



**22 PINE GROVE, TOTTERIDGE, N20 8LB**

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# 1.0 Introduction

## 1.1 Project Summary

Sub/ZERO architecture have been instructed by the owners of 22 Pine Grove, London N20 8LB to submit a full plans application for the proposed works to their property.

The application site is a two-storey detached property on the north east side of Pine Grove, in the ward of Totteridge. The South Herts Golf Club, which is Green Belt land, abuts the rear of the site. The site is under the London Borough of Barnet

The property benefits from hard and soft landscaping to the front with off street parking. To the rear the property benefits from private amenity space in the form of a fairly spacious rear garden.

The site falls within 'Area 4' of the Totteridge Conservation Area and lies within an area identified under Special Advertising Control. However, the site is not a statutory or locally listed building and there are no known Tree Preservation Orders on site, however trees on site that are protected by virtue to their Conservation Area location.

Pine Grove as described in the Totteridge Character Appraisal is considered to have a more suburban character, feel spacious and semi-rural, with wide pavements, grass verges and notable trees (both in the verges and gardens).

The proposal are -

1. New basement to the existing footprint of the house
2. New roof to Garage
3. Ground floor rear extension to living area
4. First floor window to north west elevation
5. Juliet balcony to first floor master bedroom
6. New dormer to rear to replace window to first floor
7. All windows replaced like for like

The site has a total area of 1613m<sup>2</sup>.

The proposed development is comprised of a total net gain of 200m<sup>2</sup>.

## 2.0 Site and Context

## 2.1 Site Location and Wider Context

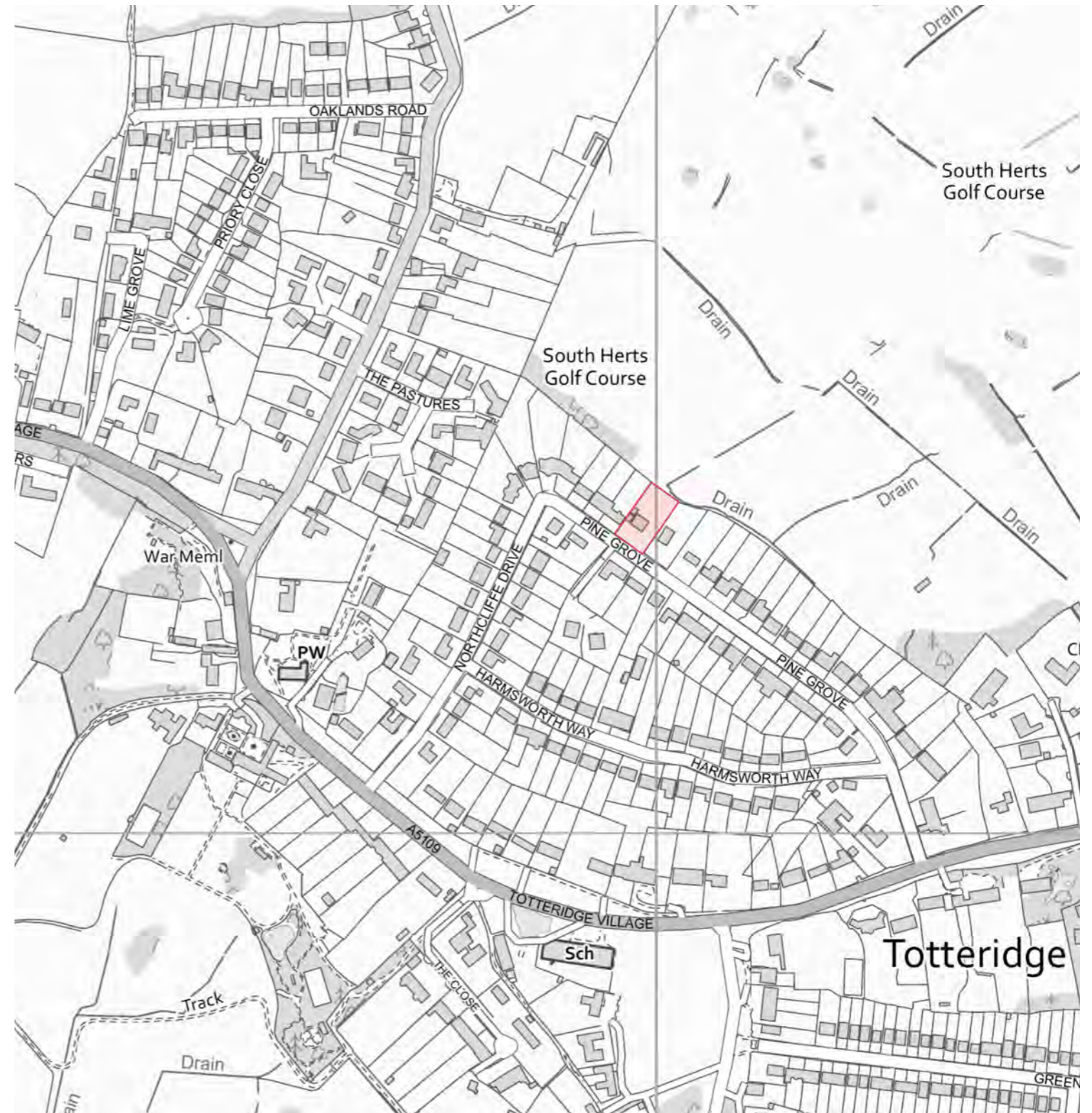
The site can be accessed by car from Pine Grove via a carriage drive. There is a pedestrian access via the centre of the site

