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## Design & Access Statement

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22 The Park, London NW11 7SU

PLANNING APPLICATION  
January 2021

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## 1.0 Description of Proposal



Bird's Eye view of site



Aerial view of site

Alexander Martin Architects have been appointed by Mr W. Harrer to prepare and submit a planning application for the property at **No 22 The Park, London NW11 7SU**.

Approval is sought for the following alterations and extensions to the existing dwellinghouse:

- Remodelling of the existing rear ground floor extension with new flat roof.
- New rear accessible terrace with metal balustrade at first floor level over new flat roof.
- New alterations to openings on the rear and side elevation with replacement doors and windows.
- New metal railings to the existing first floor level rear terrace.
- Re-cladding of the existing rear with matching clay tile on first floor level.
- Roof alterations including a new single full width dormer window extension.
- Demolition of existing *Garage 01* outbuilding with new replacement habitable outbuilding with flat roof.
- Conversion and refurbishment of existing *Garage 02* outbuilding into habitable games room with enlarged openings, new doors/windows and replacement roof.

## 2.0 Site and Surroundings

The application site consists of a two-storey semi-detached dwellinghouse that lies immediately north of Golders Hill Park within the Childs Hill ward of the London Borough of Barnet. The area is predominately residential and is characterised by residential properties of brick, render and clay tile, featuring prominent bay windows, front gable roofs and small front and rear dormers.

The property sits as one of a pair with No 20 that mirror each other to both the front and rear. Constructed around 1910-1920 the property displays characteristics of Edwardian residential architecture and the Arts & Crafts period.

The site is not within a conservation area and is also not covered by any Article 4 directions.

No 22 The Park is in urgent need of repair and modernisation as evidenced in the photos that follow. The proposed development seeks to upgrade and improve the appearance of the rear of the main property and garage buildings, establishing a much improved connection on the ground floor with the rear garden.

The proposal improves the use, functionality and internal distribution of the main house and outbuildings, while also increasing the sustainability and energy efficiency of them.

## 3.0 Relevant Planning History

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### 3.1 Adjacent Sites

The following approved planning application and lawful development proposal are of direct relevance to our proposals at No 22 The Park:

#### **No. 21 The Park**

**Ref: 18/7551/192** (granted lawful approval under permitted development on 10/01/2019)

Proposal: Single storey rear flat roof extension measuring 3.6m in width, 1m in depth, with an eaves height of 2.9m and a ridge height of 3m.

Roof extension involving rear dormer window, involving the demolition of the existing 2no. dormers and replacing these with 1no. dormer.

**Ref: 19/0182/HSE** (granted planning approval on 21/02/2019)

Proposal: Erection of first floor balustrace over existing rear flat roof and new door to create accessible balcony.

### 3.2 Planning Policy

The proposed scheme has been developed with close reference to the following planning policies and guidance:

#### **1. National Planning Policy Framework (NPPF)**

#### **2. Barnet Local Policies**

##### *a.) Core Strategy Policies*

CS5: Protecting and enhancing Barnet's character to create high quality spaces.

##### *b.) Development Management Policies*

DM01 Protecting Barnet's Character and Amenity  
DM02 Development Standards  
DM02 Accessibility and Inclusive Design  
DM15 Green Belt and Open Spaces

##### *c.) Supplementary Planning Guidance*

- Residential Design Guidance SPD (2013)  
- Sustainable Design and Construction SPD (2013)



View 1 - Existing rear elevation



View 2 - Existing rear garage outbuildings



View 3 - Existing rear view towards adjoining neighbour No. 20 showing existing balconies.



View 4 - Close-up view of existing rear pantry on ground floor

## 4.0 Design

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### 4.1 Layout

#### *Ground Floor*

The client wishes to reorganise the existing house to improve the layout, distribution and function of the main spaces.

At present, the rear side-wing facing the garden is occupied by a store and pantry which suffers from poor views and a lack of natural daylight.

The proposed design seeks to reconfigure the internal layout to the rear to create an open plan kitchen/dining area with new minimal framed glazed openings and a feature corner window. In doing so, the proposal seeks to create a greater more open connection to the rear garden and ancillary outbuildings, maximising the views offered by the property and the sloped incline at the rear.

#### *First Floor*

Currently on this floor, 4no. bedrooms are served by only a single family bathroom. The proposed layout introduces 2no. additional ensembles to improve the usability of the house and to meet the needs of a young family.

A rear terrace is introduced to the rear bedroom over the flat roof of the remodelled ground floor rear.

#### *Second Floor*

The proposed full width dormer extension enables a more usable and generous master suite with improved access to the existing roof terrace.

### 4.2 Use

The existing use is C3 (dwellinghouse). There is no proposed change of use.

### 4.3 Areas (GIA)

#### *Main House*

##### *Ground Floor*

Existing: 98.5m<sup>2</sup> Proposed: 98.5m<sup>2</sup>

##### *First Floor*

Existing: 90.5m<sup>2</sup> Proposed: 90.5m<sup>2</sup>

##### *Second Floor*

Existing: 56.5m<sup>2</sup> Proposed: 65.85m<sup>2</sup>

#### *Outbuilding 01*

Existing: 11.9m<sup>2</sup> Proposed: 11.9m<sup>2</sup>

#### *Outbuilding 02*

Existing: 14.0m<sup>2</sup> Proposed: 14.0m<sup>2</sup>

### 4.4 Access

Access to the existing house would remain unchanged.

### 4.5 Materials

In order to safeguard the visual amenities of the building and surrounding area in accordance with local policy, the proposed materials selected for the external surfaces of the scheme are in keeping with the surrounding character and context.

