

DESIGN ACCESS STATEMENT:

SITE ADDRESS: 58 GRENOBLE GARDENS, LONDON, N13-6JG

Proposal: Conversion of existing residential units to provide 1x1bed for 2 person and 1x3bed for four person flats.

This statement should be read in conjunction with drawings.

SITE & SURROUNDING

The subject property is a two-storey end of terrace -terrace dwellinghouse, positioned on the Eastern side of Grenoble Gardens close to Green Lanes.

The two storey original building is extended to rear by 6m and has loft conversion with rear dormer both have been built under permitted development coverage.

The surrounding area is mainly residential accessible from busy Green Lanes.

The site is not located within a conservation area, nor does it contain a listed building.

The site has public transport accessibility level(PTAL) 3 which is good. Walking distance to reach public transport is 3min.

PLANNING HISTORY

18/01824/PRH

Single storey rear extension 6m deep x 3.15m high (3.00m high to eaves) No OBJECTION

21/01821/CEA

21/04630/HOU

Extension to roof at side to form gable end with rear dormer and front roof lights

Granted

POLICY CONSIDERATION

National planning policy

The London Plan (2021)

GG1 Building Strong and Inclusive Community

GG2 Making The Best Use of Land

D1 London`s form the character and capacity of growth

D3 Optimising site capacity through the design led approach.

D4 Delivering good design

D5 Inclusive Design

D6 Housing quality and standards

D7 Accesible Housing

D14 Noise

H1 Increasing housing supply

H9 Ensuring the best use of stock

H10 Housing size mix

S12 Minimising greenhouse gas effect.

S1-13 Susutaibale Drainge

T2 Healthy Street

T3 Transport capacity , ceonnectivity and safeguarding

T4 Assesing and mittgating transport impacts

T5 Cycling

T6 CAR parking

T6.1 Residential parking

T7 Deliveries servicing and construction.

ENFIELD DEVELOPMENT MANAGEMENT DECUMENTS (2014)

DMD3 Providing mix different size homes

DMD5 Residential conversions

DMD8 General standars of new residential developments

DMD9 Amenity space

DMD37 Achieving high quality design-lead development

DMD45 Parking standard and layout

DMD46 Vechicle Crossing

DMD47 Access, new road and servicing

DMD 48 Transport, assesments, travel plans, servicing and deliveries

DMD49 Susutaibale design and construction statement

DMD50 Enviromental assesment method

DMD51 Energy efficiency standards

DMD53 Low and zero carbon technology

DMD56 Heating and cooling

DMD58 Water efficiency
DMD61 Managing surface water
DMD81 Landscaping
DMD Appendix 7 London Plan and cycle standard
DMD Appendix 8 Parking dimensions

OTHER RELEVANT POLICY AND GUIDANCE

National planning policy Framework
National Planning Guidance
National described space standard
National design guidance
Enfield Waste and Recycling storage /Planning guidance

SCALE:

The total area of the land is: 267m²

The footprint area of original dwelling house is: 56 m²

The extended foot print area of the dwelling house is: 83m²

AMOUNT:

At present internal floor area of the site is approx. Ground floor 83m², first floor area 50.3m² and loft room :35.5m² area of existing front court is 35.75m², area of the garden is 137.3m²

The GIA for ground floor flat is: 1 bed 2 people is 77m²

The total GIA for top floor maisonette is (3bed 4 people is) 50+35= 85 m²

Policy DMD 5 indicates that

*The conversion of existing units into self-contained flats

*will only be permitted if the following criteria are met:

All development must:

- a. Provide a high quality form of accommodation which meets internal floor space Standards in the London Plan;
- b. Not harm the residential character of the area or result in an excessive number or Clustering of conversions. The number of conversions:
 - must not exceed 20% of all properties along any road; and
 - Only 1 out of a consecutive row of 5 units may be converted.
- c. Not lead to an unacceptable level of noise and disturbance for occupiers and Adjoining properties;
- d. Incorporate adequate parking and refuse storage arrangements that do not, by design or form, adversely affect the quality of the street scene.

For the conversion of existing family units into self-contained flats:

- a. Compensatory provision for family accommodation (3 bedrooms +) is provided Within the development.

It is observed from the Grenoble Gardens, has some residential conversions. However using PLA planning log, it is noted that with this proposal the converted house on the road is not more than 20 % nor it is result more than 1 in 5 consecutive dwelling is converted.

The Proposal involves conversion of existing 5 bedroom, 7 person single dwelling house to 1x1 bedroom for 2 person ground floor flat and 1x3 bedroom for 4 person, first and second floor flat , this conversion is result 1 family size units, and creates 2 family size units .

LONDON PLAN SPACE STANDARD

2 The DCLG housing and space standards provide internal floorspace (GIA)¹ expectations for new development as shown below. Additionally, it describes minimum space standards for bedrooms:

- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²

Technical housing standards – nationally described space standard

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

The ground floor 1 bed 2 person

Is 77m²>50m²

The proposed conversion has been designed to comply with the internal space standards set out in London Plan

Master bedroom: 14.62m²

Living/dining/kitchen:30.9m²

The first and second floor 3bed 4 people

Total floor area is 85m²=85m²

Bedroom 1:11.6 m²

Bedroom 2 : 12.4 m²

Bedroom3: 9.3 m²

Living/DINING/Kitchen:27.10m²

All bedrooms of both flats looking either front and rear of the property having good ventilation and lights.

HEIGHTS

The ground floor height is 2.65 m , first floor height is 2.46m and loft floor height is 2.46m at flat part. And bedroom 3 has lowest height is 1.54m which is acceptable.

AMENITY SPACE:

Policy DMD 9 is asking

New development must provide good quality private amenity space that is not significantly overlooked.