The single-family detached house is located in a residential area which consists of mainly family homes. The site is separated from the road Pine Grove by a drive, public grass and footpath.

The site is separated from dwellings on the East and North-South side, by walls. There is a carport on the South Side leading onto the main driveway, located at the side on the property.



London Boroughs  
Barnet



Site Location Plan  
1:5000  
22 Pine Grove, Totteridge, N20 8LB

## 2.2 Historical Site Development

During the 19th Century, the area was used mainly for farming and had few foot and horse paths running through it. Large fish ponds attracted fishermen and small businesses to pick up in the area. The increased need for large housing developments came about because of the expansion of industry and business in the area.

Pine Grove was developed in the early 20th Century. By this point, only a few houses were built on Pine Grove which backed on to the golf course. A small town, close to Totteridge Green, had begun to be developed. Pine Grove became the only residential street in the area with a large plot of land toward the south of it. Towards the end of the 20th Century, Harmsworth way was then built in the land, creating the bulk of the residential area.

To accommodate the increase in population around Totteridge, Pine Grove had a growth in housing construction. Large Tudor Houses were built to accommodate families, and due to its location, Totteridge, and more specifically, Pine Grove became a desirable location.

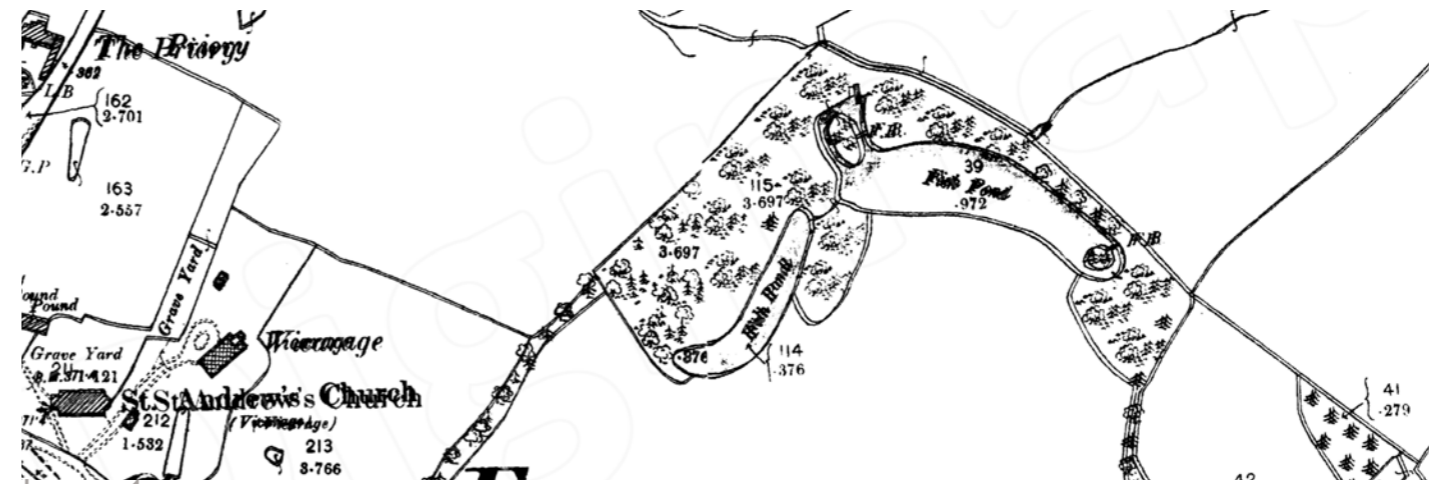


