

17 Sirdar Road, N22 6QP

Support Statement

September 2022



1.0 Introduction

Full planning application for 17 Sirdar Road N22 6QP that involves conversion of the existing 3-bed house into 1 × 3-bed flat and 1 × 2-bed flat including the erection of a single storey rear and side extension and formation of a L shaped dormer.

The property is within the Family House Protection Zone and therefore there should be no net loss of family sized dwellings (3-bedrooms or more). The original dwelling is over 120sqm which is a condition of the policy.

Application drawings and supporting visual information are provided as a part of the application package.

2.0 Site Analysis and Context

The application site is situated on the south-western side of Sirdar Road within close proximity to Turnpike Lane Station.

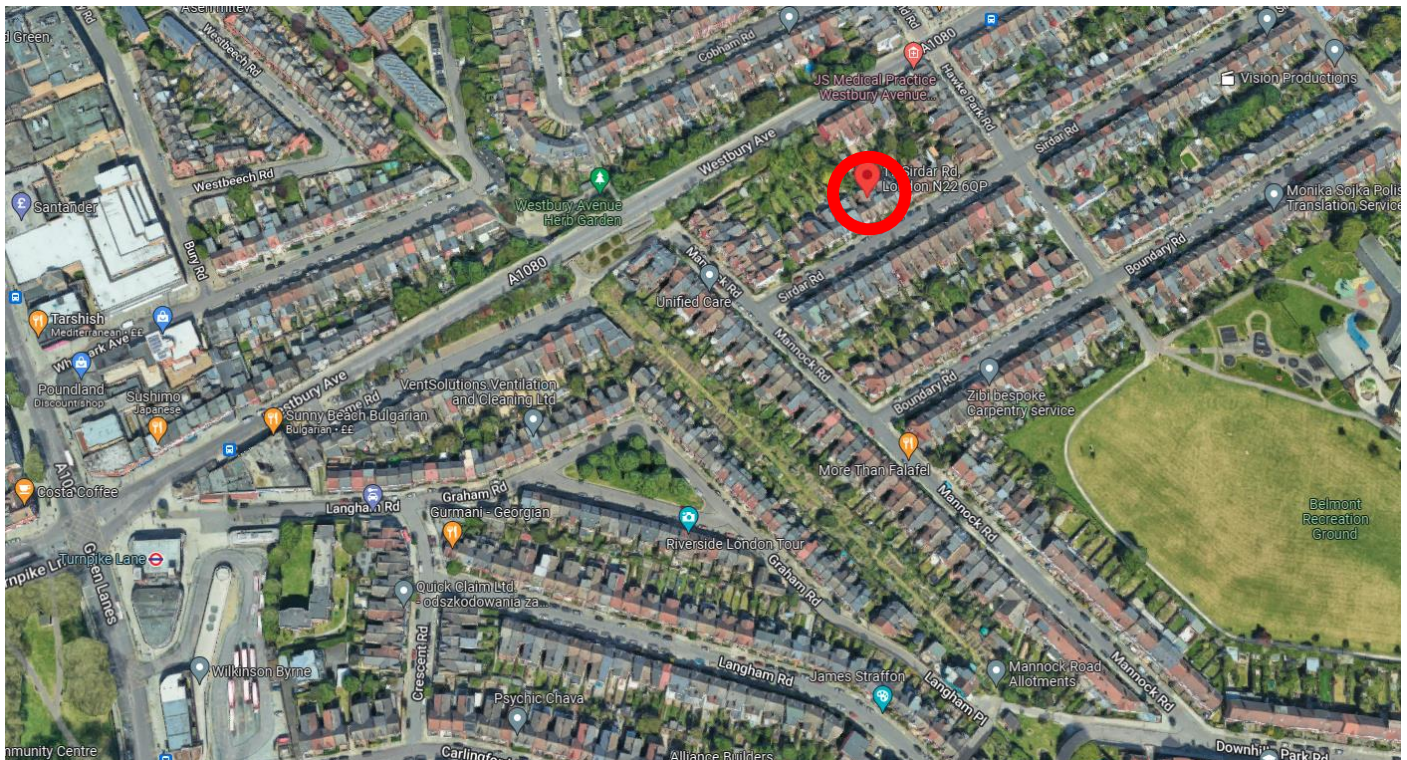
The property is conveniently located with excellent access to public transport (PTAL rating of 6a, see appendix). Turnpike Lane station is within a 7-minute walk, whilst there are 13 different bus routes within an 8-minute walk.

