

PLANNING, DESIGN AND ACCESS STATEMENT

63 Salisbury Road, Barnet, EN5 4JL

Contents

Proposal	3
Site Context	3-4
Planning Policy	5-6
Planning Assessment	7
External Design	8
Internal Design	9
Amenity	10
Access	10
Transport	10
Refuse	10



Proposal

The proposal seeks planning permission for:

- Construction of a rear extension at lower ground level
- Conversion of single family dwelling house into 1 x 1-bedroom 1-person flat (Use Class C3) and 1 x 4-bedroom 6-person HMO (Use Class C4).

The lower ground floor will host the 1-bedroom 1-person flat while the ground, first, and second floors will host the 6-person HMO.

External changes also include the installation of a new door and metal staircase at the rear of the ground floor. Green screening will be provided to the metal staircase.

Cycle parking spaces, waste and recycling bins, and private external amenity space are all provided.

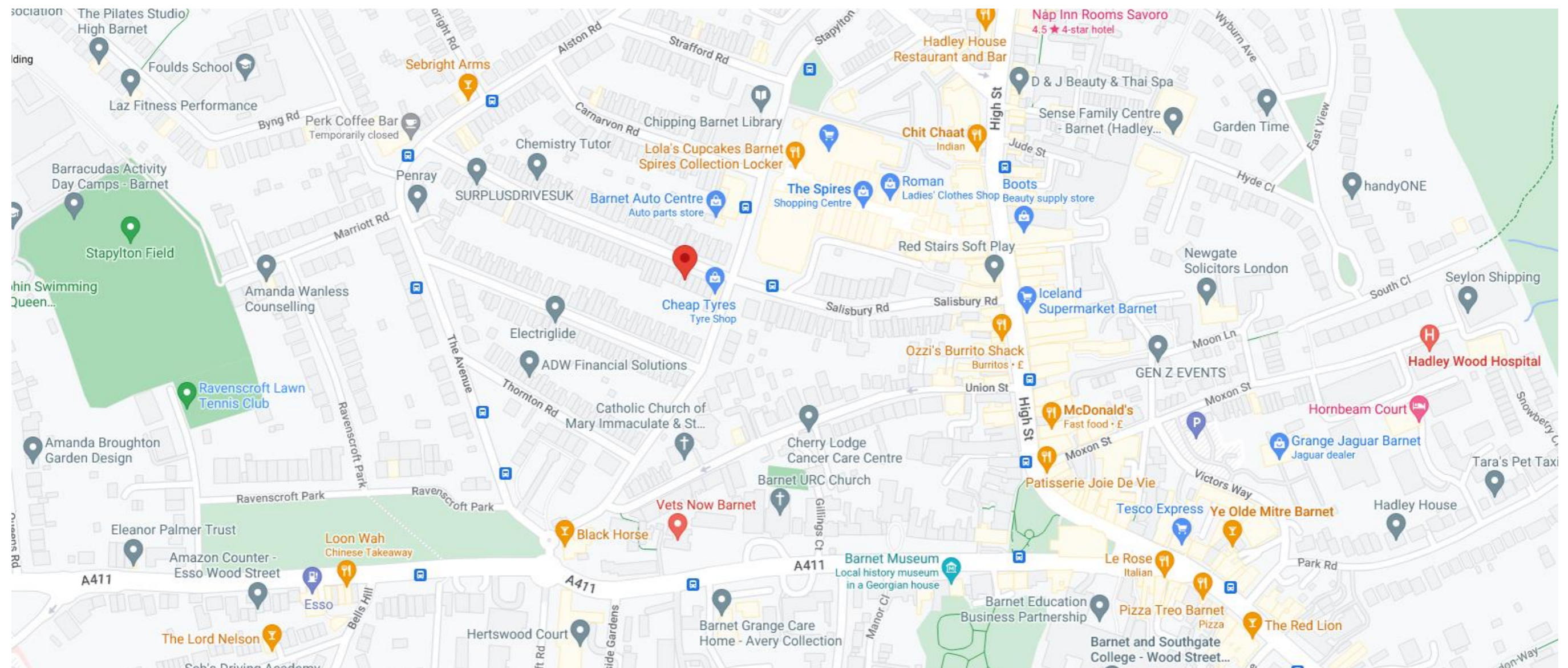
Site Context

The existing dwelling is a three-storey plus lower ground floor terraced property located on Salisbury Road, which is a residential street. The property is currently vacant.

