

**Rear 1<sup>st</sup> floor and infill extension, change of use of rear first floor accommodation, shop front, fascia, and advertising alterations.**

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**7 ALDERMAN'S HILL  
PALMERS GREEN  
N13 4YG**

**Planning, Design and Access Statement in support of the application for the 1st floor rear extension, change of use and shop front alterations at:**

**7 Alderman's Hill London N13 4YG**

26<sup>th</sup> March 2024

**CONTENTS:**

1. INTRODUCTION
2. THE SITE
3. HISTORY
4. THE PROPOSAL
5. DESIGN
6. USE
7. LAYOUT
8. SCALE
9. LANDSCAPING
10. APPEARANCE
11. VEHICULAR ACCESS
12. INCLUSIVE ACCESS
13. WASTE AND RECYCLING
14. CONCLUSION

Included within this application.

Existing drawings:	Ground and 1 <sup>st</sup> plans	SV.01
	Location and roof	SV.02
	Front & rear Elevations	SV.03
	Sections	SV.04 & 05
	Side elevations	SV.06 & 07
Proposed drawing:	Ground and 1 <sup>st</sup> plans	GA.01
	Location and roof	GA.02
	Front & rear Elevations	GA.03
	Sections	GA.04 & 05
	Side elevations	GA.06 & 07

Photographs

Materials and external condensing unit

**1. Introduction**

This document is in accordance with the requirement set down by the DCLG. The proposal is to refurbish and improve the property to provide separated retail and residential accommodation.

The proposals include the change of use of the rear first floor accommodation, the 1<sup>st</sup> floor lightwell infill, the 1<sup>st</sup> floor rear extension and shop front alterations. The refurbishment will include an internal re-plan which improves the layout and provides better proportioned rooms and facilities.

**2. Site**

This application relates to the ground and first floor of the property. The property is mid terraced and forms part of the retail parade on Alderman's Hill which backs onto the Morrisons supper market, car park and access road.

Though vacant the ground floor and rear 1<sup>st</sup> floor accommodation is Use Class E, previously a Nationwide Building Society unit. The

remaining part of the 1<sup>st</sup> floor and the upper floors are residential.

### 3. History

The property has been the subject of a few planning applications the most relevant to this application being:

- 16/03925/PRJ – (Granted) Change of use of first floor from offices (B1a) to 1-bed flat (C3)
- AD/05/0074 – (Granted) Installation of double sided internally illuminated sign to adshel.

### 4. The Proposal

As stated above the proposals are for a rear 1<sup>st</sup> floor extension and the infill of the 1<sup>st</sup> floor lightwell.

These extensions enable the retail and residential accommodation to be separated. It allows the proposed dental surgeries office and staff spaces to be directly accessed from the ground floor unit rather than the current layout where access is via the shared staircase.

By infilling the 1<sup>st</sup> floor lightwell the previous 1<sup>st</sup> floor office accommodation can then be combined with the front 1<sup>st</sup> floor flat to provide a much better residential unit and hence separate the commercial and residential uses.

In addition, the works include the full refurbishment of the commercial space which will include the new shop front and associated signage.

### 5. Design

The property currently benefits from a very tall ground floor commercial space at the front of the building. This enables the rear 1<sup>st</sup> floor extension to be constructed effectively within the ground floor height whilst still providing good ceiling heights (of 2785mm and 2500mm to the rear ground and first floors respectively). The proposed roof extension therefore is only 570mm higher than the existing 1<sup>st</sup> floor level.

To the rear of the property the proposals include the removal of the seven unsightly condensing units and associated plant as well as the unsightly walkways and escape arrangements. The proposal

improves the escape by forming a better staircase and screening arrangement. The replacement condensing units (3no.) are better incorporated and screened, therefore improving the outlook from both this and the neighbouring properties.



