

## Design and Access Statement

1049 Finchley Road. London NW11 7ES

**Application:** Full planning permission to build a first-floor rear extension to form a residential flat.

### 1. Description and planning history:

- 1.1. The subject site is located at the rear of 1049 Finchley road, accessed through Portsdown Mews, a road that runs parallel with Finchley Road. This area is not a conservation area and the building is not listed.
- 1.2. This parade of Finchley Road consist of commercial units on the ground floor and residential flats on the upper pats. Most of residential flats are accessed through Portsdown Mews at the rear.
- 1.3. In recent years the rear courtyards have been developed with combination of commercial and residential units.
- 1.4. Increased number of similar developments for residential use indicate a high demand for residential accommodation in the same mews i.e. Nos: 1035, 1037, 1039a, 1039 Finchley Road.



P-01 Aerial view (Google Earth)

- 1.5. The subject site consists of a ground floor shop with a rear courtyard and 2 residential flats on the upper floors.
- 1.6. In August 2022 a planning permission was granted for construction of a new two-story rear extension - Ref No. 22/3012/FUL for expansion of the ground floor commercial activities.
- 1.7. The ground floor shop and rear parts were occupied by Oxfam charity for many years but closed down in June 2023. The premises were vacant until end of the year due to lack of interest on a large size shop in the area.
- 1.8. The courtyard and its associated single-story building which are in a dilapidated state, have been separated from the shop.

## **2. Access:**

- 1.1. Entrance to all residential accommodations is through Portsdown Mews. Existing metal gate is the only means of access to the residential flats on the first, second and third floors.
- 1.2. The proposed development will replace existing gate with stronger and enhanced security. Also, it will improve existing concrete staircase, used solely by residential flats.

## **3. The Proposal:**

- 3.1. To change use of the first floor as stated on the Planning Consent Ref. No. 22/3012/FUL dated 16 August 2022 into a residential flat (for 1) with all dimensions and areas in compliance with standards of London Plan as follows:
  - Total floor area: 42.2 Sq. M.
  - Bedroom: 10 sq. M with a side view window and a roof light to provide sufficient daylight.
  - Open plan living / kitchen area: 20 sq. M
  - Large bathroom with a skylight and ample storage space.
  - Entrance through existing communal staircase, used by other residential flats.
- 3.2. Externally, the building will be finished with face brick to match the adjacent building. The roof height will be continuation of the neighbouring property at 1051 Finchley Road which is currently under construction.
- 3.3. Use of ground floor as described in the planning consent **No. 22/3012/FUL** will not be affected.

## **4. Parking**

- 4.1. The site is located within PTAL rating 2. And according to the Council's Highways engineer's report and an appeal inspector's comment "... the site is located in close proximity to public transport facilities and Controlled Parking Zones. Whilst no parking is proposed for the new development, the minimal increase in parking attractions is unlikely to result in Highway and Pedestrian Safety. "

## **5. References:**

- 5.1. This proposal is made mindful of the following:
  - National Planning Policy Framework and National Planning Practice Guidance
  - The new London Plan - adopted on the 2nd March 2021 and supersedes the previous Plan.
  - Barnet's Local Plan 2012 - including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.
    - Relevant Core Strategy Policies: CS NPPF, CS1, CS4 and CS5.

- Relevant Development Management Policies: DM01, DM02, DM08, and DM17.

- Residential Design Guidance SPD (adopted October 2016)
- Sustainable Design and Construction SPD (adopted October 2016)

Ardeco Lt.

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