



342 Clapham Road
London
SW9 9AJ

Tel: 0207 242 5353
hello@designteam.co.uk
www.designteam.co.uk

02/04/2024

372a Alexandra Park Road, N22 7BD

**Addition of a Studio Flat to the Approved Loft Extension,
HGY/2023/232, within an existing semi-detached house
comprised of two self-contained flats.**

Formal Planning Submission

Contents Page

1. Introduction	P3
2. The Site	P4
3. Site Photos	P5
4. The Proposal – Studio Flat	P6 - 8
5. The Proposal – Existing Flats	P9
6. The Proposal – Bike & Bin Storage, Amenity Space and Car Parking	P10
7. Local Precedent	P11
8. Key Facts about The Proposal & Accessibility	P12
9. Sustainability & Biodiversity	P13
10. Conclusion	P14

Introduction

On behalf of our client, we are submitting a planning application regarding a project at 372a Alexandra Park Road, N22 7BD. The design comprises of the addition of a self-contained studio flat to the approved loft extension to an existing semi-detached house comprised of two self-contained flats.

More specifically, the proposal looks to form a 1-person studio flat within the approved hip-to-gable roof conversion and single rear dormer extension at 372a Alexandra Park Road, Ref: HGY/2023/232. The proposed 1b1p studio flat will be in addition to the existing 3-bedroom, 4 person combined ground floor & basement flat and 2-bedroom, 3 person first floor flat.

The purpose of this project, in providing a studio flat, is to provide a mix of unit sizes to the dwelling, in line with Policy DM11, while using the approved loft development to its full potential.

The project site is located outside of the Family Housing Protection Zone, and the existing **original** dwelling - without the newly added ground floor rear extension, basement conversion and the approved loft extension and development – surpasses the minimum gross internal floor area requirements (of 120m²), at 142.06m² across the existing ground floor and first floor spaces.

The proposal also satisfies all other relevant policies, including passing the minimum space standards required for the studio flat, which has a gross internal area of 38.34m², greater than the minimum of 37m² as set out in the National Technical Housing Standards for a 1b1p flat with a shower room.

Additional provisions have also been accommodated for the studio flat, with regards to refuse and cycle storage and providing amenity space within the rear garden.

In designing the scheme, based off the clients aims, we have also closely referred to the Technical Housing Standards (2016) (nationally described space standard) and the Housing Design Standards LPG (2023). Please see the table on page 6 reflecting how our proposal meets the space requirements.

The proposal also takes precedent from the flat conversion at the neighbouring property at 374 Alexandra Park Road, approved in 2021, where the similar loft extension was approved to be formed into a studio flat of a similar scale at 38.6m². Further details of this planning precedent are provided within this document.

Overall, the proposal for the studio flat to be formed within the approved loft extension proposal, HGY/2023/232, responds to the Technical Housing Standards and local and national policies, in providing a spacious layout for the kitchen, dining, living and bed space, with generous storage provisions and functional shower room, to accommodate an additional person within the dwelling.

Though only a minor addition, the studio flat also helps positively contribute towards increasing the supply of mixed-unit size housing, as set out in the London Plan.

Further within this document, we outline the additional details with regards to the proposal and meeting all necessary provisions – please read this document alongside the associated planning application and drawings.

The Site

The location of the proposal is at 372a Alexandra Park Road, London, N22 7BD.

