

4.0 DESIGN PROPOSAL

The property is currently occupied as a commercial shop unit at ground floor with residential accommodation at first and second floors.

This Planning Application seeks to convert the vacant ground floor of the building from A1 to E(f) (formerly D1) together with the conversion of the rear of the ground floor, and first and second floors into two residential units including a first floor rear extension. The proposed rear extension is to be built in brickwork matching the original building including the existing ground floor rear extension which is to be re-built.

4.1 COMMERCIAL USE

The applicant has been approached by persons seeking for a unit to develop a tuition/teaching small centre for the community in this area, consequently a E(f) change of use would be required at ground floor. The existing and recently refurbished shop front would not be affected and the shopfront would remain active.

As mentioned above the commercial use is to change from A1 to E(f) use class.

4.2 RESIDENTIAL USE

The first and second floors are to be converted into 2 number 1 bed 2 person residential flats. Both residential flats are to be split level with the first floor flat connecting down to the rear most area at ground floor and the second floor flat containing some of the first floor.

A new part two / part one storey extension is to be formed to the rear of the house utilising the structure of the existing single storey part width rear extension which spans between the rear face of the house and the garden wall to the gardens of 68 + 70 Withington Road.

The living room of the first floor flat is accessed via an internal stair within the rear extension down to the ground floor - accessing an external space in the yard behind the small yard to the rear of the ground floor.

The proposed flats contain areas to accommodate working from home more suitable for the requirements of modern urban life.

Floor to ceiling heights internally vary from 2.5m to 2.8m clear after insertion of sound insulation for separating floors in accordance with Building regulations. The stacking arrangements has taken into consideration the living and the bedrooms spaces positions so that no adverse noise is created from the flat above to that of ground floor.

4.3 ACCESS & CIRCULATION

Access into the 2 dwellings is from the existing doorway on Myddleton Road.

4.4 APPEARANCE / SCALE / MATERIALS

The proposal is sensitive to the existing features of the house, is not visible from the pavement in front of the house and has no impact on the pitched roof at the top of the property.

The proposed rear extension will involve the reconstruction of the existing single storey ground floor part width rear extension which extends to the rear boundary and a first floor rear extension above which is to extend 5.1 M beyond the rear face of the main house (a small distance than at the rear extension of the neighbouring 122 Myddleton Road).

The proposed part width rear extension will follow the same language as those recently approved - with brickwork to match the existing house, double glazed painted framed windows and sedum covered flat roofs to encourage biodiversity.

5. AREAS

The footprint of the existing building will be increased by 14 sqM at 1st Floor with the addition of the new rear extension at that level.

The residential Flats are both largewr than the required 50 sqM.

Ground Floor Commercial Unit	=	46.74 sqM
Flat 1 First Floor (1 Bed 2 Person)	=	54.25 sqM (17.40 sqM @ Ground Fl)
Flat 2 2nd Floor (1 Bed 2 Person)	=	50.05 sqM (13.15 sqM @ First Fl)

6. IMPACT ON BOWES PARK CONSERVATION AREA

The proposed change of use would not cause any changes to the existing shopfront, except possibly a painted name sign, which will be separately applied for, before the occupation of the premises.
There are no other changes to the front elevation and the proposed rear extension at first floor together with the rebuilding of the ground floor extension will be carried out in matching brickwork while all new windows will match the existing.

7.0 IS CIL APPLICABLE?

Yes.

8.0 PREVIOUS SUBMISSION

In 2020 a proposal to convert the ground floor of 124 Myddleton Road from A1 to D1 use and to convert the upper floors to 2 flats. It was given the reference HGY/2020/1536.

Following the comments and advice received from the Planning Officer the Applicant withdrew the proposal on the basis there were a number of matters which needed to be addressed - and have been incorporated into this application.

8.1 HEIGHT / DEPTH OF THE REAR EXTENSION:

The Planning Officer previously the neighbouring rear extension at 122 Mydleton Road was identified as being a preferable size.

The proposed rear extension at 124 Myddleton Road is now lower than the one at 122 with the rear face of the 1st floor element closer to the principal rear elevation of the house as well. The existing ground floor element is to be rebuilt as part of the proposed works.

The currently proposed rear extension is entirely within the shadow line cast by the angle of the sun spanning between the top of the house and the existing rear wall to the rear gardens of 68 + 70 Whittington Road. Drawing 185-P-029-A shows how the proposed rear extension is not dominant or overbearing and cannot cast shadows over the neighbouring rear gardens.

8.2 FLOOR TO CEILING HEIGHT OF THE REAR EXTENSION:

The previous proposal did not indicate the floor to ceiling height on the section drawing. The section and floor plans of this application indicate the proposed floor to ceiling heights to be 2.5 metres at rear ground and rear first floors.

8.3 INTERNAL FLOOR SPACE:

It was noted the previous arrangement provided less than 50 sqM for one of the proposed flats. Both of the proposed flats are larger than 50 sqM.

8.4 OVERLOOKING:

A comment was received discussing the potential for overlooking of the rear gardens from a window in the rear face of the extension. Consequently the window has been omitted from the design in the current application.

9.0 CONCLUSION

The proposed development has incorporated the Planning Officer's comments to the previously withdrawn application HGY/2020/1536. It would be an appropriate and beneficial extension on the property. The proposal is not harmful to the character of the area, the street scene or the properties to the rear of the site and presents no harm to the character and quality of the subject building. The proposed green roofs would increase biodiversity.

There is no detrimental impact to the amenity of the adjoining occupiers. The proposed rear extension is within the zone defined by the roof of the main house and the roof of the existing rear extension. It would not cast a shadow onto the gardens to the rear of the site.

The sizes of the proposed two residential flats complies with the London Plan. For this reason and compliance with council policies we believe this planning permission for the development should be granted.

Notes: Drawings to be read in conjunction with all consultants information. Do not scale from the drawing. All dimensions to be checked on site. Drawing only to be used for purposes indicated. Notify A P T Architects + Designers Ltd of any discrepancies. This drawing is copyright of A P T Architects + Designers Ltd and not to be used or reproduced without their express permission in writing.	Revisions: REV A: 07.2023 ISSUED FOR PLANNING		Client: MR + MRS YOUSSEF		Dwg Title: DESIGN + ACCESS STATEMENT (2)				Project: 124 MYDDLETON ROAD BOWES PARK LONDON N22 8NQ		Drawing No: 185/P/005
			Dwg Status: FOR PLANNING		Scale: N.T.S. @ A3	Job No: 185	Date: 07.2023	Rev: A			
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