Image 1



Image 2

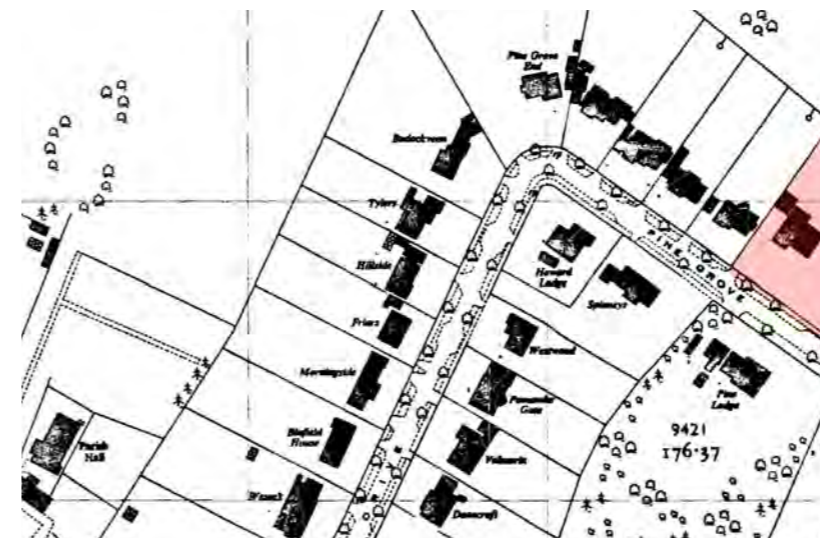


Image 3

Image 1 - 1890

Image 2 - 1930

Image 3 - 1960

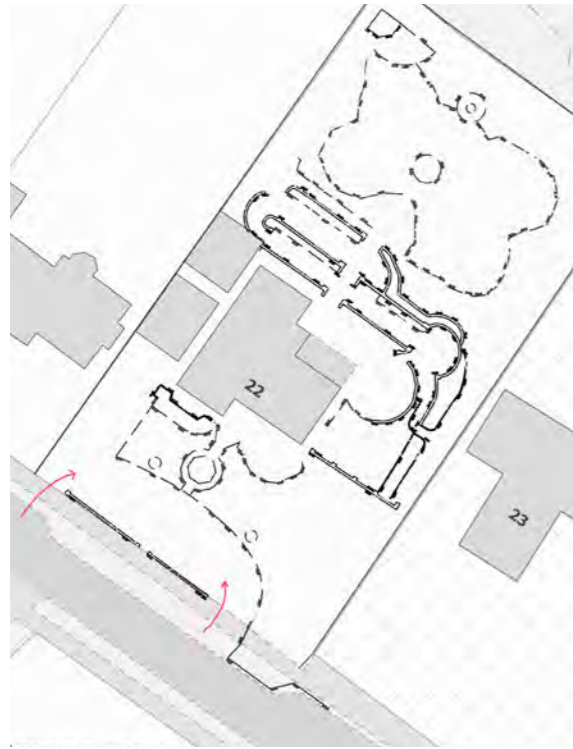
2.3 Site Extents and Immediate Context



Neighbouring properties on Pine Grove



## 2.4 Site Analysis



Main Site Access



Surrounding Trees

Solar Analysis



Using the WebCAT planning tool, the location of the house has a PTAL rating of 1A. This is relatively low on the rating scale. However, this is due to the prestige and privacy of the area.

There are several bus stops within walking distance, and Totteridge station, which connects to the main train lines, is only a fifteen-minute walk.



Surrounding Buildings



— Route to Station - 15 Mins Walk

● Bus Stops - 6-10 Mins Walk

Transport Links

2.5 Site Photography



## 3.0 Planning Assessment

### 3.1 Pre-planning Advice

6.16 Policy DM01 of the adopted Development Management Policies (2012) states, that “development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets”.

The new proposal includes a basement that is confined to the footprint of the existing house.

6.17 In addition, paragraph 14.13 states that if there is a consistent and coherent architectural character, the extension should not detract from it. The extension should sit comfortably with the main building and with neighbouring houses by, taking account of the group value, character and established form of development along the street.

All external changes, such as the Juliette balcony will be compliant with the planning advice as mentioned below.

