

Introduction

This proposal is for converting 101 Lichfield Grove, a terraced house in single family occupation, into two separate two-bedroom flats. This is to allow young professional adults in the family to lead independent lives, from their own home rather than a shared house.

The street, Lichfield Grove, is residential in character, with a range of late 19th C/early 20th C semi-detached and terraced properties of various styles, and accommodating a range of dwelling types: houses, flats, studio-bedsits. It is not in a Conservation Area. The property is not listed.

Housing Need

In its Housing Strategy 2019-2024 Barnet recognises that the population and therefore demand for housing will continue to rise in the borough for the foreseeable future and that an increase in the supply of private rented accommodation and affordable dwellings for smaller households will also need to be encouraged to meet part of this demand. These need to be of a high standard, safe and secure. This modest development contributes to this end and aims to fulfil these key criteria.

Conversion to Flats

With a few internal adjustments to allow for shared entrance, fire escape and re-configuration, services and access, the two-storey property would be converted into separate ground and first floor flats. For the household sizes accommodated, these would meet or exceed the minimum housing space standards of the London Plan, without need for major structural work or new additions. (See attached plans).

2b3p

The First Floor Flat would have two bedrooms, a double and a single study/bedroom, with an overall GIA of 72 m². The Ground Floor Flat would have two bedrooms, a double and a single study/bedroom, with an overall GIA of 67 m². London Plan requires a minimum of 61 m² for this type of dwelling. Both flats therefore comfortably exceed the minimum area requirement.

Design Quality

The following aspects, identified in **London Borough of Barnet Local Plan SPD (Supplementary Planning Document) – Residential Design Guidance 15.5**, will be given particular attention:

Secure off-road bicycle parking can be provided.

Adequate refuse storage for both flats would be provided off the pavement on hardstanding at the front of the property. Safe electric meter boxes could be located just inside each flat, positioned for convenient access.

No significant alterations to the external appearance of the property would need to be undertaken.

The new units would be acoustically separated from one another with sufficient sound insulation within dividing partitions and floors.

First Floor flat would be accessed from the head of an internal flight of stairs from the shared hallway, which forms a separate fire compartment to the two flats with ½ hr fire integrity.

Above ground services, plumbing and drainage would be separated for each of the new units.

Noise/ light pollution disturbance would remain unchanged from current situation, which is at an acceptable level.

Access

Shared hallway and Ground Floor Flat are accessible for wheelchairs/ pushchairs.

Public Transport

Each dwelling unit has a better than moderate (PTAL rating 3) level of accessibility, being only 625 m from the nearest Underground Station at Finchley Central, and 450 m from the nearest Dollis Park/ Finchley Central bus stop on Regent's Park Road served by Nos. 13, 125, 143, 326, 460, 626, 683, N20.

Fire Safety

In this two-storey building we have adopted a straightforward compliant fire escape strategy. The shared entrance hallway and stair to the First Floor is enclosed and forms a 30 min fire integrity compartment for escape. This will require new front doors to both flats to be FD30 rated and the new partitions enclosing the stair likewise – this can be achieved with an insulated timber stud construction closed on both sides with min. 12.5mm thick plasterboard. The existing internal wall construction should be checked, but as traditional plastered walls it is likely that these are already adequately fire resistant. The ceiling/floor between ground and first floors may require an additional layer of plaster or plasterboard, or fire-resistant substrate beneath the floorboards to separate and protect the flats adequately.

The conversion layout suggested closes off the two doorways from the ground floor flat reception rooms onto the main hallway, and this would be done in a way that ensured 30 min. fire integrity. New access to these rooms would be made within the flat as shown.

February 2024