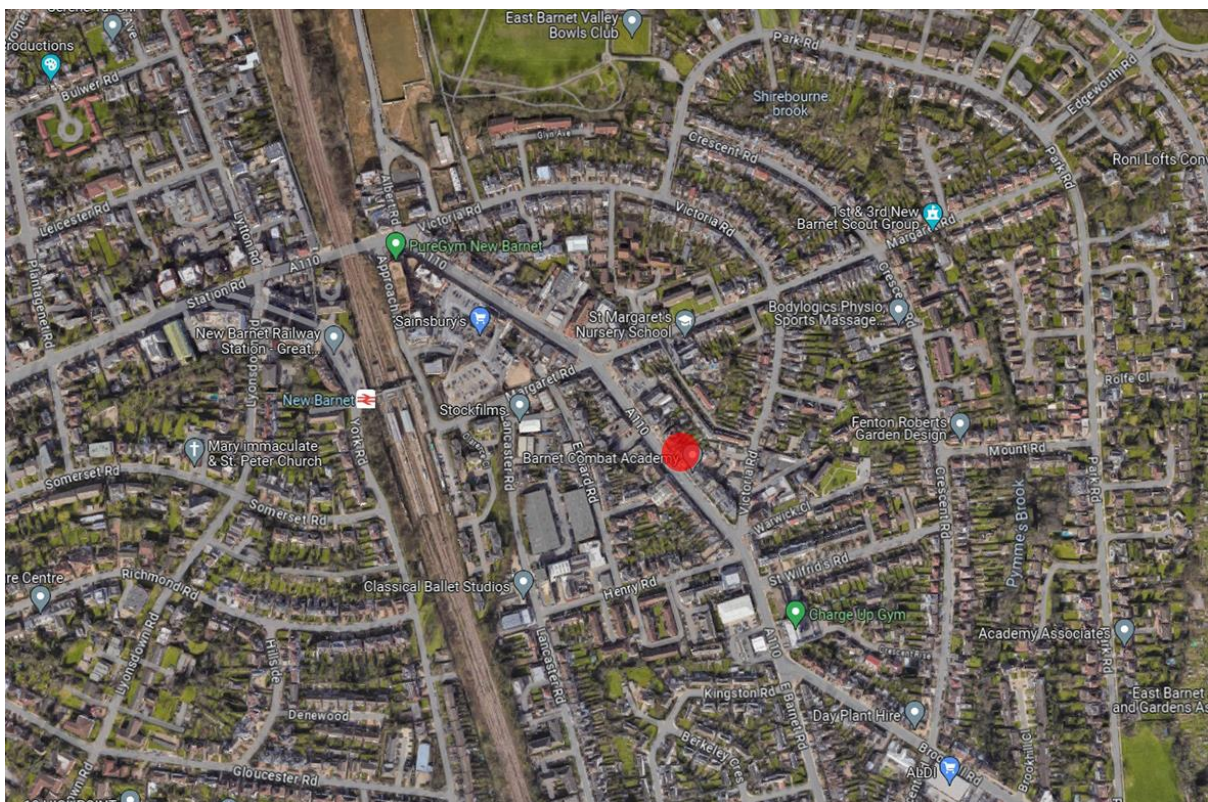


Design, Access and Planning Statement

119-121 E Barnet Road, London, EN4 8RF



Replacement of existing rear extension with new two-storey extension with basement, increase in height of eaves and ridge of the main roof, loft conversion with erection of roof dormers and installation of four skylights in the roof of front elevation, creation of two new residential units and alterations to existing flats, together with cycle, waste and recycle storage areas ancillary to residential, at Nos. 119-121 E Barnet Road, London, EN4 8RF

2024

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1.0 Introduction

This Design and Access Statement, as per the proposed development, shall: present the design principles and concepts that have been applied to the development, shall demonstrate the steps taken to appraise the context of the development and how the design of the development takes that into account, explain the policy adopted regarding the access and how policies relating to access in relevant local development documents have been taken into account, state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation and explain how any specific issue which might affect access to the development have been addressed.

1.1 Design Objective

The design objective is to create a development of the highest quality, which will be sympathetic with the immediate surroundings and neighbouring buildings. The concept has been developed to achieve a high-quality residential scheme, to provide good-sized residential units and comfortable to live in, that will contribute to the existing housing stock.