The site contains a 3-bed terraced dwelling that needs renovation and has been vacant for a number of years.

Sirdar Road is residential in nature, with over 200 houses, almost of which are terraced. A number of these properties have been converted to flats in the past, though the number of these conversions remains well under 20%.

Directly parallel to Sirdar Road is the A1080 / Westbury Road which consists of a mix of residential and commercial use properties as well as a greater mix of building types and styles. The A1080 contains several bus stops with various routes and towards the west end of the A1080 is Turnpike Lane Station.

Belmont Recreation Ground with its green space, playground and picnic space is a short 2-minute walk to the south-east.



3.0 Proposal

Conversion of terraced building into 2 self-contained units (comprising of a 3-bed unit and 2-bed units), including the erection of a single storey rear and side extension and formation of a L shaped dormer.

- The ground floor will consist of a 2-bed unit
- The first and second floor will consist of a 3-bed family-sized unit

Careful consideration has been made to the minimum space requirements (for both the units and the individual rooms) as well as stacking.

4.0 Design Summary

Within this summary we have assessed the proposals against key policy and recent consents in the borough.

Design and Appearance

Careful consideration has been taken for the appearance of the proposal to be harmonious with the street scene and create no adverse impact on any adjacent building or building users.

There are several recent consents which are larger in terms of overall massing. Most notably 23 Sirdar Road N22 has a complete wraparound ground floor extension (i.e. rear, side, corner infill) and loft conversion. Whilst this it a single dwelling it is still relevant in terms of overall massing on the street scene.

In terms of the proposed massing the current proposal is similar in scale to what would be allowable under permitted development for a single dwelling. Indeed, application HGY/2022/1919, a larger home extension of 4 metres for 17 Sirdar Road, was submitted with no objections received and prior approval not required.

Housing Mix and Floor Space

In line with Local Policies the proposal maintains the family-sized 3-bed unit, whilst the additional 2-bed unit provides an opportunity to help meet the housing need in the Borough.

A similar proposal at 62 Mannock Road, N22 6AA was recently approved (HGY/2022/1348).

Flat	Bedroom 1	Bedroom 2	Bedroom 3	Dining / Kitchen / Living Area	Total Area	Min Space Standard ¹
2b 3p	12 sqm	11 sqm	-	34 sqm	77 sqm	61 sqm
3b 4p	13 sqm	11 sqm	14 sqm	30 sqm	88 sqm	84 sqm

This proposal meets the technical housing standards.

Layout

Open plan living/dining/kitchen area have been used to maximise light within the units. Where possible, bedrooms are situated adjacent to each other both vertically and horizontally (or at least lower traffic areas such as kitchen/dining areas) and away from living areas. Where this is not possible, and to provide good housing mix, the floor/wall construction will feature additional sound insulation to eliminate the passage of sound between those areas.

¹ Enfield Development Management Document, Adopted November 2014, Appendix 4, p.143

The large lightwell on the ground floor will provide sufficient natural light into the second bedroom of the ground floor unit.

Amenity

In line with the London Plan², as the property has a PTAL rating of 6a (see appendix) no additional parking is recommended.

4 bicycle parking spaces will be provided at the front of the property.

A space for refuse will also be located at the front of the property that will be screened from the street scene.

5.0 Summary

To summarise, the key design points of the current proposal are as follows:

- Loft conversion and single storey side and rear extension to facilitate conversion of the existing 3-bed property into 2 dwelling consisting of a 3-bed family unit and a 2-bed unit, providing valuable housing gain in the Borough
- The proposal has been designed to fit seamlessly with the existing street scene, preserve the character of the existing building and its surroundings, and does not cause any detrimental effect on the visual outlook from any neighbouring properties
- The site has excellent transport links and is near public green spaces and services
- The property is in need of repair, and therefore the proposal provides an effective way to bring the property back into use, and also maintain a family-sized unit whilst also providing additional housing gain for the Borough

² Table 10.3 - Maximum residential parking standards

Appendix

PTAL Rating for 17 Sirdar Road, N22 6QP

