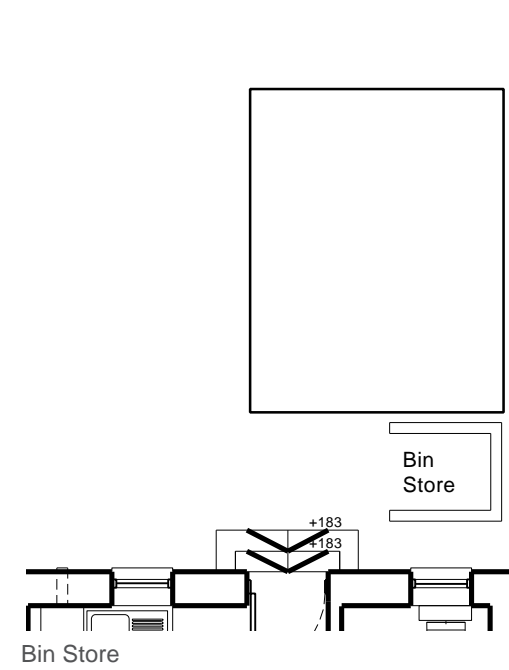
The extension will provide better facilities for those working here and clients using the facility. Being at a single level will help with those with mobility problems and cure the current damp problem.



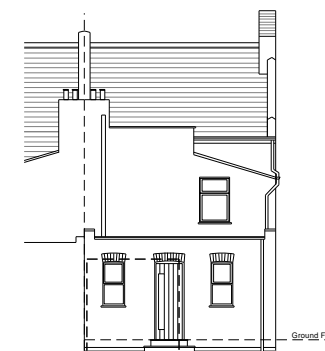
Ground Floor Plan



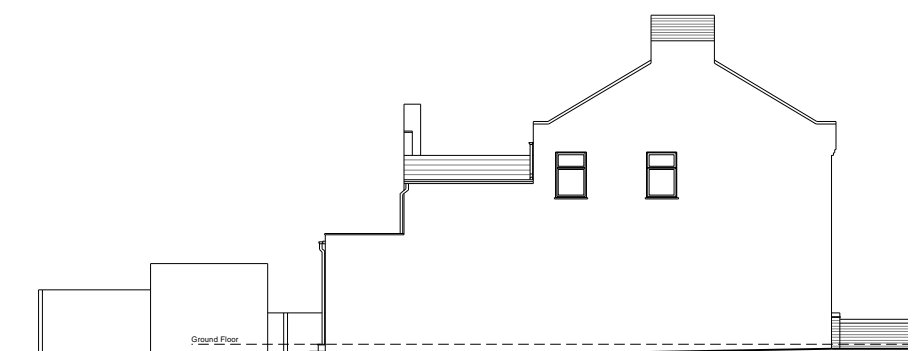
Roof Plan



Section A-A



Rear Elevation



Side Elevation



DESIGN DEVELOPMENT

SUMMARY

This application is looking to create a level ground floor within the building and replace the existing rear extension with a full width extension, designed to blend with the existing style and materials. All materials will match the existing building.

The proposal will provide improved welfare and facilities for those who work here and the clients who use this facility, it will also provide a damp free building.

If any additional material will assist, or if there are any areas where discussion will aid the application, please do not hesitate to contact the agent.

