

2 Bruce Road, Barnet, EN5 4JX

Planning and Design and Access Statement

Proposed alterations and change of use to first floor and roof to form 9 HMO rooms and ancillary facilities, retaining retail use at ground floor, comprising two retail units.

1. Applicant:

Mornworth Ltd, local investors in residential rental properties. Pre-application advice was sought in the name of Kusan Ltd. Mr Kurt Fritzsich owns both Mornworth Ltd and Kusan Ltd.

2. Site:

The site is shown edged red on the Location Plan.

The Dory Café fronting St Albans Road is shown hatched green and is not part of the site of the applicant's ownership (ground floor level only).

Dory Café has a freehold right to share the wc provision shown edged green on the existing floor plan. This precludes any alterations to the interior or exterior of this wc.

The site is 100% built on.

The enclosed yard to the west of the building is believed to be part of the public highway and is not within the applicant's ownership.

3. History:

The property comprises an original corn store/warehouse built between 1877 and 1896 of brick with a sloping slate roof.

The original front elevation was lost by the construction of a later flat roof brick front extension built about 1920. Internally there is no evidence of the original front elevation, other than lintels above the original position of the front wall.

4. Planning:

The site is in the Chipping Barnet Shopping Centre Area.

The site is not within a primary or secondary frontage.

The site is within the proposed retail triangle.

The site is within the Monken Hadley Conservation Area.

5. Planning Policy

The Core Strategy states at Paragraph 7.2.11 *'According to the SHLAA non self-contained accommodation such as Homes in Multiple Occupation (HMOs) and student halls of residence is expected to contribute nearly 2,000 new homes'*.

Policy DM09 encourages the development of HMO accommodation. Paragraph 10.3.2 of the Development Management document states *'HMO are an important source of low cost, private sector housing for students, those on low incomes and those seeking temporary accommodation'*.

This proposal would contribute 9 new HMO units to an established need. There is limited HMO availability nearby. The plan at Appendix A shows the location of other HMO properties within a 2km radius of the site.

Barnet Homes advise that currently there are 85 clients under the age of 35 seeking HMO accommodation.

The comments below illustrate how the proposal meets the criteria of Policy DM09.

6. Use and Planning History:

Planning permission was granted in June 1990 (N09561A) for change of use of part of ground floor from Class B1 (Light Industrial) to Class A1 (Retail) to provide two shops and alterations to elevations to provide new shopfronts and new windows at ground floor and first floor.

The alterations to the shop fronts do not appear to have taken place.

The use of the whole of the ground and first floors has been retail, A1, comprising two retail units, since 1990. The property is currently vacant.

The current Valuation List shows the property as workshop/light industrial premises.

7. Proposal:

7.1 Design Process:

7.1.1 Roof:

The front extension has a flat roof, which has a poor relationship with the original sloping, slate roof. The front elevation is capped with a low parapet wall and finished with a cheap concrete flat coping. Following pre-application advice, the existing roof form is retained.

7.1.2 Fenestration:

The existing fenestration is random and apart from one possible original sliding sash window is modern casement type.

New and existing windows would be sash windows similar to the existing window on the St Albans Road elevation. The new windows would make a positive contribution to the conservation area. This is believed to be acceptable to the council's conservation officer.

7.1.3 Shop Fronts:

The Dory Café (not part of the site ownership or in this proposal) has an attractive period shop front. Many years ago the shop fronts on the Bruce Road elevation were more sympathetic to the Dory café's shop front but the fascia and pilaster features appear to have been removed at some point in time.

The proposal is to replace the fascia and pilaster features of the two retained shops to recreate a harmonious relationship with the shop front of the Dory Café. The new shop fronts would make a positive contribution to the conservation area.

Note: The unit at the west end has no display frontage/shop front as the common wc facility is built at the front. As this wc is subject to freehold rights enjoyed by the Dory Café, the external wall cannot be altered and it is not possible to add a new shop front here. After supportive follow up pre-application advice, the unit at the west end is now proposed as HMO rooms.

7.1.4 Retail Units:

The proposal preserves two retail units. The units have a floor area of 26 sq m and 22 sq m making a total of 48 sq m. The retail units will share the wc facility with the Dory café as at present.

7.1.5 Proposed part ground floor and full first floor HMO Rooms.

The proposed use of 9 HMO units, 2 communal kitchens and the secure refuse store is shown in detail on the attached floor plans and is believed to meet the HMO Standards 2017, Core Strategy Policy and Development Management Policy and is supported by pre-application advice.

7.1.6 Accessibility.

The town centre location is very sustainable, highly accessible to town centre shopping and community facilities, within easy walk to the London Underground Station - High Barnet.

In terms of accessibility, the site is located within a PTAL of 3 which is considered of medium accessibility. However, there are higher areas of accessibility in close proximity to the site. It is noted that there are a number of bus stops on St Albans Road and High Street and that there are good opportunities for cycling and walking. The London Underground Station 'High Barnet' is within reasonable walking distance. The site is therefore considered to be easily accessible.

The adjoining site, the Market Car Park in St Albans Road, was granted planning permission for a retail market at ground floor and flats above on two floors but this planning permission has expired. An application for a three storey hotel has recently been refused (ref 18/2591/FUL).

Buildings nearby are three storey with a mix of commercial and residential uses on the upper floors.

7.1.7 HMO provision.

The first floor layout has been revised to include two communal kitchens of at least 6 sq m in order to comply with the 2017 HMO Standards.

All HMO rooms meet the 2017 HMO Standards of 10 sq m plus space used for wc and shower. All rooms comfortably exceed the standard. The submitted plans show the position of the shower room/wc in each room.

7.1.8 Parking

No parking is provided and this is deemed satisfactory as there is generous town centre parking in close proximity. The tenants of the HMO rooms are unlikely to own vehicles or create additional car traffic.

No cycle storage is included as all shopping and community facilities are very close to hand.

7.1.9 Amenity Space

No amenity space is provided. The extensive open land within the Monken Hadley Conservation Area is within 300m.

7.1.10 Refuse and Recycling Storage

Part of the West end unit has been dedicated to a secure refuse and recycling store, which is accessible to all residents and to the council's collection crew. The access is separate from the access to the wc shared with Dory's Café and the two retail units.

7.1.11 Privacy:

All windows open onto the public roads. The surrounding uses are business use. There may be residential use above the retail unit at the corner of St Albans Road/High Street but there appear to be no windows serving habitable rooms in the flank wall.

8. Summary:

The proposal has been discussed at length with council officers at pre-application stage and is supported by the pre-application responses.

The proposal is believed to meet all relevant council policies and Policy DM09 in particular.

The proposal is fit to be approved.

Appendix A:

Other HMO properties within approx. 1km of 2 Bruce Road (represented by blue/white dot markers)