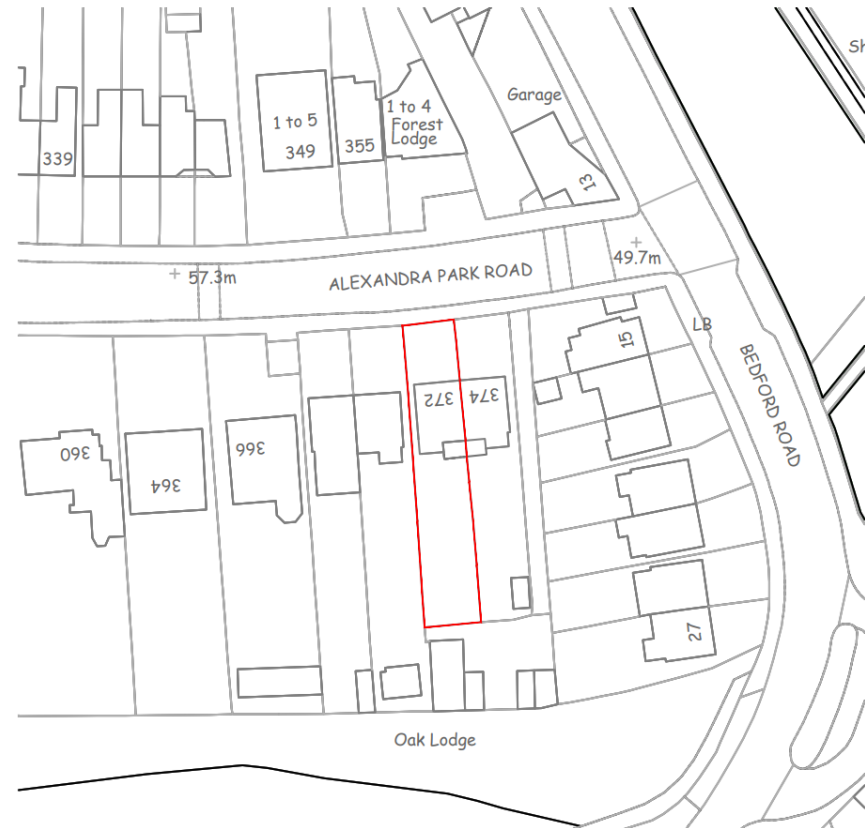
The site is in Wood Green, London and is local to Alexandra Park and Palace. The site is also local to Alexandra Palace Train Station, which is approximately a 2-minute walk from the site and is well-served with local bus routes – with the nearest bus stop a 1-minute walk from the site, on Bedford Road.

The site at 372 Alexandra Park Road currently hosts a semi-detached house split into two flats, with no.372a occupying the first floor level, accommodating 2 bedrooms, above the combined ground floor & basement flat, which accommodates 3 bedrooms.

The street consists of properties that are a mixture of full houses and houses that have been divided into flats, and some purpose-built flats. There are many properties on the street which have been developed over the years with approved extensions and alterations being added, such as the proposal at 372a Alexandra Park Road, for the hip-to-gable roof conversion and loft extension – where the studio flat is proposed to be located.

The street scene will not be affected by the proposal. Only the front garden indicates new provisions for refuse storage, which is located to the side beside existing bushes, which obscure it from view from the street level.

The existing rear garden is split into two gardens for the existing ground floor and first floor flat. Our proposal divides the rear garden belonging to 372a, to provide amenity space for the studio flat and a suitable location for the secure cycle storage. Parking remains unchanged from existing, as the studio flat is only for 1 person, it is encouraged that sustainable public transport methods are used, though street parking is available for permit holders, if required.



This section of Alexandra Park Road also consists of a rich supply of off-road parking. This, in combination with the controlled residential parking houses from 12-2pm, means that there is a healthy supply of on-road parking spaces for local residents.

Site Photos



The Proposal – Studio Flat

Prior to forming the proposal, it was assessed whether the existing original dwelling consisted of a gross original internal floor space greater than 120m², to ensure it is compliant with Policy DM16, Section A, as set out in Haringey’s Development Management DPD.

In our calculations of the Gross original Internal Area, we have accounted for the **original** internal floor area of the ground floor (71.28m²), without the newer ground floor rear extension or newer basement conversion added, in addition to the original internal floor area of the first floor (70.78m²), without the approved hip-to-gable roof conversion and loft extension. Both original internal floor areas combined give a Gross original Internal Area of 142.06m² for the existing **original** dwelling, which surpasses the minimum gross internal floor area requirements of 120m².

Within the approved hip-to-gable roof conversion and loft extension, we have proposed to form a 1b1p studio flat with a shower room. The minimum space standards required for a 1b1p studio flat with a shower room are set out as 37m² in the National Technical Housing Standards. The proposal meets this requirement, where it has a gross internal floor area of 38.34m². Please refer to the Proposed Floor Plan for an indication of the various room, space and storage areas which make up this gross internal area, in line with the area defined in the Technical Housing Standards.