6.18 Paragraph 14.15 of the adopted Residential Design Guidance SPD states that side extensions should not be more than half the width of the original house. In addition, the setting back of the front wall of side extensions from the front building line can help to reduce the visual impact on the street scene. It is considered that the proposed single storey side extension will be policy compliant in this respect as it will be replacing an existing structure and will be smaller in width and the hipped roof will be slightly smaller in height. In addition, the design which includes the combination of flat and Issued in confidence by London Borough of Barnet 7 hipped roof is such that it will be similar to what exists at the moment. The setting away of the side extension from the boundary wall to allow access to the rear garden including the new gate is also considered to be acceptable and in keeping with the general area.

No longer applicable.

6.19 To the rear a single storey rear extension measuring 2.2m in depth is proposed. Barnet’s residential design guidance states that a depth of up to 4 metres for a single storey rear extension, for a detached property is acceptable. The rear extension is well within the recommended depth and will appear subordinate in scale and massing. Therefore, this element is considered to be acceptable.

Approval of proposed confirmed.

6.20 Given the existing gradient, the rear garden is significantly lower than the dwelling. Therefore, the dwelling benefits from a raised patio to the rear. Part of this patio to the rear of the side extension will be altered and excavated to create a recessed terrace, exposing the rear wall of the basement.

No longer applicable with the new proposal

6.21 The Adopted SPD (Residential Design Guidance) provides guidance in respect of the appropriateness of basement development. Basements should not harm the established character of buildings and the surrounding area. Basements should not project more than 3m beyond the rear elevation. Any visible basement elevation should not extend the full width of the dwelling. It appears from the elevations that the proposal involves the creation of a sunken terrace.

No longer applicable.

6.22 There are few examples of basement extension within this part of the Totteridge Conservation Area, it should be noted that Green Oaks, Pine Grove received planning permission for a basement extension and no.23 Pine Grove has an existing basement and recessed terrace. However, this appears to have received consent in 2008, before Barnet’s policies changed in 2012.

6.23 The applicant has provided 2 options.

Both options have been substituted with a new proposal, see attached drawings.

6.24 The basement (option 1) appears to extend over 3m beyond the rear and front elevation, combined with the sunken terrace, as proposed, would appear to be extensive. It is recommended that the basement is reduced in depth, not to extend beyond the front elevation of the existing dwelling and not to extend over 3m beyond the rear elevation of the existing side extension. It is recommended that the basement as much as possible is contained within the footprint of the existing dwelling.

No longer applicable as the new proposed basement takes the shape of the building’s footprint.

6.25 It is considered that the recessed terrace will be modest in depth and width. As stated above the terrace will involve excavation of approximately 0.8m below garden level and will be contained within the flank walls of the side element, which is considered to be acceptable. Furthermore, the rear elevation of the basement will be confined to the rear of the side extension and therefore will be acceptable in terms of character. Any glazing to the rear wall will need to be minimal and discrete.

This is no longer applicable to the new proposal.

6.26 It is noted that due to the extended basement beyond the rear wall of the side structure, will create a raised terrace along the boundary of no.21, which could lead to overlooking and loss of privacy to the occupiers of these neighbouring occupiers. Issued in confidence by London Borough of Barnet 8 Therefore, details of adequate screening will be required as part of any future application.

This is no longer application to the new proposal.

6.27 The basement (option 2) involves creating a basement under the rear patio and will occupy most of the width of the rear patio. Elevations have not been provided, but the assumption is that the ground will be excavated, and the rear wall of the basement will be visible from the rear garden. The sheer scale of the lower ground floor would appear as an unduly bulky and visually prominent extension to the property and is considered to detract from the established character and appearance of the dwelling. Whilst a basement would not be opposed in principle, the size of the basement and the visual manifestation should be considerably reduced to be acceptable.

No longer applicable as the new proposed basement takes the shape of the building's footprint.

6.28 Option 1 is the preferred choice. However, if the applicant wishes to pursue option 2, a more subordinate basement within the footprint of the house, not exceeding 3m in depth beyond the rear wall and sited within the flank walls of the existing dwelling would be acceptable. Furthermore, the visual manifestation should be considerably reduced or removed. In addition, a full width recessed terrace will not be acceptable.

This is no longer applicable to the new proposal.

6.29 It is considered that the proposed use of the basement would be ancillary to the use of the main dwellinghouse, it would not contrive from the property's use as a single family dwellinghouse.