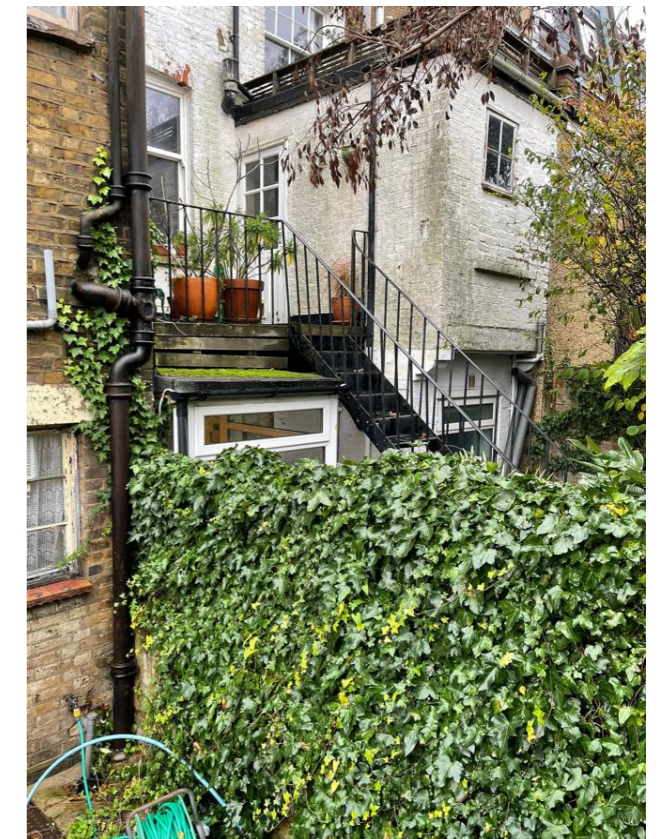
To the east of the application site is the active highway of High Street as well as Chipping Barnet District Centre, where primary retail frontages are present.

The application site is therefore ideally located very close to a town centre, which provides easy and convenient access to key local services, shops, and public transport.

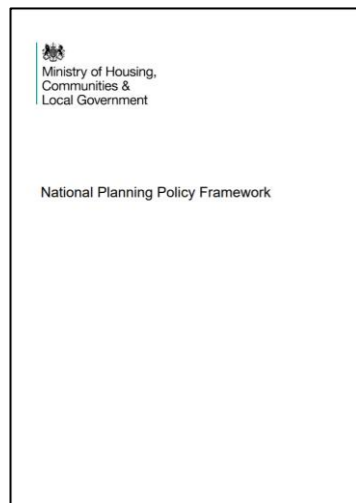
The application site is not listed and is not within a conservation area.



Site Context (cont.)



Planning Policy



- **National Planning Policy Framework (2021)**

The NPPF is a material consideration in planning decisions as it sets out the Government's planning policies for England and how these are expected to be applied. The NPPF emphasises that the presumption in favour of sustainable development should be at the heart of plan-making and decision-taking. Development proposals that accord with the plan should be approved.

Paragraph 38 states that local planning authorities should approach decision-taking in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area, and, where possible, seeking to approve applications for sustainable development.

- **London Plan 2021**

Policy D1 seeks to identify an area's capacity for growth, taking into account various factors. It prompts authorities to consider the urban form and structure (for example: townscape, block pattern, urban grain, extent of frontages, building heights and density).

Policy D5 intends to deliver inclusive access, in particular ensuring Design and Access Statements contain a section specifically related to access matters.

Policy D6 relates to the quality of housing and the adherence to space standards. Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. To this end, the policy requires that new residential development conform to minimum internal space standards set out in Table 3.1 of The London Plan 2021.

The relevant housing policy within the plan is **H1**, 'Increasing Housing Supply', which states that there is a crucial need for more homes in London that are affordable and identifies that London Borough of Barnet has a target of 23,640 new homes to be delivered over a period of 10 years (2019/20 - 2028/29).

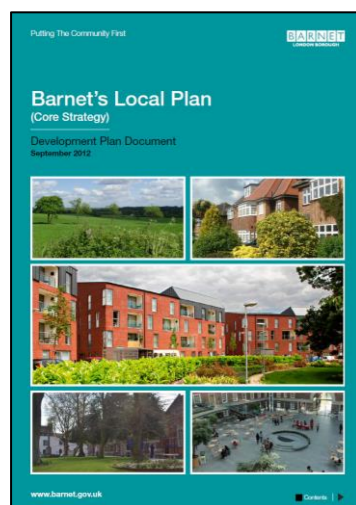
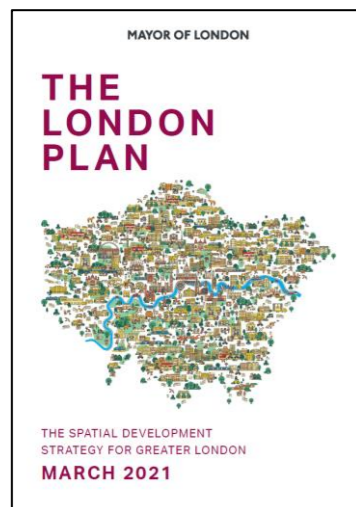
Policy T5 seeks to ensure development proposals aim to remove barriers to cycling and create a healthy environment in which people choose to cycle.