2.0 Site Context

2.1 Site

The site is located in London Borough of Barnet, on the east side of E Barnet Road, and it comprises of two properties with a ground floor commercial at front each and with a residential unit each at ground floor rear and first floor levels.

The current planning application is focusing on the existing residential areas and no interventions are proposed in relation to existing commercial units.

The main access for the existing residential units is from E Barnet Road through the existing communal alleyway between Nos. 117 and 119.

The site is not located within a flood risk area.

2.2 Zone and Street Character

Zone and street character is represented by buildings of two or three storeys height, where the third floor is resulted through the conversion of loft spaces, buildings which do not have a particular consistent architectural style in long views along E Barnet Road.

An alternation between commercial and residential frontages is also present in this area at ground floor level, where the commercial units would come forward into the street scene, while the residential frontages are slightly set-back from the main road.

Where commercial units are present at ground floor level, residential units are characteristic for the upper floors.

2.3 Public Transport

The site is located in an area with a PTAL rating of 3, however good transportation links are ensured due to close proximity to New Barnet Railway Station, situated at about 6 minutes walking distance, and the wide range of busses, such as 184, 307, 326, 383, 626, accessible

from the bus stations for both directions located at only 2-3 minutes walking distance from the site.

3.0 Existing and Proposal

3.1 Existing

Situated on the east side of E Barnet Road, the site comprises of two semi-detached properties, Nos. 119 and 121, with front, ground floor, commercial units and residential on rear ground and upper floor. The commercial units and the residential flats are totally independent and with separate accesses.

Main access for the commercial units is made from E Barnet Road. For the purpose of this application, there will be no proposed interventions to the existing commercial units, and they will be maintained as existing, including their main access, internal layout and ancillaries.

Both Nos. 119 and 121 have shared side accesses with their neighbours, respectively No. 117 and 123, which lead towards the back of the properties with access for the rear gardens or side entrances.

In respect to the immediate neighbours of the site, No. 117 E Barnet Road is a dwelling house with its main front elevation being set-backed from the pavement of E Barnet Road and in line with the main part of the proposed site's buildings. As notable features, No.117 has a loft conversion with a large roof dormer towards the rear and a ground floor rear extension of approximately 5.3m depth from the existing outrigger extension of the original house. The ground floor extension also features a small side conservatory extension approaching the boundary fence with No.119, which seems to accommodate a kitchen area. No planning applications have been identified on the Council's website in respect to above mentioned extensions at roof or ground floor level.

The right-hand side neighbour, No. 123 E Barnet Road, seems to be similar in respect to use classes as the proposed site, where a small commercial unit exists at front ground floor with immediate access from E Barnet Road, while the rear ground floor and the upper floors are accessible through the communal alleyway shared with No. 121. Based on the limited information researched on No.123, it seems that the rear ground, first and mansard floor levels are under residential use. Furthermore, a notable fact on property at No.123 is the rear land where a large extension starts from the rear of main building and continues up to the rear of the property's boundary, thus creating a flank wall of around 3.5m height for the entire length of the boundary with No. 121. The use of the mentioned extension is unknown, possibly in relation with the commercial use at front of No.123, having also what seems to be a rear access from Victoria Road.

Each of the properties, at No.119 and No.121, feature a One Bedroom Flat for two persons on rear ground and first floor levels. The main access for the two residential units is made through the communal alleyway between Nos. 119 and 117, which leads the way into the rear communal garden, where the two separate entrances for the flats are.

The two residential units have a similar floor layout, where the main entrance is through a kitchen and dining area at rear ground floor level. Passing the kitchen and dining area, a staircase will provide access to an intermediate level where the bathrooms are in the outrigger extensions, continuing to the first-floor level of the main building which features the staircase areas with hallways, the living rooms and the double bedrooms.

As per their location on floor layout, each living room has one large window on the front elevation, while the bedrooms feature one window each towards the rear garden.

Both staircase areas have hatches for loft space access, which is most likely rarely used as storage.

Although no private amenity space is provided for any of the two residential units, the existing rear garden is being used as a communal amenity space, together with the paved area for the flats' entrances, acting as a communal terrace. Due to the nature of existing flats as One Bedrooms for two people, it is considered that the communal amenity is in constant use by 4 persons. The existing terrace and rear garden are totalling around 210.0m² of communal amenity space.

Externally, the entire building, comprising of both Nos. 119 and 121, can be divided into three main parts, where the front part is a ground floor front extension under commercial use, the main part comprises of ground and first floors with ground commercial and first floor residential, and finally the rear part of the buildings is identified as part single, part two-storey outrigger extensions under residential use.