The proposal also satisfies all other relevant space standards set out in the Technical Housing Standards, such as the requirement that the floor-to-ceiling height is 2.3m for at least 75% of the Gross Internal Area. Within our proposal, 28.95m² of floor area is above 2.3m, which is 75.5% of the GIA. 35.29m² of the floor area also consists of a minimum of 1.5m headroom, where below the front-sloping roof the proposal is also able to accommodate built-in storage and part of the shower room.

The studio flat is designed with a generous L-shaped kitchen, dining and central living space to one side of the rear dormer, with natural light and views to the rear from the Juliet balcony with sliding doors in this area. The bedspace, beside the living, can accommodate a generous small-double or double bed instead of a single bed, though the flat is for 1 person. This side consists of a single window to the rear and a rooflight above the bedspace for natural light within this area, separate to the remaining kitchen, dining and living.

There is also space on this side for a desk for study or working from home and drawers for storage. The wide hall allows provisions for cupboards to store general household items, along with the eaves storage space and the built-in storage/dressing area also allows for storage of clothing. The shower room is accessed via the hall to provide separation from the kitchen & living spaces and consists of a good-size shower and velux window for natural light and ventilation.

Please also see below the table indicating how the proposal for the studio flat meets the space standards and consist of a GIA of 38.34m². The amenity space in the rear garden is also noted here.

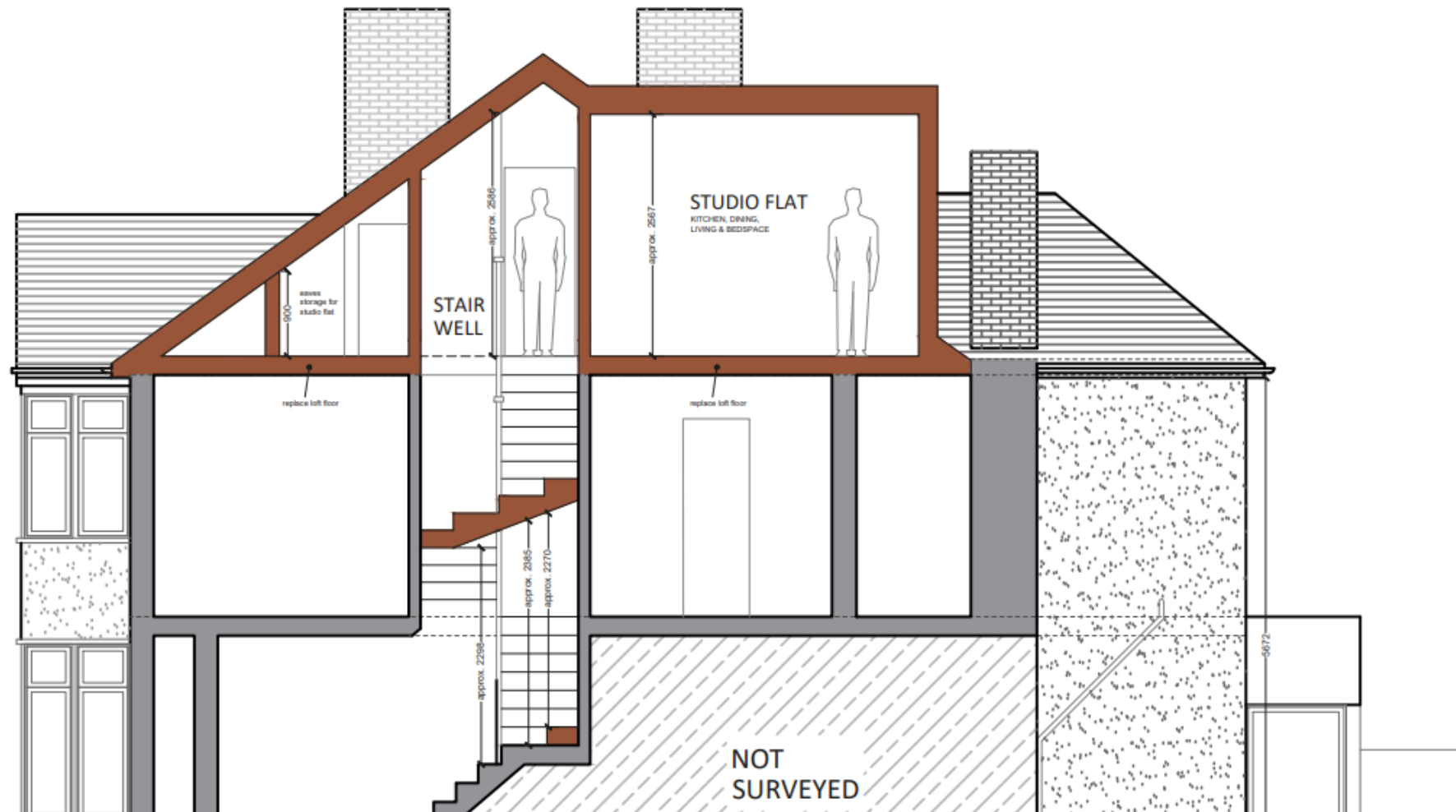
	Studio Flat (1 storey) 1B 1P	Technical Housing Standards	Housing Design Standards LPG (2023)
Living/Dining/Kitchen & Bed	23.54sqm		21sqm
Shower Room	5.25sqm		
Built-in Storage	5.43sqm	1sqm	1.5sqm
Circulation & Other	4.12sqm		
Garden (Amenity)	58.3sqm		5sqm

