

**Proposed conversion of single-family dwelling
house into
2 x two-bedroom self-contained flats at 42
Addington Drive, London, N12 0PH**

Prepared on 20 January 2024

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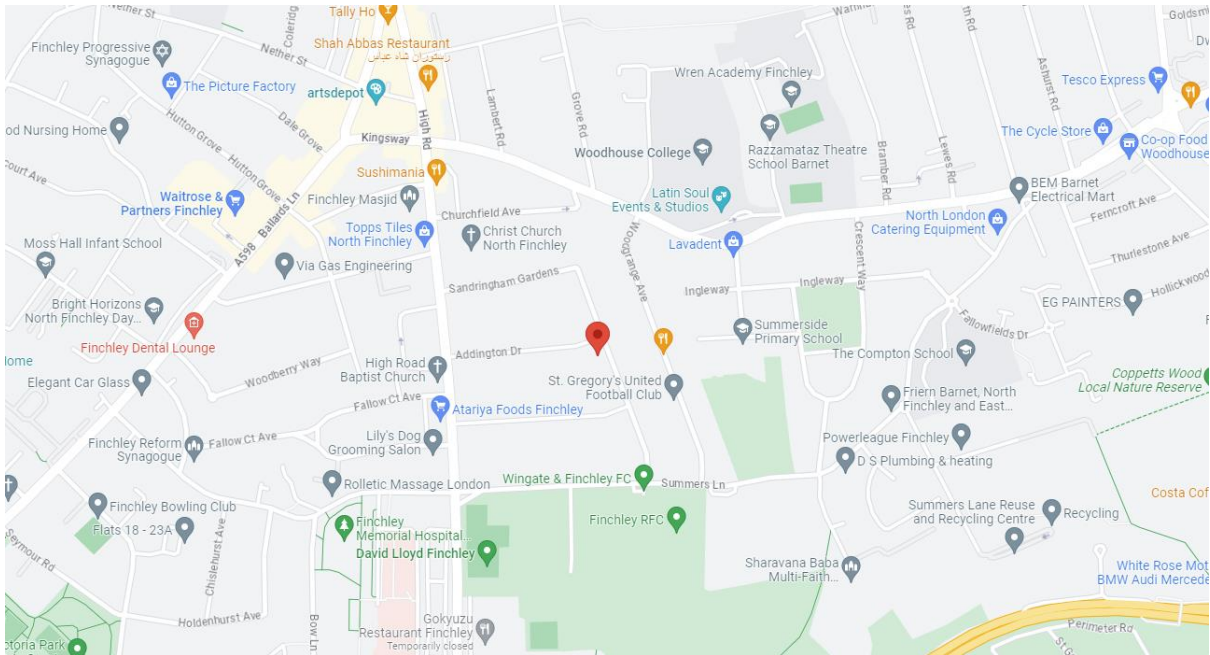
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1.0 SITE LOCATION



Looking at the north on Google view



Google view of the property

1.1 Introduction

This Design and Access statement supports a planning application to propose conversion of single dwelling into 2 X 2 bedroom (3 and 4 persons) self-contained flats at 42 Addington Drive, London, N12 0PH.

The application site consists of single storey semi-detached property located on the Addington Drive. It is situated in a residential area adjoining and surrounding properties are of similar size and character with an accessible amenity such as underground tube station and park and high street at a walkable distance. The property does not form part of a town centre or local centre as designated in the UDP.

The proposed site is approximately 255 m² including the landscaped rear gardens. The proposed units will have an access from the front of the property and sufficient space for bins stores and hardscaped car parking at the front of the property not creating any unsympathetic view to the current street.

The conversion of the property into flats has been designed in principle using the same footprint. Therefore, the development would not result in any impact on the appearance of the building. The forecourt of the premises would be designed to accommodate car parking.