- **Barnet Local Plan**

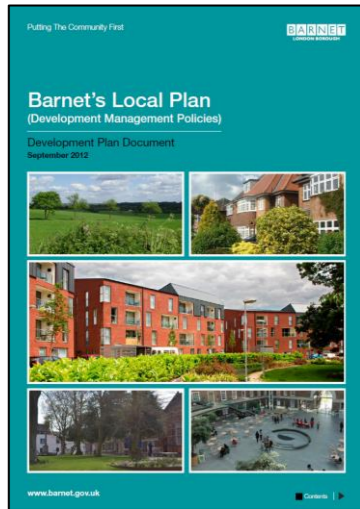
Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

The relevant policies from the **Core Strategy** are as follows:

- **Policy CS1: Barnet's place shaping strategy – protection, enhancement and consolidated growth – the Three Strands Approach**, which seeks to concentrate and consolidate housing and economic growth in well located areas that provide opportunities for development, creating a quality environment that will have positive economic impacts on the deprived neighbourhoods that surround them.
- **Policy CS4: Providing quality homes and housing choice in Barnet**, which seeks a mix of housing products in the affordable and market sectors to provide choice for all households. It seeks a range of dwelling sizes and types of housing that does not undermine suburban character or local distinctiveness.
- **Policy CS5: Protecting and enhancing Barnet's character to create high quality places**, which seeks that development in Barnet respects local context and distinctive local character, creating places and buildings of high-quality design.



Planning Policy (cont.)



The relevant policies from the **Development Plan Document** are as follows:

- **Policy DM01: Protecting Barnet's character and amenity**, which seeks high quality design and states that development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces, and streets. Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users, and should retain outdoor amenity space.

It is acknowledged that Policy DM01 also states that the conversion of dwellings into flats in roads characterised by houses will not normally be appropriate.

- **Policy DM02: Development standards**, which seeks development that is compliant with national and London-wide standards supported by the guidance set out in the council's suite of Supplementary Planning Documents, including adhering to minimum floor space as set out in the London Plan.
- **Policy DM08: Ensuring a variety of sizes of new homes to meet housing need**, which seeks a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough.
- **Policy DM09: Specialist housing – Houses in Multiple Occupation, student accommodation and housing choice for older people**, which states that proposals for new HMO will be encouraged provided that they meet an identified need, can demonstrate that they will not have a harmful impact on the character and amenities of the surrounding area, are easily accessible by public transport, cycling and walking and meet the relevant housing standards for HMO.

Planning Assessment

- **Contribution to housing and HMO provision**

In offering both a new 1-bedroom 1-person flat and a new 4-bedroom 6-person HMO, the proposed development contributes overall towards the Council's intention to satisfy housing need, including the need for a mix of housing types.

Accordingly, it contributes to the aims of London Plan policy H1 and Local Plan policies CS1, CS4, DM08, and DM09. The proposal does not pose a significant threat to the character and amenity of the area but remains in keeping.

1-bedroom 1-person flats in particular are a valuable type of residential unit catering to small households and their presence introduces more diversity in the type of living accommodation provided within the local area.

Furthermore, as mentioned in the supporting text for Local Plan policy DM09, HMOs are a valuable source of low-cost housing that benefit a range of the community including students, those on low incomes, and those seeking temporary accommodation. The proposal will contribute towards introducing a mix of people into the area and creating a more diverse community.

- **Appropriateness of proposed use**

Please note that a number of neighbouring properties along Salisbury Road have already converted their lower ground floor into a self-contained residential unit.

Within this site context, the proposed development at 63 Salisbury Road would not be incongruous to the character of the area and would not be introducing an unusual feature to the properties on this road.

It is also important to note that the large size of the existing dwelling detracts from the property's appeal to single families. This is due to the dwelling house's significantly spacious interior being difficult to afford for the average family, in addition to the property being larger than what is required for the average family.

As the size of the property necessitates much maintenance and upkeep, this increases the cost of living and has naturally created difficulty in letting out the property as a single-family dwelling house.