In respect to the roof type, the front part of the building is covered with a flat roof, the main part with a two slopes roof, front and rear, while the outrigger extensions have a stepped sloped roof towards the rear garden.

Compared with the immediate neighbouring buildings at Nos. 117 and 123 E Barnet Road, it can be seen clearly that the application site has a lower main ridge and eaves heights, on both the street scene and garden views, acting as a drawback in continuity of frontage on E Barnet Road.

As per existing residential units on site, the following are specific:

Flat 119A - GIA = **66.25** m² - One Bedroom Flat - 2 Persons

Flat 121A - GIA = **65.40** m² - One Bedroom Flat - 2 Persons

Although the existing flats are in line with the minimum requirements for One Bedroom Maisonettes, as per London Plan, Technical Housing Standards – Nationally Described Space Standard DCLG 2015 and Barnet Local Plan SPD Residential Design Guidance 2016, the existing layout, room sizes and especially the access are slightly unfunctional and can even raise concerns in respect to fire safety and evacuation of occupiers in case of a fire.

3.2 Proposed development

Description of works for the proposed development would read as: Replacement of existing rear extension with new two-storey extension with basement, increase in height of eaves and ridge of the main roof, loft conversion with erection of roof dormers and installation of four skylights in the roof of front elevation, creation of two new residential units and alterations to existing flats, together with cycle, waste and recycle storage areas ancillary to residential.

As previously mentioned, there will be no interventions to the existing front ground floor commercial units on both Nos. 119 and 121 E Barnet Road.

As per proposed works, these will mainly be in relation with the existing residential use of the site.

As existing, the main Residential Access will be maintained from the left side of No.119 through the communal alleyway with No.117 E Barnet Road. A secondary access will also be secured on the right side of No.121, through the communal alleyway with No.123 E Barnet Road.

Compared with the existing flats' entrances, the new main residential entrance will be provided right after the main part of the building, accommodated in the new proposed rear extension with a large communal hallway accessible from both sides. As a result, the main entrance's location will have a slightly improved location in respect to accessibility from E Barnet Road. In addition to that, **External Space Lighting** will be provided for a safe and secure residential access, with low energy fittings, dawn/dusk sensors and timers and will be installed along both communal alleyways between Nos.117-119 and Nos. 121-123. The external lighting will be accompanied by a **24H CCTV System** proposed to be installed on the residential access routes as well for good levels of safety and security and it is wished that both Lighting and CCTV systems to act as deterrent against any unwanted anti-social behaviour.

The exterior main entrance area will be designed to incorporate a recycling and waste storage unit and two dry and secured cycle storage boxes for four bicycles. The proposed recycling and waste storage unit will be of timber structure, affixed against the wall of the new extension, with a maximum height of 1.5m and with a sedum green roof.

In respect to floors layouts, the new created communal hallway will ensure easy access for all residential units proposed. Therefore, the rear **ground floor** will accommodate the entrances for Flat 1, Flat 3 and Flat 4 and their vertical staircases, while Flat 2 will be entirely accommodated at this level. Flat 2 will be a One Bedroom Flat for 1 person and it will comprise of an entrance hall, a shower room, a storage space, a single bedroom and an open-space living-dining-kitchen. For the improvement of daylight and sunlight for this flat, two skylights have been proposed at the flat roof level.

Basement floor level will be designated entirely to Flat 1, which will be a One Bedroom Flat for two persons, and it will comprise of a hall and staircase area, two storage spaces with utility, a bathroom, a double bedroom and an open-space living-dining-kitchen. Due to location at basement level, the flat will also be provided with a 3x6m lightwell and amenity space, accessible from both the bedroom and living-dining-kitchen. For additional daylight and sunlight and as per the Daylight and Sunlight Assessment submitted, two flat roof skylights will also be provided for the bedroom and the living-dining-kitchen.

Flats 3 and 4 will constitute the actual existing flats at Nos. 119 and 121, re-configured based on the new rear extension and the addition of loft space. Therefore, Flat 3 will develop mainly at No.119 part of the building, while Flat 4 will develop mainly at No.121 part of the building. Both flats will be similar in floor layout, accessible from the new communal hallway at the rear ground level, with an intermediate level occupied by storage spaces and large bathrooms

and with the **first floor** comprising of the halls and staircase areas and the kitchens and living-dining rooms.