Total GIA	38.34sqm	37sqm	37sqm
-----------	----------	-------	-------

The Proposal – Studio Flat



The Proposal – Studio Flat



The image above, showing the Proposed Side Section through the main house and the Approved Loft Extension, Ref: HGY/2023/232, where the proposed studio flat will be accommodated. Within the rear dormer space, it can be seen that the main habitable spaces of the kitchen, dining, living and bedspace will consist of an internal headroom of over 2.5m; in addition to the studio flat meeting the minimum requirements for at least 75% of the Gross Internal Area to have a floor-to-ceiling height of at least 2.3m.

The Proposal – Existing Flats

In designing the proposal for the addition of the studio flat, we were also mindful of ensuring there is little to no impact on the existing ground floor & basement flat and first floor flat.

The existing ground floor & basement flat remains unchanged in scale and layout with the addition of the studio flat at loft level. The first floor flat consists of an internal layout that remains unchanged, with regards to the kitchen, living and bedspaces. The only area where there is minor reconfiguration of the internal space and a slight reduction in the Gross Internal Floor Area for the first floor flat is where the stairwell has been altered to provide shared access to both the first floor flat and the studio flat at loft level.

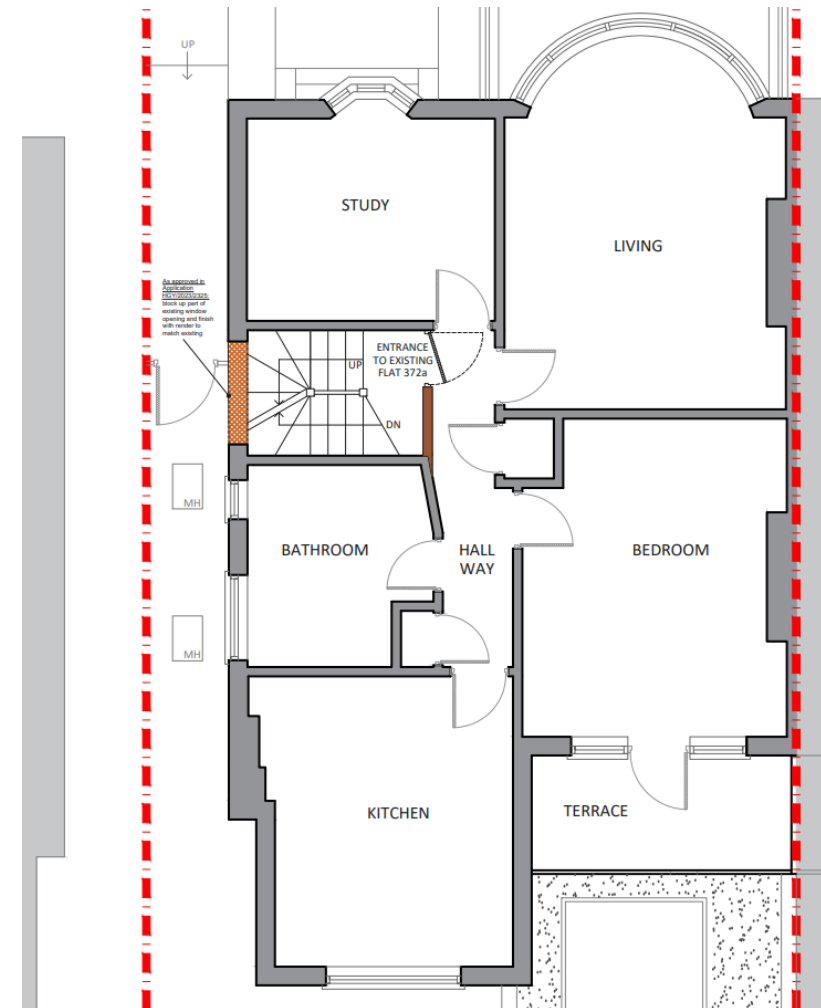
Part of the former first floor landing area is occupied by a new internal wall to form the new entry point to the first floor flat, separating it from the shared stairwell. Please refer to the Proposed First Floor Plan within the submitted drawings for reference.

In terms of the Existing and Proposed Gross Internal Area for the First Floor Flat, there is very little reduction in floor area and the impact is minimal as it only concerns reconfiguring part of the circulation space in the hall/first floor landing area - which the applicant and occupier of the first floor flat is happy with.

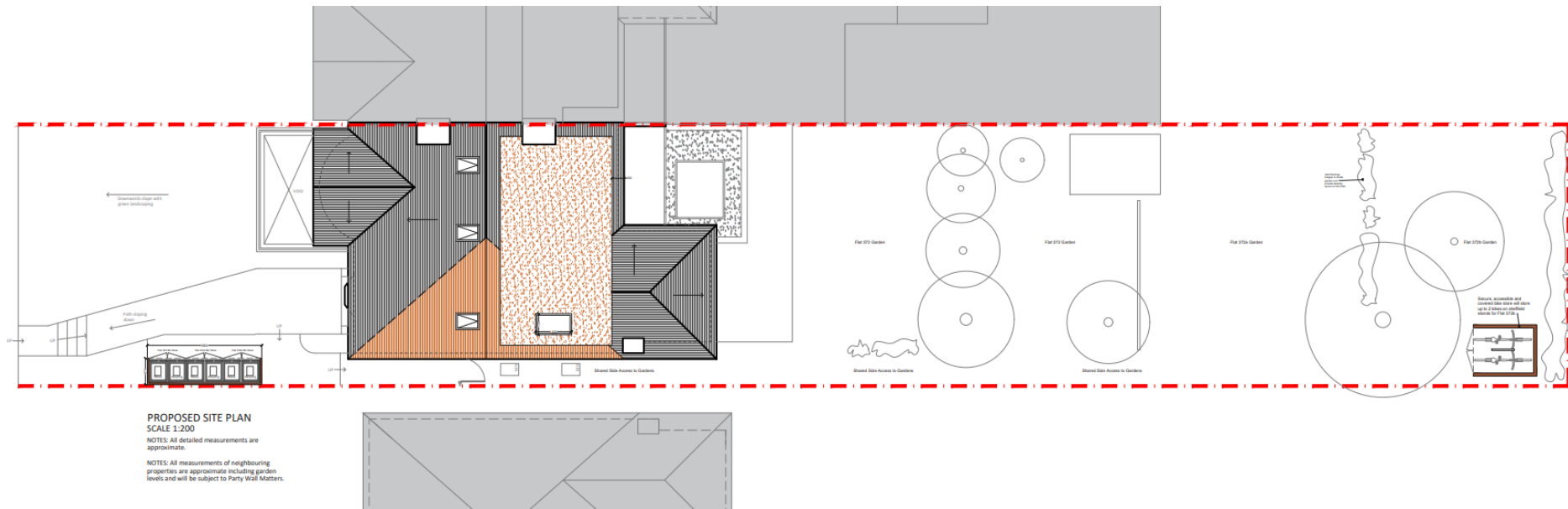
Please see below the Gross Internal Area of the Existing and Proposed First Floor Flat, showing that the proposed internal area of 67.08m² also still meets the minimum space standard requirement for a 2 bedroom, 3 person flat of 61m².