For 1 bed 2 person is required min external amenity space is 5m^2 per person: $5 \times 2 = 10\text{m}^2$.

PROVIDED: 30m^2

For 3 bed 4 person required min external amenity space is: 7m^2 per person $4 \times 7 = 28\text{m}^2$,

Provided : 30m^2

Policy DMD9 and policy D6 of the London Plan require new development to provide a good standard of private amenity space. Policy D6 specifically requires a minimum of 5m^2 of private outdoor space should be provided for 1-2 person dwellings and an extra 1m^2 should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. Paragraph 3.6.2 of the London Plan states that the provision of additional spaces as part of a housing development, such as and communal amenity space, is not a justification for failing to deliver these minimum standards.

The access of amenity space , for ground floor flats direct from rear door and first floor flat through side alleyway. The ground floor flat also has access to alleyway by timber gate.

IMPACT ON THE CHARACTER OF THE SURROUNDING AREA

Policy DMD8 also seeks to ensure that development is high quality, sustainable, has regard for and enhances the local character, can meet the existing and future needs of residents, and protects residential amenity for neighbouring residents. Policy DMD37 sets out criteria for achieving high quality and design led development, and resists development that is inappropriate to its context or fails to have appropriate regards to its surroundings.

The scheme includes no external alterations, even the provision of secure cycle storage is designed to be kept at the rear garden as there is side access for the use of both flats.

The hard standing and the drop kerb is existing, and front court can provide two car parking facilities for both occupiers.

IMPACT ON THE NEIGHBOURING AMENITY

Given the lights of above, there will be neither external nor internal alterations, the 'comings and goings' by residents and visitors would be similar to the residential occupation of current use

There will be no noise and disturbance due to the proposed flat conversion as the number of residents will not be increase.

DMD 8

TRANSPORT AND PARKING

The application site is accessible to local shops public transport, external amenity park space, and more.

There is existing front drive way with approx.3.2m cross over. The front harden is approximately 5.15m wide and 6.20m deep.

It is proposed to allow two car parking space at front driveway, with the provision of active and passive electrical charging points. Two power wheelers cycles to be kept at the rear garden of each flat .Bikes Cycle Storage detail is shown as below. Location of each storage is convenient and accessible with good natural surveillance.

DMD 7.1 State that, the policy is to minimize car parking and promote sustainable transport option. As the council recognises flexible and balance approach, we are suggest to have one car parking space , to prevent excessive car parking provision, and only the bed top floor flat having car parking facility. However there is a potential to have two car parking facility for each flat.

The design of parking function is satisfactory for all users including disable drivers, pedestrians, cyclist.

DMD.7.2 Vehicle Crossover

There is an existing cross over 3.2m wide, which will be retained.

It is proposed to use existing cross over for parking car access .

SAFE CYCLE STORAGE PICTURES

CYCLE SAFE STORAGE FOR TWO BIYCLE



Material and Specification



DIMENSION OF SAFE CYCLE STORAGE

WASTE STORAGE

Waste storage facility y has been given on the edge of front driveway for both flats .For Garden waste storage facility has not been given.

DMD8.1 Sustainable Design Construction

DMD 8.1 States that Minor conversion development should exceed “very good” rating under BREEAM domestic refurbishment standard.

The property is old Victorian property, and a for these site condition, it will not be possible to achieve required standard, although all existing internal fabric will be upgraded ,

ENERGY AND WATER EFFICIENCY:

Policy, DMD9 states that all new development must achieve the highest sustainable design and construction standard.

Policy DMD 58 requires the new residential development, will be required to achieve, minimum water use of under 105lt per person per day, this calculations will be provided at later stage.

SAP CALCULATIONS RESULT IS AS BELOW

1 - SuDS (Sustainable Drainage Systems)

2 - SuDS Pro-forma (XLSX)

Reasons why the information is not needed

This proposal is only a minor development, not a major.

The application site measures less than 1 hectare.

The application site is in flood zone 1

The application site is not in flood zone 2 or 3

The application site is not near to any watercourses or flood defences

The application site is confirmed by the Environment Agency flood data as being in an area with a very low risk of flooding from rivers or sea

The application site is confirmed by the Environment Agency flood data as being in an area with a very low risk of flooding from surface water

It is not unreasonable to expect a developer to deal with suds and drainage by condition, after planning permission is granted which in this case my client is willing to commit to via pre-commencement condition

SUMMARY OF SuD

Total area of land:257.5 m²

Proposed Permeable area:114m²

An Attenuation tank temporarily stores this excess run-off water, returning it to the normal drainage system in a controlled manner.

Roof area :109.6m²

Consider 50mm rainfall rate per hr/3000area

Required soak away area:

$$109.6\text{m}^2 \times (50/3000) = 1.82\text{m}^2$$

soakaways are normally filled with clean brick/block/concrete pieces no larger than 150mm. It can be assumed that the voids left between the rubble equates to about 30%.

$$109.6 \times (50/3000) = 2.45 \text{ m}^2 / 0.3 = 6.08\text{m}^2$$

DMD8.1 Sustainable Design Construction

DMD 8.1 States that Minor conversion development should exceed “very good” rating under BREEAM domestic refurbishment standard.

The property will be upgraded to reach the required standard

SAP DMD8.1 Sustainable Design Construction

Heat pump is recommended and to be fitted to reduce carbon foot print of this conversion. Also solar panel is recommended and to be fitted

CONCLUSION

Every effort has been given to create high standard flat conversion units which complies all current planning policy.

However this might not be possible, if this case occur, please contact us for further information additional report or any alteration.

Mrs.Nurhan Erk

ERK STRUCRURAL AND DESIGN CONSULTANCY