Each of the two Flats 3 and 4 will have a double bedroom at the **loft floor level**, accessible through the proposed staircases. Both bedrooms will have large dormer windows towards the rear garden with two skylights each in the front roof slopes.

Schedule of New Residential Units:

Flat No.	Type	GIA (m2)	No. of persons	Open space Living Dining Kitchen (m2)	Open space Living Dining (m2)	Kitchen (m2)	Bedroom (m2)	Bathroom / Shower Room (m2)	Storage/ Utility (m2)
Flat 1	One Bedroom Flat	59.95	2	23.40	-	-	12.30	4.40	5.05
Flat 2	One Bedroom Flat	37.95	1	21.05	-	-	8.15	3.60	1.05
Flat 3	One Bedroom Flat	67.90	2	-	20.15	8.20	12.55	4.50	2.20
Flat 4	One Bedroom Flat	67.55	2	-	20.20	8.25	12.55	4.50	2.20

Following the proposed floor layouts and the changes to the existing ones, exterior works have also been proposed in order to achieve the new residential scheme.

As identified in the existing description of the site, the rear outrigger extensions are being proposed to be demolished and a new part single, part two-storey, plus basement extension will take its place as follows:

- the two-storey element of the extension will follow the same footprint as the existing two-storey outrigger extension;
- the building line of the existing outrigger extension, towards No.117, will be maintained with the new created extension;
- the building line of the existing outrigger extension, towards No.123, will be replaced with the new ground floor element of the new extension, which will go in line with the main part of the building; this will be discussed further in the statement, although as a summary it is not considered detrimental to the neighbouring property, due to the presence of the large rear extension at No.123 on the full length of boundary;
- the ground floor element of the new extension will extend into the rear garden as far as 7.9m from the main part of the building, with approximately 1.97m further than the existing outrigger extension;
- basement floor's footprint will be in line with the new ground floor extension in general, with a slight increase in depth towards the rear garden, of 1.75m, which will be beneficial into providing two skylight windows with obscured glazing for improved daylight and sunlight for the new flat at basement level;

- height of the proposed ground floor extension will be maximum 3.81m at parapet level, while the eaves height will be of around 3.45m, in line with the existing extension at No.123 E Barnet Road and with around 0.54m lower than the existing ground floor extension at No.117 E Barnet Road;

The main part of the existing building is being proposed to be increased in height, where both the eaves and ridge will be in line with the existing heights of neighbouring buildings, which is considered that, along the better use of the internal space, will improve the appearance of this site within the street scene and in relation to its neighbouring buildings.

As a result of this increase, the proposed two-storey element of the rear extension, will have a two-slopes pitched roof perpendicular and harmoniously intersecting with the pitched roof of the main building. The extension's pitched roof will have its ridge height at a lower level than the main roof, with a difference of around 0.67m, while the eaves will also be lower with a difference of around 0.335m, keeping the rear extension in a relation of subordination with the main part of the building.

As previously mentioned, the first floor of front elevation features two large windows, one for each of the existing flats, windows which are proposed to be replaced together with the height increase of the buildings. Therefore, each of Nos. 119 and 121 will be provided on the front elevation with 3 individual windows, in a similar pattern and sizes as No 117 E Barnet Road, which will improve the daylight and sunlight within the new flats, but it is also considered to improve the architectural appearance of the whole building within the street scene.

Also on front elevation, at roof level, four skylights are being proposed for the loft conversion, symmetrically positioned in relation to the new windows at first floor level. The skylights shall not protrude more than 150mm from the roof's exterior plane.

Following the loft conversion, two dormer windows are proposed towards the rear garden, one for each of the two properties, Nos.119 and 121, where their design will be in line with the requirements of Barnet Local Plan SPD Residential Design Guidance 2016 – Dormer Roof Extensions, keeping these extensions subordinated to the main roof.

4.0 Planning Considerations

4.1 Principle of development

The proposed development would result in the addition of 2 new residential units and in the improvement of the existing ones on site, thereby contributing to the Borough's housing stock which actively contributes towards both Borough's specific and London-wide strategic housing targets. Furthermore, the proposed development would contribute into making the best used of an existing property where potential for additional development has risen.

Therefore, the principle of development it is considered compatible with The London Plan (2021), National Planning Policy Framework (NPPF) and Local Authority's Planning Policy for boosting the supply of homes.

