



## DOMENECH DESIGNS LTD

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## Design & Access Statement

### GROUND FLOOR FLAT, 18 CLAREMONT ROAD, LONDON, NW2 1BP



[October 2023]

## 1.0 Introduction

Site Description: Ground floor flat, 18 Claremont Road London NW2 1BP within a terrace dwelling which has been split into flats.

The proposal is for single storey extension and sub-division into two flats.

The site is not located in a conservation area nor is it listed. The site is located within a controlled car parking zone.



## 2.0 Design Proposals

The extension and sub-division will provide residence to up to 2 people. Flat 1 will consist of a kitchen/living room, a bathroom and bedroom with a total area of 41.7 m<sup>2</sup>. Flat 2 will consist of an open planned kitchen/living room, a bathroom and bedroom with a total area of 69.8 m<sup>2</sup>. The extension roof will be a green roof. All rooms have been designed to residential development standards. Policy D6 of the London Plan, which is broadly aligned with the Nationally Described Space Standards, sets the requirement for internal living standards.

## 3.0 Planning History

The relevant planning consents for the area comprising the existing property:

- August 2021 (ref: 21/4417/S73) – Variation of condition 1 of planning permission reference 21/2272/FUL dated 06/07/21 for 'Conversion of existing flat into 2no self-contained flats. Single storey rear extension.' Variation to include alterations to the footprint of single storey rear extension. Decision: Refused (10/08/2021)
- May 2021 (ref: 21/2272/FUL) - Conversion of existing flat into 2no self-contained flats. Single storey rear extension. Decision: Approved subject to conditions (04/05/2021).
- December 2020 (ref: 20/6290/FUL)- Conversion of existing flat into 2no self-contained flats. Single storey rear extension. Decision: Refused (26/02/2021).
- February 2018 (ref: 18/1269/FUL) - Single storey rear extension. Decision: Approved subject to conditions (25/04/2018).

## 4.0 Planning Policies

### Planning Considerations

The main planning issues for consideration in this case are:

- Impact of proposal on the character and appearance of the locality.
- Impact on neighbouring amenities.
- Highway matters.

### 4.1 Core Policy – Quality and Character

#### Character

Barnet Character, Design and Heritage, Residential Character, 6.4.6: *Character: to promote a sense of place by responding to locally distinctive characteristics and patterns of development.*”

The property is ideally located within close proximity of local amenities and transport links.

The extension will use the same materials as the existing building to be in keeping with the surroundings.



## Landscaping

Barnet Local Plan Core Strategy Policy 18.4.2: *“The Core Strategy can influence future development in the borough to make the fullest contribution to the mitigation of, and adaptation, to climate change. It can also help to reduce flood risk as well as the incidence of fuel poverty with more fuel efficient dwellings. Through adopting sustainable design and construction measures as well as prioritising decentralised energy generation carbon dioxide emissions can be minimised”*. The proposed design will include a green roof which will encourage biodiversity. The plants used will be perennial or self-seeding biennial planting, native or common to UK.

Please refer to the green roof specification report for more details.

## 4.2 Impact on neighbouring amenity.

The scheme would not harmfully impact upon the privacy of neighbours in terms of loss of privacy. Windows directly facing neighbouring buildings will have obscured glass to maintain the neighbour's privacy. The design will not result in loss of light or overshadowing the neighbour's property and adheres to regulations.

## 4.3 Highway Matters

Claremont Road is for resident permit holders only (Zone C1) Mon-Fri 10am-11am, effective from 18/12/2014 to the present day.

The site is located within a controlled car parking zone (according to Barnet council website). The proposal will not include additional parking and will encourage residents to use public transport and cycling with bike storage at the rear of the garden.



#### 4.4 Refuse & Recycling

The following bins will be provided in accordance with Barnet's 'Provision of Household Recycling and Waste Service', each flat will have:

- 1 x General Refuse (240L)
- 1 x Mixed Recycling (240L)

##### **Refuse service for small blocks of flats (communal - less than six flats)**

For small blocks of flats (less than six flats), the available bin sizes are 240 litres, 660 litres and 1100 litres. The table below shows indicative levels of bin provision.

Number of dwellings in block	Residual Waste Provision
2	2 x 240 Litre
3	2 x 240 Litre
4	1 x 660 Litre or 3 x 240 litre
5	1 x 1100 Litre