- Existing Gross Internal Area for First Floor Flat: 70.78m²
- Proposed Gross Internal Area for First Floor Flat: 67.08m²

See below the Proposed First Floor Plan showing the formation of the new internal wall in the first floor hall/landing area for the new entry point to the first floor flat. This also highlights the new Gross Internal Area of 67.08m² is only a 3.7m² reduction from the existing Gross Internal Area, causing very little impact to the first floor flat.



The Proposal – Bike & Bin Storage, Amenity Space & Car Parking



The Proposed Site Plan above shows the shared front garden for all flats, with bin storage provisions and the existing rear garden, which is divided to provide amenity space for the studio flat and secure bike storage.

Bike Storage

The proposal makes provisions for bike storage for 2 bikes in the rear garden for the studio flat, which can be locked to sheffield stands within a secure, covered bike store. The existing bike storage provisions for the existing ground floor and first floor flats remains unchanged and is similarly located within the rear gardens.

Bin Storage

The proposal shows that each flat has two 240 Litre bin spaces allocated within a bin store in the front garden, allowing for both general waste and recycling bins for both flats. The bins are located to the side of the front garden so they do not sit directly in front of any windows.

Amenity Space

The existing large rear garden consisted of amenity space for the ground floor and first floor flats. Within the proposal, the garden for the first floor flat to the rear has been divided to provide amenity space for the studio flat. All gardens still remain a generous size, with the affected first floor flat garden at an area of 59.5m² and the garden space for the studio flat at an area of 58.3m².

Car Parking

The car parking for the property remains unchanged from existing, as the addition of the studio flat is to only accommodate 1 person, the use of sustainable and readily available public transport via local buses and trains is encouraged instead. Along with the provision of secure cycle storage, cycling is also encouraged as a means of transport. If required, on-street parking is available for permit holders.

Local Precedent

Precedent Address: 374 Alexandra Park Road, N22 7BD

Planning Reference: HGY/2019/2438

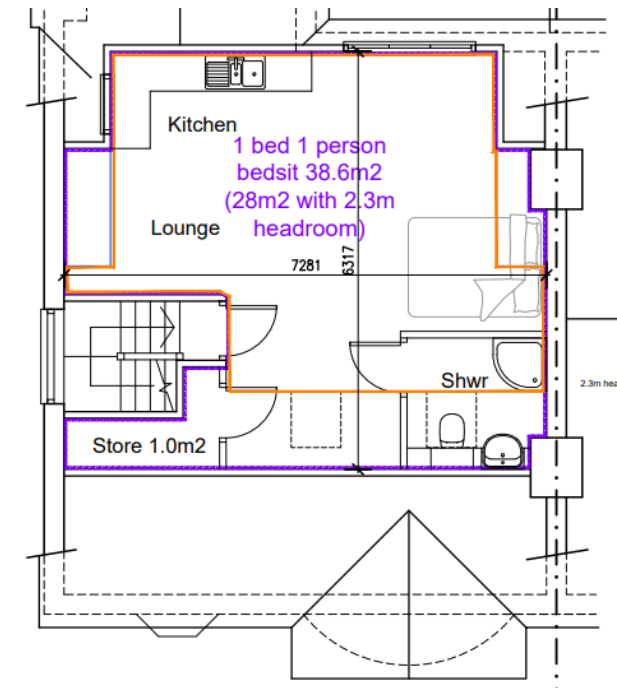
Decision: Granted (02.10.2019)

Alexandra Park Road and the surrounding streets have many varying examples of developments and flat conversions that have been approved by the council. One such recent conversion, which we are using as a local precedent, is the flat conversion at the neighbouring adjoining property at 374 Alexandra Park Road, N22 7BD, which consists of a studio flat with the similar loft extension.