Paragraph 59 of the NPPF states: "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing

requirements are addressed and that land with permission is developed without unnecessary delay."

Paragraph 109 of the NPPF states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

4.2 Quality of accommodation, daylight and sunlight assessment and amenity provisions

All the proposed residential units have been designed in accordance with the minimum requirements of London Plan, Technical Housing Standards – Nationally Described Space Standard DCLG 2015, Barnet Local Plan SPD Residential Design Guidance 2016 and the Local Plan SPD Sustainable Design and Construction 2016, as follows:

Flat 1

- One Bedroom Flat for 2 persons of 59.95m² GIA, larger the 50.0m² minimum requirement;
- rooms and storage areas as per Schedule of New Residential Units table below, in line with London Housing Design Guide;
- ceiling heights of 2.5m;
- private amenity space of 18.0m²;
- single aspect window orientation, however large skylights proposed for habitable areas and daylight and sunlight provisions in line with minimum requirements as per submitted Daylight and Sunlight Assessment prepared by Base Energy Ref. 11552 Rev. 1.0; on balance, the single aspect should be acceptable due to size and nature of residential unit and additional provisions;

Flat 2

- One Bedroom Flat for 1 person of 37.95m² GIA, larger the 37.0m² minimum requirement;
- rooms and storage areas as per Schedule of New Residential Units table below, in line with London Housing Design Guide;
- ceiling heights of 2.5m;
- no private amenity space, however communal amenity space provided within the rear garden and Juliet Balconies proposed for both the bedroom and living-dining-kitchen;
- single aspect window orientation, however two skylights proposed for living-dining-kitchen area, two side windows with obscured glass and openable from 1.7m from floor level for both the kitchen area and the shower room; daylight and sunlight provisions are line with minimum requirements as per submitted Daylight and Sunlight Assessment prepared by Base Energy Ref. 11552 Rev. 1.0; on balance, the single aspect should be acceptable due to size and nature of residential unit and additional provisions;

Flat 3

- One Bedroom Flat for 2 persons of 67.90m² GIA, larger the 58.0m² minimum requirement;
- rooms and storage areas as per Schedule of New Residential Units table below, in line with London Housing Design Guide;
- ceiling heights of 2.5m at first floor level and 2.3m at loft level for more than 75% of the habitable roof space, therefore in line with the minimum requirement for ceiling heights as per Technical Housing Standards – Nationally Described Space Standard DCLG 2015; furthermore, on balance, as per the whole floor area of the proposed flat, the 2.3m ceiling height in the loft space only can be considered marginal and could be acceptable;

- no private amenity space, however communal amenity space provided within the rear garden;
- dual aspect window orientation, with main windows on both front and rear elevations; proposed side windows are with obscured glass and are openable from 1.7m height from floor level; proposed dormer windows on rear elevation as per Barnet Local Plan SPD Residential Design Guidance 2016 – Dormer Roof Extensions and skylights to front elevation that will not protrude more than 150mm from exterior plan of the roof; daylight and sunlight provisions are in line with minimum requirements as per submitted Daylight and Sunlight Assessment prepared by Base Energy Ref. 11552 Rev. 1.0;

Flat 4

- One Bedroom Flat for 2 persons of 67.55m² GIA, larger than the 58.0m² minimum requirement;
- rooms and storage areas as per Schedule of New Residential Units table below, in line with London Housing Design Guide;
- ceiling heights of 2.5m at first floor level and 2.3m at loft level for more than 75% of the habitable roof space, therefore in line with the minimum requirement for ceiling heights as per Technical Housing Standards – Nationally Described Space Standard DCLG 2015; furthermore, on balance, as per the whole floor area of the proposed flat, the 2.3m ceiling height in the loft space only can be considered marginal and could be acceptable;
- no private amenity space, however communal amenity space provided within the rear garden;
- dual aspect window orientation, with main windows on both front and rear elevations; proposed side windows are with obscured glass and are openable from 1.7m from floor level; proposed dormer windows on rear elevation as per Barnet Local Plan SPD Residential Design Guidance 2016 – Dormer Roof Extensions and skylights to front elevation that will not protrude more than 150mm from exterior plan of the roof; daylight and sunlight provisions are in line with minimum requirements as per submitted Daylight and Sunlight Assessment prepared by Base Energy Ref. 11552 Rev. 1.0;

Schedule of New Residential Units:

Flat No.	Type	GIA (m ²)	No. of persons	Open space Living Dining Kitchen (m ²)	Open space Living Dining (m ²)	Kitchen (m ²)	Bedroom (m ²)	Bathroom / Shower Room (m ²)	Storage/ Utility (m ²)
Flat 1	One Bedroom Flat	59.95	2	23.40	-	-	12.30	4.40	5.05
Flat 2	One Bedroom Flat	37.95	1	21.05	-	-	8.15	3.60	1.05
Flat 3	One Bedroom Flat	67.90	2	-	20.15	8.20	12.55	4.50	2.20
Flat 4	One Bedroom Flat	67.55	2	-	20.20	8.25	12.55	4.50	2.20

As per previous notes related to **amenity space** provided per each flat, this has been considered mainly as communal space in the back garden, comprising of both a terrace area of around 55.0m² and a garden area of around 61.50m², totalling around 116.5m². This area does not include the private amenity space for Flat 1 nor the green area bordering the basement's lightwell, which is meant as a buffer zone in order to secure a good level of privacy for the basement residential flat.

Therefore, it is considered that the rear garden area is of a sufficient size to act as a communal amenity space for the amount and type of residential units, where a total number of 5 persons will mainly use it, while the basement flat occupiers will mainly enjoy the private terrace area. Furthermore, if considered necessary, the existing garden area can even be divided with appropriate screening in three individual private amenity spaces, one for each of the proposed flats, without having any negative impact onto the neighbouring properties, due to available garden depth of around 11m and the generous total width of 10-11m.

Moreover, it is also worth mentioning the close proximity of the site to Victoria Recreation Ground, situated at around 5-10 minutes walking distance, which constitutes a public amenity space for residents in the area.

In respect to **privacy and outlook**, all four flats will be provided with main windows facing the rear garden and/or main street, with sufficient outlook distances and without any negative impact onto privacy. All side windows will have obscured glass and they will be openable starting from 1.7m height from floor level for ventilation purposes, in order to overcome any privacy issues to and from neighbouring residents.

Furthermore, the two large skylights installed for the basement flat will also have obscured glass, in order to avoid any privacy issues in relation with the proposed flat at ground floor level.

The most sensible residential unit regarding the privacy and outlook will obviously be the basement floor flat. Nevertheless, it is considered that the proposed lightwell / amenity space of a 3.0m depth and 6.0m width, where all habitable rooms will open and land-scaped with vegetation and timber cladding on retaining walls, will make the proposed flat and its rooms acceptable in respect to outlook. On the same note, the proposed buffer green area at ground floor, around the lightwell and the metal balustrading that will protect against falling, will create a separation between the residential unit and the remaining communal amenity space in the rear garden, that will be beneficial for securing a good privacy for the future residents at basement level.

Quality of accommodation related to internal levels of **daylight and sunlight** has been assessed as per submitted Report prepared by Base Energy Ref. 11552 Rev. 1.0, where compliance has been demonstrated with the minimum requirements for all four residential units and their habitable rooms.

Due to location of Flat 3 and Flat 4 partially above the existing ground floor commercial units, it is being proposed that a new improved **sound insulation system** to be installed in the existing floor structure, in order to minimize any potential noise and disturbance arising from the commercial use against the residential, in line with minimum requirements of Building Regulations.

4.3 Impact on the neighbouring amenity

Relating to the impact on the neighbouring amenity, the main possible disturbance elements generated by the proposed development could be **over-shadowing, noise disturbance and privacy/overlooking**.

Over-shadowing of neighbouring amenity could be generated by the erection of the new rear extensions, increase in height of the main building with elevated ridge and eaves and the erection of the rear roof dormer windows.

Proposed extensions, part single-storey part double-storey and basement will be positioned towards the rear of the property, and they would sit behind the main part of the building.

The ground floor extension would have a height of 3.81m at parapet level and 3.45m at eaves level, being sited at generous distances of the most sensible neighbouring amenities. As a result, there will be a distance of around 2.25m from the boundary with No.117 E Barnet Road and up to 5.54m from the main ground floor extension at No.117, which makes the proposed ground floor extension sitting well back of the neighbouring amenities at No.117. In addition, the total height of the proposed ground floor extension would remain slightly lower than the existing rear extension at No.117 and although the proposed extension would go further back than the neighbouring one with around 0.76m, the generous distance between the buildings would help not to create any disturbance in respect to over-shadowing.