1.2 Location & Facilities

The application site is within walking distances to local amenities, local bus stops, and the local shops within a mile of Addington Drive. Primary and secondary schools are within walking distance with several local facilities, such as a parks, restaurants and high streets.

1.3 Relevant Planning Policies

The relevant policies of the Adopted UDP (adopted 2004) are:

National Planning Policy and Guidance
National Planning Policy Framework (2018)

The London Plan (2016)

Policies 3.5, 5.13, 6.9, 6.13, 7.3, 7.4 and 7.6

The Draft London Plan 2017:

D1, D2, D4, D7, T5, T6, T6.1, SI12, SI13

Supplementary Planning Guidance: Accessible London - Achieving an Inclusive Environment (2010)

Housing Supplementary Planning Guidance (November 2012)

Supplementary Planning Document: Accessible Homes (2010)

Harrow Council: Code of Practice for Storage and Collection of Refuse and

Materials for Recycling in Domestic Properties (2008)

Harrow Core Strategy (adopted 16 February 2012)
Core Policies CS1.B and CS1.K

1.4 History

23/5032/HSE	42 Addington Drive London N12 0PH	Single storey rear extension following demolition of the existing shed	Refused
23/4613/192	42 Addington Drive London N12 0PH	Single storey rear extension following demolition of the existing shed	Lawful
23/3144/HSE	42 Addington Drive London N12 0PH	Single storey rear extension following demolition of the existing shed	Refused
23/2405/HSE	42 Addington Drive London N12 0PH	Single storey rear infill extension following demolition of the existing shed. First floor rear extension. New front porch	Approved subject to conditions
23/2361/PNH	42 Addington Drive London N12 0PH	Single storey rear extension measuring a depth of 6 metres with a maximum height of 3.4metres and eaves height of 3 metres	Prior Approval Required and Refused
23/2324/192	42 Addington Drive London N12 0PH	Roof extension including hip to gable, rear dormer window with juliette balcony, 2no. front facing rooflights and side gable window	Lawful

2.0 APPLICATION PROPOSAL

2.1 Proposed self contained units

The proposal is to provide conversion of single dwelling into 2 X 2 bedrooms (3 and 4 persons) at 42 Addington Drive, London, N12 0PH. The new layout is designed to be sympathetic with its London Plan 2016 for ground floor flat.

The intension of the proposal is to promote high quality sustainable design and materials, whilst maximising the development potential. The development offers a well-mannered residential living space addressing local strategic objectives.

The standard of the accommodation created.

The newly adopted London Plan (2021) has now minimum standards which supersedes the local SPD – Indoor Living Space for New Dwellings & conversions). Propose 2 Bedrooms-3 persons, flat at ground floor level has 65.00 m² which is meeting the minimum requirement of 62.00 m² for 2 bedroom 3 persons.

The proposed first and second floor 2 bedroom maisonette is designed for 3 persons over the two floor space with the large study/store area in addition to the flat which has proposed floor area in total 81.00 mts. Square. This is certainly above the minimum stand of 70.00 m².

The stacking between properties is also maintained in order to propose a quality accommodation for future occupants.

2.2 Proposed car park and cycle store

The application site is not within in a Controlled Parking Zone (please find below map). However, the front court is proposed to accommodate one car park for the Ground floor flat and one car park for the first floor flat. Any additional car parking can accommodate car on the street or can be a car free development.

Proposed car parking is not changing anything to the current scenario of the car park which is situated at the front court anyways.

In order to propose sustainable transport, the property contributes by proposing cycle storage space for two cycles for ground floor unit and two cycle stand for the first-floor unit which is proposed within the closed and secure storage witing the gated garden access.

2.3 Proposed refuse bin store

Proposed bins are located at the front of the property for Ground floor and first floor units, which is proposed within a secure space due to boundary fence. Each unit will have the bin for the normal waste and for the recycling waste at the side of the property. These are proposed for ease of collection.