The loft extension at 374 Alexandra Park Road is of a similar scale to that at the proposed site at 372a Alexandra Park Road, and was also used as a planning precedent for reference in design of the loft extension, to help restore balance to the roofs of the pair of semi-detached houses.

Similar to No.374, the proposed studio flat at No.372a is located in the loft space and both are of a similar scale, with No.374 consisting of a Gross Internal Area of 38.6m² for its studio flat and the proposed studio flat at No.372a consisting of a Gross Internal Area of 38.34m².

Unlike the proposal at No.374, consisting of 4 flats, allowing up to 12 people, the existing house at No.372 only consists of 2 other flats, with one 3-bed, 4-person flat and one 2-bed, 3-person flat and ensures there is no overcrowding on site – with only 3 flats allowing up to 8 people. Each flat at the proposal for No.372 also has generous living and amenity space and other provisions.



Key Facts about The Proposal

- More than 75% of the Gross Internal Area has a floor to ceiling height above 2.3 meters.
- The existing 3b4p ground floor & basement flat and 2b3p first floor flat, as well as the proposed 1b1p studio flat meet the Gross Internal Area requirements set out in the Technical Housing Standards (nationally described space standard) and the Housing Design Standards LPG (2023).
- The Gross Internal Floor Area of the existing building is over 120 square metres.
- The floor area in the proposed bedroom, kitchen, living, dining and storage spaces in the new studio flat meet the space standards set out in the technical Housing Standards and Housing Design Standards LPG (2023), as recommended.
- Provisions are made for 2 240 litre bins per flat to be stored in a bin store to the side of the front garden.
- The rear garden accommodates a secure, covered bike store to keep 2 bikes for the studio flat, which can be locked on sheffield stands. The bike store is away from the street for added security.
- Parking remains unchanged on site and on-street parking is available for permit holders.
- There is a shared access provided for the studio flat to the side of the existing property, as for the first floor flat, while the ground floor & basement flat retains the existing front entrance.

- All three flats within the building have access to private outdoor/garden space where the existing garden is proposed to be divided further to provide amenity space for the studio flat.
- The relevant sound proofing and insulation will be installed in the property and between the two flats.
- All windows will be double glazed.

Accessibility

- Within the limitations of the existing property layout, there is not enough space to provide step-free access to the upper floor studio flat.
- As the existing property on site is also located a few metres above street level, due to the existing sloping terrain of the front garden, there are a few steps within the front garden space, alongside the sloping paths, to access the property from the street level.
- In the future, if the needs of the occupants change over time, it would be feasible to excavate further within the front garden to provide further ramps up to the entrance of the ground floor & basement flat – which has scope to be adapted to be formed of a level threshold internally at ground level, with step-free access through to the rear garden. This could help users with any mobility issues and accessibility to still occupy the ground floor & basement flat at ground level.

Sustainability & Biodiversity

Sustainability

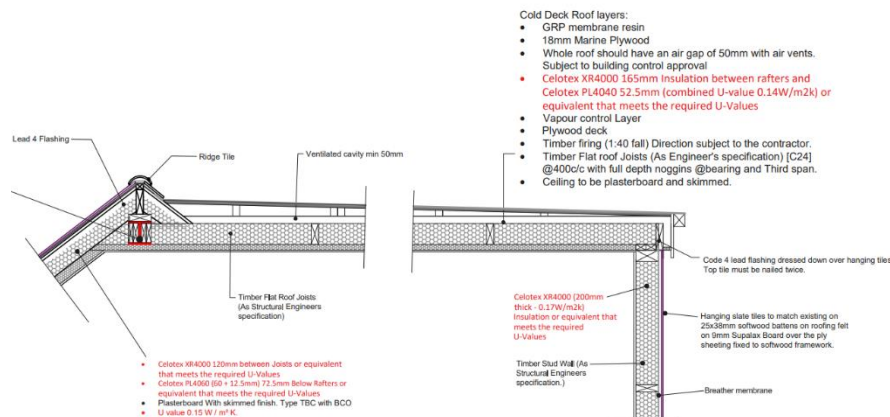
Within the proposal, we have been mindful of sustainable design – ensuring the building fabric meets the minimum standards for U-value requirements, to maximise thermal efficiency.