In relation to neighbouring amenities at No.123, it is considered that this is an even more fortunate situation where the existing ground floor extension at No.123 (possibly related to commercial use on site and built for the whole width of the site) extends along the boundary with No.121 all the way back to the rear boundary with a flank wall of around 3.5m height. Thus, the proposed ground floor extension could not add any additional over-shadowing disturbance over the amenities of No.123.

As per the proposed two-storey rear extension, this will be built on the same footprint as the existing two-storey outrigger extension, with the only difference being the type of roof, where the rear sloped pitched roof will be replaced with a duo pitch roof, perpendicular on the main part of the building. This will result into a slight volume increase of the two-storey extension, similar in appearance and slightly lower than the outrigger of Nos.117 and 115. Nevertheless, the proposed pitched roof for this extension it is not considered to have a negative impact on the neighbouring amenities of both Nos 117 and 123, due to inclination of roof slopes, location and cardinal orientation.

The height rise of the main part of the building would see an increase in ridge height of around 1.2m and an increase in eaves height of around 0.65m, bringing these levels in line with the ridges and eaves of the neighbouring buildings. Although such an increase of the main part of the building would normally generate an extension of the shadows area, it is considered that in this particular case the over-shadowing would be minimum and without any detrimental impact on the neighbouring amenities. Furthermore, as per proposed extensions, these would replicate a common type of urban fabric with buildings of the same

ridge and eaves heights facing a highway, that would undoubtedly generate a certain level of over-shadowing on the rear gardens, due to location and cardinal orientation.

In respect to proposed dormer windows at rear roof level, designed in line with the Barnet Local Plan SPD Residential Design Guidance 2016 – Dormer Roof Extensions, they will be of modest sizes, under 4m³ each, with extremely low chances to generate any over-shadowing disturbance on the neighbouring amenities, also due to their position set-backed generously from the eaves and quite high on the roof's slope.

As per the proposed basement rear extension there are no concerns related to any negative over-shadowing impact upon the neighbouring residential amenities, due to underground location.

As per limited information found in relation with the property at No.123 and the existing access doors and windows on the ground floor side wall it might be the case where these are in relation with a residential use, however, due to their location on the communal alleyway between Nos.121 and 123, none of the extensions proposed at the rear, single or double storey, could generate any additional shadows to this areas, more than already is.

In order to avoid any possible disturbance related to over-shadowing of neighbouring amenities, an External Sunlight and Daylight Assessment has been prepared in support of the proposed development, demonstrating compliance with the minimum requirements of BRE Guidelines and supporting the above assessment of all the proposed extensions.

The External Daylight and Sunlight Assessment has been prepared by Base Energy, Ref. 11552, Rev. 1 and is submitted with this application.

The **noise disturbance** mentioned above that could negatively impact the neighbouring amenities is considered in relation with the future number of residents for the new flats.

As per existing flats, they are a One Bedroom Flat for two persons each, resulting in a number of 4 residents on site. Following development, the four residential units would accommodate a total of 7 people, which could easily be the number of persons living in a 4+ Bedroom Flat or House, thus it is considered that the proposed development would not generate detrimental noise disturbance through the new number of residents, especially that the residential use has, by its nature, a low level of noise disturbance.

In respect to **privacy/overlooking** of neighbouring amenities it is considered that the proposed development will not have any negative impact, as all the proposed residential units will have their main windows on the rear elevation facing the rear garden of Nos. 119 and 121 E Barnet Road and on the front elevation facing the highway.

All the side windows proposed will have obscured glass and will be openable starting from 1.7m height from the floor level.

There will be no balconies or terraces proposed, starting from first floor level onwards, that could generate any privacy issues. The proposed Juliette Balconies at ground floor level will face the rear garden area and views from them will be limited by the existing boundary fencing.

As per all the above, the proposed development would not have any negative impact on the neighbouring amenities.

4.4 Transport Impact (Parking, Cycle Storage)

As per the site's configuration and constraints, the current development is not proposing car parking spaces for the new residential due to lack of on-site space, however this should not be considered as having a detrimental impact on the transport facilities for the future residents in the area, due to following reasons:

- the site has immediate access to excellent lines of public transport: there are numerous bus services along East Barnet Road, good connections within walking distance to a main line railway station at New Barnet and bus connections to tube links into central London;
- existing residential units do not benefit of on-site parking spaces currently;
- existing residential units, 2 No. One Bedroom Flats for two persons each, accommodate a total number of 4 persons, which would be seen to increase to 7 with the new proposed development, however due to the type of flats proposed for one or two persons it is considered that sufficient alternative means of transport are secured for the site;
- no parking restrictions seem to be in place on E Barnet Road close to the site and furthermore on adjacent streets in the immediate vicinity, such as Victoria Road and Margaret Road;
- the new residents will be encouraged into alternative ways of transport like bicycles, as dry and secured cycle storage boxes are proposed on-site for two bicycles each; this would cover sufficient provision for 1 x cycle storage space for each flat, in line with requirements of London Plan Table 6.3 Cycle Parking Minimum Standards – the cycle storage area will be located next to the residential main entrance into the building, in a safe, well lit and overlooked area, comprising of two bicycle storage units, secured, weather protected and built with durable and high quality materials resistant to wear and age – as per the above, the cycle parking provisions will be in line with the Barnet Local Plan SPD Residential Design Guidance 2016.

Nevertheless, if the lack of on-site car parking is considered detrimental in planning terms for the current development, due to location of site in close proximity to a wide range of public transport and a wide range of local shops and services, the applicant would accept entering into a legal agreement for a car-free development and/or for contributions payment towards improving the car parking provisions in the area.

As per all the above, on balance, it is considered that the proposed development could be allowed on lack of on-site car parking provisions.

4.5 Waste and recycling storage

In respect to waste and recycling storage for the new residential units, the following provisions have been made, in line with Barnet Council's Information for developers, architects and managing agents - Provision of Household Recycling and Waste Service:

- 3x240L bins for General Waste;
- 3x240L bins for Mixed Recycling;
- 1x240L bin for Garden Waste;
- 4x23L bins for Food Waste.

All the proposed bins will be located as per existing, at the main residential entrance into the building, stored in a bespoke timber structure with green sedum roof. Large double doors will be installed for easy access of the bins, for their removal for collection and storage. Proposed enclosing structure will be of a reduced height, of only 1.5m, sufficient for the bins' storage but without preventing a safe and secure residential access for residents. Furthermore, the structure will be of warm timber materials with green sedum roof, pleasant to sight and hiding away the bins.

As designed, the waste and recycling storage space would not have any detrimental impact onto the street scene, and it will be easily accessible by both the future residents and the collection services.

5.0 Energy and Water Efficiency

Proposed development has been designed with a sustainable energy use and water efficiency in mind and the following matters have been considered:

- 100% of the water for the units will be supplied through a water meter, and the units will incorporate water saving and efficiency measures with a target of 105 litres or less per head per day, in compliance with Part G of the Building Regulations;
- Insulation: the specified building envelope is designed to exceed the notional Part L targets and will help to limit the energy demand of the dwelling for space heating;
- Space & Water Heating: Condensing gas boiler;
- Heating Controls: Comprising programmer, thermostat, and TRVs;
- Ventilation: Natural extract fans;
- Low energy lighting will be used: Lighting for common areas will be low energy luminaires and would be installed with time and PIR sensors; External Space Lighting will be specified with low energy fittings, dawn/dusk sensors and timers;
- Energy efficient appliances will be used within the new residential units (target energy efficiency ratings of A/A+ where possible);
- Energy efficient ventilation systems will be provided;
- Low carbon technology will be incorporated in the form of PV Panels with a south-west orientation at 30 degrees elevation with none or little shading;
- As per above and submitted Energy Statement prepared by Base Energy Ref. 11552 Rev 0, proposed development will have a 15% reduction in CO₂ over Part L 2021 Building Regulations, (46% reduction in CO₂ over Part L 2013) and 12% saving from the energy efficiency measures alone, in line with the requirements of local planning policies.

6.0 Conclusion

The proposed development will have a positive impact on E Barnet Road and in London Borough of Barnet by providing new quality residential units and it should be accepted for the following reasons:

- the proposal is compatible with surrounding uses;
- the location of the building provides a highly sustainable location for the provision of additional housing;
- the character and appearance of the neighbouring streets will not be affected;

- there is no negative impact of the proposed development towards the existing neighbouring properties in regard to amenity, privacy and overlooking and overshadowing;
- the new proposed residential units will be of a high quality in terms of design, layout, daylight and sunlight provisions, finishes and they will provide comfortable living spaces;
- the proposal will not have any detrimental impact onto the existing transportation and traffic in the area;
- sufficient cycle storage and waste storage areas will be provided for the new residential units;
- the proposed development will be in line with the Local Authority's Planning Policies.