3.0 CHARACTER & APPEARANCE

3.1 The impact of the proposed development upon the character of the area

The dwelling house conversion proposal involves internal modifications. The proposed internal alterations general complies with the councils' policies that maintain the scale, massing and height that appropriate to its setting in that layout. The proposal is complementing the street scene and providing access to the upper flat from front.

The proposal encourages new housing of high quality, with a mix of different dwelling sizes and types to match the demand in the borough.

4.0 ACCESS

4.1 Sustainable Transport

The house is located approximately 0.8 miles from the convenient stores such as Tesco, Sainsbury and 0.9 miles walk to the nearest West Finchley underground tube station and bus stop. The location is very strategic and ideal with all the amenities within walking distance from the primary school and secondary school. The development is very ideal as per the guidelines for green transport by LDA.

5.0 SUSTAINABILITY

5.1 Site Management

A project team member will be appointed to monitor commissioning on behalf of the client to ensure work will be carried out in line with current Building Regulations and (where applicable), best practice and where there are complex systems then a specialist agent or manager will be appointed.

Sort and recycle construction waste on site:

We intend to adopt best practice policies in respect to air (dust) pollution, adopt best practice policies in respect to water (ground and surface) pollution.

5.2 Health and Wellbeing

At least 80% of occupied floor area is adequately daylight.

All internal and external lighting, where relevant, will be specified in accordance with the appropriate maintained luminance levels recommended by CIBSE.

External façade windows to all occupied areas are open- able.

Background ventilation is designed in accordance with the Building Regulations Part F

In all areas of the building, heating will be zoned to take account of the different loads in different areas of the property.

At least 75% of internal light fittings within the property space are dedicated energy efficient fittings capable of only accepting lamps achieving an efficiency of 40 luminaries-lumens/Watt or greater.

Energy efficient external luminaries are specified and all light fittings controlled for the presence of daylight.

5.3 Materials

All exposed walls, floors, roofs will achieve requirement of Building Regulations Part L1.

All windows will achieve max. U Value of 1.8 W/m²K

Materials used in Basic Building Elements will be responsibly sourced. This includes ground floor, upper floors, roof, external and internal walls, foundations / substructure and staircase. For timber products this requires third party certification to show that the timber has come from a sustainable managed source.

6.0 SECURE BY DESIGN

- All ground floor external doors including patio/ French/ sliding/ bi fold doors – PAS24:2016, dual certificated for fire and security.

- Both flats will require their own flat entrance door, to be a PAS24:2016, dual certificated for fire and security door set.
- All ground floor Windows – PAS24:2016, dual certificated for fire and security.
- 1st floor flat rear bedroom window - PAS24:2016, dual certificated for fire and security. Due to roof.
- Intruder Alarms - BS EN 50131: grade 1 (or higher). And supplied and installed by a NSI or SSAIB accredited supplier and installer.
- External lighting - All external lighting should be above 1.8 meters and under 2.5 meters from the ground and be of a photoelectric cell (dusk till dawn) type, with no dark areas around all the building's exterior, all doors should have their own light.
- Cycle storage is secured withing the gated storage.
- The front of buildings needs a clear line of sight from the street with no obstructions, no foliage over 1 meter high any trees to have managed canopies over 2.5 meters, for a clear unobstructed line of sight. (This will not affect your planned birch tree plans, as it is will not be obstructing the view of any property).
- The ground floor front windows strip of defensible planting in front of them, no them less than 0.4 meters deep, and managed to under 1 meter high. To deter people viewing inside the property. The plants should be a defensible planting type in this area.
- The rear boundary needs good quality fencing 1.8 or 2 meters high with 300 mm of soft wood trellis on top.

7.0 CONCLUSION

The proposal reflects the contemporary approach to the design. It is not harmful to its surroundings; it enhances and improves the character and appearance of the area.

The meets the relevant policies of the Adopted UDP, Supplementary Planning guides and London Plan 2021 and therefore the Planning officer is respectfully requested to grant the permission.