In the proposal, attention will be paid to minimise thermal bridging and air-leakage at junctions by adopting the appropriate accredited construction details within the approved rear dormer.

The proposed minimum standards that will be met for the new elements in the existing dwelling are outlined below:

- Roof: Maximum U-Value 0.15 W/m²K
- Walls: Maximum U- Value 0.18 W/m²K
- Floors: Maximum U- Value 0.18 W/m²K
- Windows: Maximum U-Value 1.4 W/m²K

Please see below example details of the proposed roof and wall build-up for the approved rear dormer, indicating that all U-value requirements will be met to ensure efficient thermal performance throughout the studio flat:



The proposal will also consist of a new loft floor structure, consisting of Isocheck 'Primo' boards to form sound-proofing to the floor, ensuring there is no sound leakage between the studio flat and first floor flat.

Biodiversity

Our existing property consists of soft landscaping and permeable surfaces in the rear and front gardens, that will be maintained for all flats.

The proposal will not be detrimental to the biodiversity in the area, as the trees and soft landscaping in the rear garden for all flats are being retained. Only a few small shrubs and bushes will be removed/pruned in the front garden to make way for the new paved area for the bin storage. The planting in the gardens will be added to and by maintaining and improving this landscaping, this will help maintain the insect and animal life habitat in the surrounding area.

Our proposal will have an Urban Greening factor of 3, which meets the London local plan requirement that all minor residential developments (less than 10 dwellings) must deliver an Urban Greening Factor of 0.4 on site. We achieve this rating because we have existing trees on site, flower-rich perennial planting, amenity grassland, with some areas consisting of a regularly mown lawn and groundcover planting that will be maintained in the gardens for all three flats.

Conclusion

The proposed design at 372a Alexandra Park Road, N22 7BD looks to add a self-contained studio flat to the approved loft extension, Ref: HGY/2023/232, to an existing semi-detached house comprised of two self-contained flats.

The proposed 1-bed, 1-person studio flat will be in addition to the existing 3-bedroom, 4 person ground floor & basement flat and 2-bedroom, 3 person first floor flat, allowing the approved loft development to be used to its full potential for an additional occupant – similar to the neighbouring precedent at 374 Alexandra Park Road. Like neighbouring developments in the area, our proposal looks to enhance the use of the space for a new occupant, with very minimal impact to the existing flats.

In making provisions for an additional occupant on site within the studio flat, we carefully assessed the existing and proposed site conditions against the Technical Housing Standards and Housing Design Standards LPG, with the existing original house surpassing the minimum Gross Internal Area requirements of 120m². The proposed studio flat also meets the space standards and requirements, providing a spacious kitchen, dining, living and bed space with plenty of natural daylight from the Juliet balcony doors, window and rooflight and openable velux windows to the front – also allowing for cross ventilation across the flat. These design elements ensure a high quality of living for its user.

The large rear garden also allows generous private amenity space for all flats, including the new studio flat, and secure bike storage; while the front garden provides space for bin storage for all flats, set to the side so there is no impact on the street-scene.

Overall, the proposal for the studio flat to be formed within the approved loft extension proposal, HGY/2023/232, responds to the Technical Housing Standards and satisfies local and national policies, in providing a spacious internal layout to accommodate an additional person within the dwelling; while the proposed site layout makes extra provisions for refuse and bike storage and generous amenity space within the rear garden.

Though only minor, the studio flat is a positive addition to the house, with very minimal impact on the existing occupants and the existing ground floor & basement flat and first floor flat, and it also helps to positively contribute towards increasing the supply of mixed-unit size housing, as set out in the London Plan.

Please refer to this document alongside the proposed drawings submitted with the application, which reflect all the points mentioned within the planning statement.