The proposed conversion to flatted development on the lower ground floor and HMO on the floors above would therefore be a much more viable and efficient use of the property.

It would be a practical utilisation of the property's potential and take advantage of the very spacious house to provide a higher number of valuable living spaces that are much sought after by those looking to live in reasonably priced accommodation.

It is also a factor that not all those looking for accommodation wish to live in flats but may instead aspire to live in dwelling houses; for such individuals, a HMO in a property such as 63 Salisbury Road would comfortably meet those aspirations.

- **Impact of proposed use**

It is considered that the proposed use will not generate an unacceptable increase in noise, comings and goings, and disturbances. Taking into account the proposed flat and the proposed HMO, the proposed development will, at maximum, result in a total of seven occupants residing at the property.

This is not a much more significant intensification at the site than what is existing, given that the existing dwelling benefits from 2 single bedrooms and 2 double bedrooms and can host at least 6 occupants.

Additionally, as a single family dwelling house, it is very much possible for the property to have a higher number of occupants than 6 as there are no restrictions upon the size and growth of a family. An increase of this type in the number of occupants can therefore potentially compromise the quality of life at the dwelling.

This is restricted effectively with the property operating as a flat on lower ground level and a HMO on the upper levels as the maximum number of occupants remains strictly capped at 7 in total. This ensures no unacceptable increase in the comings and goings at the property and no unreasonable amounts of noise and disturbance.

The proposed HMO would be managed effectively by a well-established management agency that has the relevant and required licences; strict, effective management of the property will ensure that the occupancy levels will not result in lowering the quality of life for neighbouring properties.

The management process will include conditions such as occupants accepting and signing a code of conduct booklet that details the rules they will have to follow while residing at the property. Failing to adhere to these rules will have negative consequences upon their length of stay at the property.

Furthermore, as the proposed conversion will see the property lived in and utilised at a more frequent, consistent rate, the proposal will reduce unoccupancy rates and render the property more sustainable. This in turn will ensure that the upkeep and maintenance of the property is prioritised and undertaken properly and regularly.

For the reasons discussed in this section, the proposal is considered compliant with Policy DM09.

The following sections regarding design, amenity, access, refuse, and transport further demonstrate the proposal's adherence to planning policy.

External Design

The proposed lower ground floor rear extension has been carefully designed to be in-line with existing SPD, which will minimise any adverse impacts on neighbouring properties.

The proposed depth of 3.5m does not constitute a substantial projection and its overall modest size ensures that the extension remains subservient to the host property. Consequently, it will not result in a sense of overbearingness for the adjacent properties and will not result in overshadowing impact, harm to outlook, or a sense of enclosure.

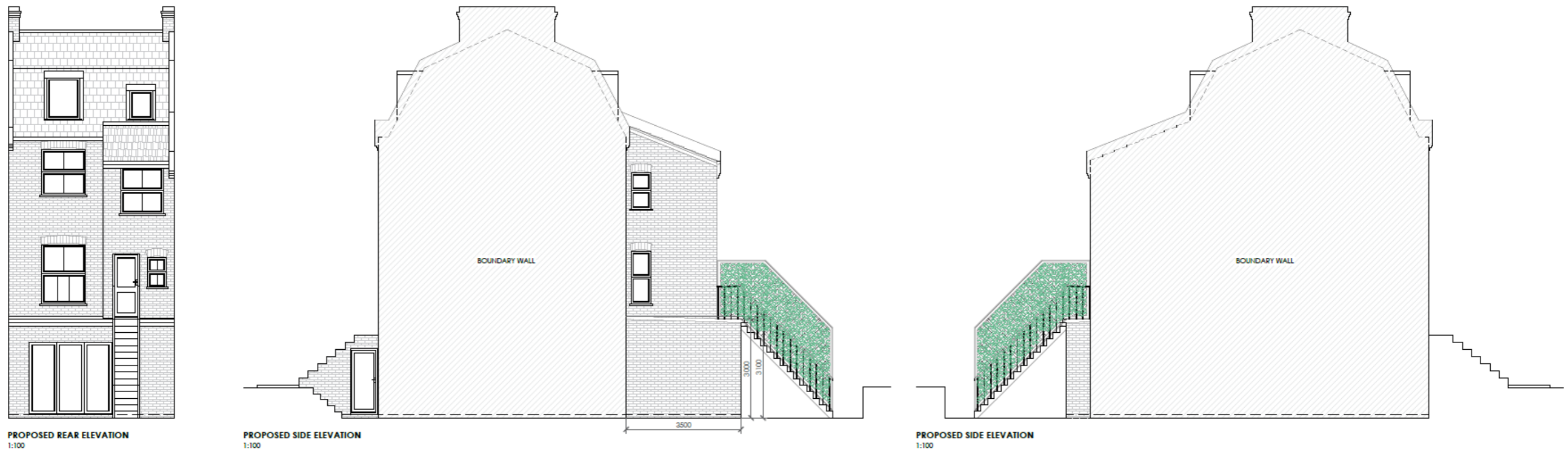
The proposed materials will match existing materials so as to maintain the current look of the property; therefore, the external walls will be finished in brickwork and uPVC will be utilised for the fenestration frames and door. The flat roof will consist of fibreglass.