*View of the rear of the property with rear extension indicated for scale.*

The existing lightwell provides a very poor outlook as the existing windows face the large wall forming the rear part of the property just 2.7m away. The proposal is to infill the first floor to link the front and rear accommodation. The elevation facing no 5 Alderman's Hill will be constructed in London yellow stock brickwork thus giving a neater and more attractive outlook from the rear of the adjoining property.

The design of the rear which incorporates the escape screening improves the rear of the terrace and the impact on the neighbouring properties is negligible.

## 6. Use

The proposals include the change of use of the rear 1<sup>st</sup> floor, currently Use Class E to residential (C3) and combines the space into the front residential flat thus improving the quality of the existing accommodation. More importantly however this enables the retail and residential use to be separated.

The existing residential use on the upper floors is to remain.

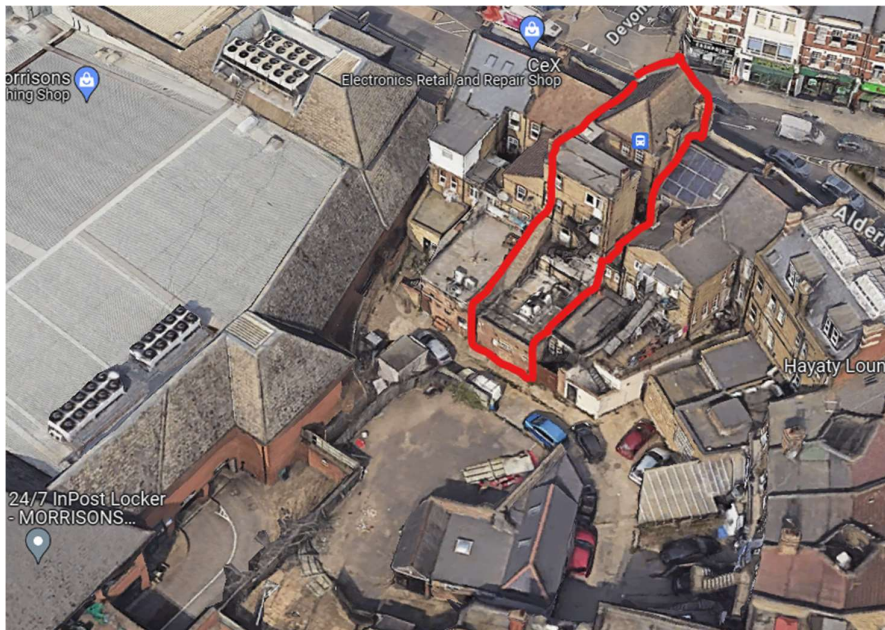
The existing commercial use on the ground floor is to remain.

## 7. Layout

The means of access and escape is improved, and the proposed layout provides better planned and separated commercial and residential accommodation.

## 8. Scale

The proposed rear extension is modest in scale as it effectively falls within the height of the single ground floor storey. The rear extension doesn't overlook any notable accommodation and it is small compared to the surrounding buildings particularly the Morrisons super market to the west.



*Google Earth view of site.*

## 9. Landscaping

There is no dedicated external area within the properties demise.

## 10. Appearance

As stated above, the 1<sup>st</sup> floor rear extension will be built in brickwork similar to the existing building. The windows will be in grey aluminium

and the balustrade enclosing the gap between the buildings which forms the escape route will be neat and contemporary.

The new external condensing units are reduced in number (from 7 to 3 units) and enclosed in timber screening thus the new arrangement will provide a significantly neater solution.

## **11. Vehicular access**

There are no proposed changes to the existing access or parking provision to the property.

## **12. Inclusive access**

The existing residential access and staircase is to be retained and improved with the removal of the commercial units use.

The commercial unit provides level access and the facilities provided by the dental surgery supports patients with disabilities including wheelchair access.

## **13. Waste and recycling**

The existing residential and commercial spaces have use of the refuse and recycling facilities at the rear of the properties. There is no plan to change this arrangement.

## **14. Conclusion**

The net improvement of function and appearance will positively contribute to the both the commercial and residential spaces as well as the adjoining properties and the local area.