A fibre cement panel has been chosen for the dormer extension to complement the uniform tones and texture of the render that dominates the immediate context yet offer a more contemporary feel. On the first floor level, a clay tile is proposed for a recladding of the rear walls to match the tile of the existing roof and surrounding buildings.

The two outbuildings are to be rebuilt and refurbished with materials that match existing.

## 5.0 Proposed Scheme

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Approval is sought for the following alterations and extensions to the existing dwellinghouse and garages:

### 5.1 Remodelling of the existing rear ground floor extension with new flat roof.

The design and appearance of the existing rear mono pitched outrigger is in need of repair, does not meet current Building Regulations regarding insulation and offers no natural light, obstructing views to the garden.

We therefore propose to demolish and replace this with a new rendered extension. The footprint of this extension matches that of the existing while the height of the parapet aligns to the horizontal datum set by the existing first floor terrace and existing pitched roof ridge.

### 5.2 New rear accessible terrace with metal balustrade at first floor level.

The redesigned extension features a flat roof with a small terrace accessed from the rear first floor bedroom. This enables the client views across the garden as well as safe access for any repair or maintenance.

The new terrace position maintains the amenity of neighbours, while a painted metal balustrade provides a more elegant and contemporary feel allowing maximum natural light in to the property that is in keeping with neighbouring balustrades.

### 5.3 New alterations to openings on the rear & side elevation with replacement doors and windows.

New large metal framed double glazed windows and sliding doors replace the existing timber french double doors at the rear. These are interspersed with solid ventilation panels to create a considered composition with the rest of the proposed rear, while offering greater light, views and thermal performance overall.

It should be noted that a similar proposal to a neighbouring property No 21 The Park has recently been approved under permitted development. **Ref: 18/7551/192**

### 5.4 New metal railings to the existing rear terrace on first floor level

The existing timber balustrade will be replaced with a new painted metal railing that matches that on the newly proposed terrace and top floor terrace and meets building regulations.

### 5.5 Re-cladding of the existing rear with matching clay tile on first floor level.

In order to help visually break up the massing of the rear volumes, it is proposed that the external rendered walls on first floor level are clad in a clay tile that matches that of the roof and surrounding buildings.

### 5.6 Roof alterations including a new full width dormer window extension.

The two small existing dormers are replaced with a new single full width dormer that facilitates a greater more efficient use of the top floor as a master suite. A fibre cement panel is again used for the dormer to achieve a consistent material palette with the ground floor rear.

### 5.7 Demolition of existing Garage 01 with new replacement habitable office outbuilding with flat roof.

A new outbuilding built in matching red brick, with metal frame windows/doors and a flat roof will replace the existing Garage 01. The new outbuilding will occupy the exact same footprint as the existing and will have a height of 2.7m. It will provide a home office for the client and garden storage.

### 5.8 Conversion and refurbishment of existing Garage 02 into habitable games room with replacement roof.

We propose to convert and refurbish the existing Garage 02 into a habitable games room with enlarged openings, new metal frame double glazed windows and a replacement roof that matches the existing. The roof height will be increased by an additional 0.5m. The outbuilding retains its access from Park Drive and will be fully refurbished to meet current building regulations.

## 6.0 Conclusion

The proposals have been carefully designed to be in keeping with the existing house and surroundings, and will facilitate a better reorganisation of the existing house as well as provide the additional amenity space required for the property.

Through careful consideration of the design and use of materials, they aim to preserve and enhance the character of the area.

## 7.0 Practice Description

Alexander Martin Architects is a London based architecture and interior design studio with considerable experience in residential projects. The practice has established a strong track record in residential extensions and refurbishments across London, many of them in the London Boroughs of Barnet, Camden and also in Conservation Areas.

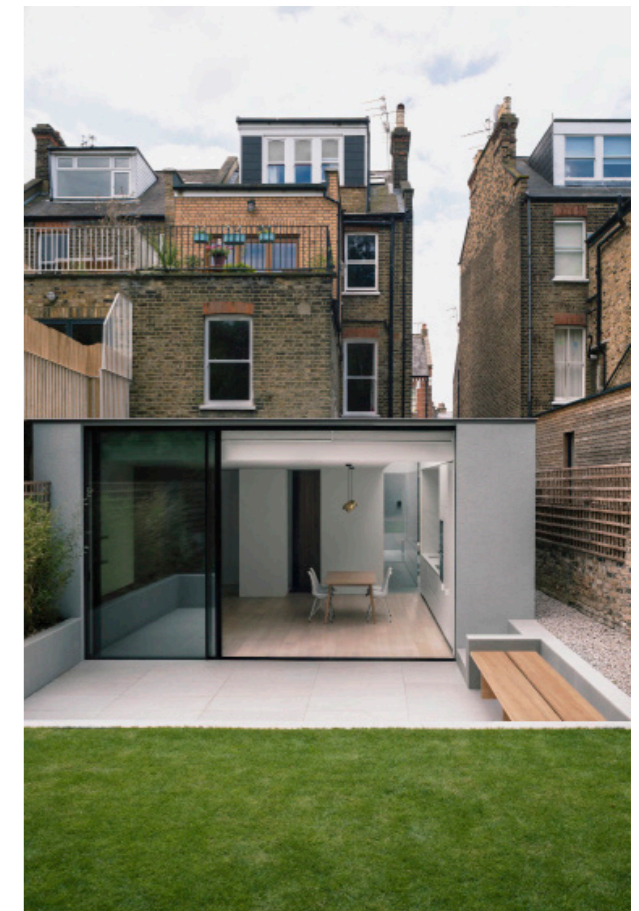
The practice's work has been published in the Wall St Journal, Dezeen and Wallpaper magazine with a Listed building office refurbishment receiving a commendation at the Blueprint Awards 2018, whilst shortlisted in the AJ Retrofit and FX Awards.



Richmond Crescent, Barnsbury, London



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