The proposal is considered to be compliant with Local Plan policies CS5 and DM01, preserving the local character whilst avoiding undue harm to neighbouring residential amenity.

The external metal staircase proposed at the rear of the ground floor will enable the HMO to access private external amenity space down on the lower ground floor.

The metal staircase will be provided with green screening measuring 1.8m in height on both sides. The green screening will effectively protect the privacy of the occupants of the HMO as they access their rear amenity space; it will also ensure that there is no overlooking into neighbouring gardens.

Please note that there are existing examples of metal external staircases within the area, such as at adjacent property No. 61 Salisbury Road. This can be seen in the photographs on page 4.



Internal Design

- **Proposed HMO**

The proposed HMO consists of the ground, first, and second floors. On the ground floor, the layout includes an open plan living/kitchen/dining area measuring 22.20 sqm. A shower room is located on this floor.

Positioned at the rear of the ground floor is a door leading out to an external metal staircase, which in turn leads down to the lower ground floor private external amenity space designated for the HMO.

The first floor hosts a double bedroom measuring 15.90 sqm and a single bedroom measuring 9.90 sqm; both bedrooms surpass their respective national space standards requirement of 11.5 sqm for a double bedroom and 7.5 sqm for a single bedroom. A bathroom is provided on this floor.

The second floor hosts the last two bedrooms, which are again a double bedroom and a single bedroom that, at 14.50 sqm and 9.90 sqm, also meet and exceed their respective national space standards requirements.

The overall layout is comfortable, convenient, and functional.

- **Proposed flat**

The proposed lower ground 1-bedroom flat has been designed with a simple but efficient layout.

The layout includes an open plan living/kitchen/dining room that measures 22.10 sqm. A full bathroom is provided and the single bedroom measures 11.30 sqm, which meets and exceeds the minimum space standards requirement of 7.5 sqm for a single bedroom. The bedroom has also been provided with storage space.

At 49.70 sqm, the proposed flat meets the national space standards requirement that sets out 39 sqm as the minimum gross internal area for 1-storey 1-bedroom 1-person dwellings with a bathroom.

Overall, the internal design for both the proposed flat and HMO is compliant with Local Plan policy DM02 and policy D6 of the London Plan.



Access

Both the proposed flat and HMO will be accessed from Salisbury Road. The proposed flat will be accessed by the external set of stairs to the lower ground floor; the proposed HMO will be accessed by the external set of stairs leading to the existing front entrance.

There will be no conflict in the access arrangements of the proposed flat and the proposed HMO.

Access arrangements are safe and secure.

Transport

In order to promote a sustainable mode of transport, five cycle parking spaces have been provided to the front of the site on the ground floor. This brings the proposal in accordance with Policy T5 of the London Plan.

Whilst no car parking spaces are proposed, this is not considered to be strictly necessary as the site is located within a PTAL 3 zone, which indicates that there is good public transport accessibility to and from the site. This would be reinforced by the proximity of the application site to a town centre; town centres are characterized in part by excellent public transport links.

As can be seen in the map on page 1 of this document, the application site is very conveniently located close to bus stops that would facilitate access to High Barnet Train Station.

Amenity

A private garden measuring 11.60 sqm has been provided at the rear of the lower ground floor for the proposed 1-bedroom flat. For a dwelling with only one occupant, the provided private external amenity space is sufficiently sized.

The occupants of the proposed HMO will access their own designated external amenity space via the rear metal staircase on the ground floor, which leads down to a private rear garden measuring 58.40 sqm on the lower ground floor.

A fence will separate the private amenity space of the flat from the private garden of the HMO.

Refuse

2 x waste bins and 2 x dry recycling wheeled bins, each with a capacity of 180L, have been provided to the front of the site on the ground floor.

The proposed flat and the proposed HMO will each have 1 waste bin and 1 recycling bin.

Existing refuse collection arrangements for the existing dwelling and neighbouring properties will be sufficient for the proposed flat and HMO.