6.30 At first floor level, the recessed dormer adjacent to the two storey rear projection is extended out beyond the roof slope to create a new gabled dormer window. It will have a depth of 1m, width of 1.7m and the height of 1.3m

6.31 The Council's adopted SPD' Residential Design Guidance' (2016) states that extensions should normally be should be sympathetic to the main roof of the house, subordinate to the original house, respect the original building and should not be overly domi-

nant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form. Paragraph 14.33 of the adopted Residential Design Guidance SPD (2016) states that a new dormer should be set in at least 1 metre from the party wall and should not occupy more than half the width or half the depth of the roof slope.

This is no longer applicable to the new proposal.

6.32 The proposed dormer is policy compliant in terms of its size and siting. Furthermore, the dormer will replace the existing recessed dormer in exactly the same location, at the same height and width and will only increase in depth. In addition, there are few examples of similar rear dormers in the vicinity of the host property. Therefore, the rear dormer is considered to have an acceptable impact on the character of the host property.

Approval of proposal confirmed.

6.33 In addition, a new Juliette balcony is proposed to the window at first floor level. The Juliette balcony will be flush with the rear wall and will not provide a surface to step out onto. Therefore, this balcony on its own is not considered to result in overlooking or loss of privacy to neighbouring properties. However, it is noted that the existing 2no. window will be replaced with 1no. large window, which will not be acceptable. Too Issued in confidence by London Borough of Barnet 9 much glazing can have a negative impact on the character and appearance of the dwelling. Therefore, it is advised that the 2no. windows are retained at the same width, with the proposed height. 2no. separate Juliette windows will be acceptable. Likewise, it is recommended that the new full width window at ground floor will not be acceptable and will need to be retained as 2no. separate windows, to be in keeping with the windows at first floor level.

The proposal has been revised to two Juliette Balconies as per the stated recommendation.

6.34 The proposal also includes the replacement of the rest of the windows like for like. Therefore, this element will be acceptable.

Approval of proposal confirmed.

6.35 Applicants are advised that the above report includes informal comments from our heritage officers and the Totteridge Conservation Area Advisory Committee. These bodies will be reconsulted as part of a future application.

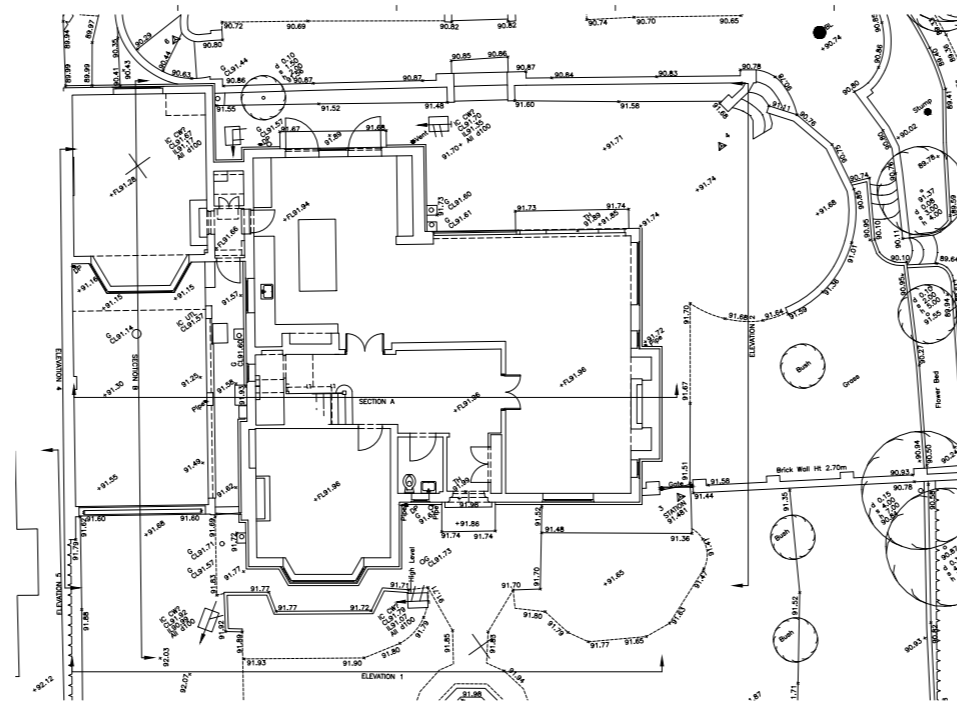
6.36 In addition, the applicants are advised to provide a Basement Impact Assessment Report / Basement Construction Method Statement to assess the hydrogeological and geotechnical impact of the proposed basement construction level on the neighbouring properties.

The report is included in this application.

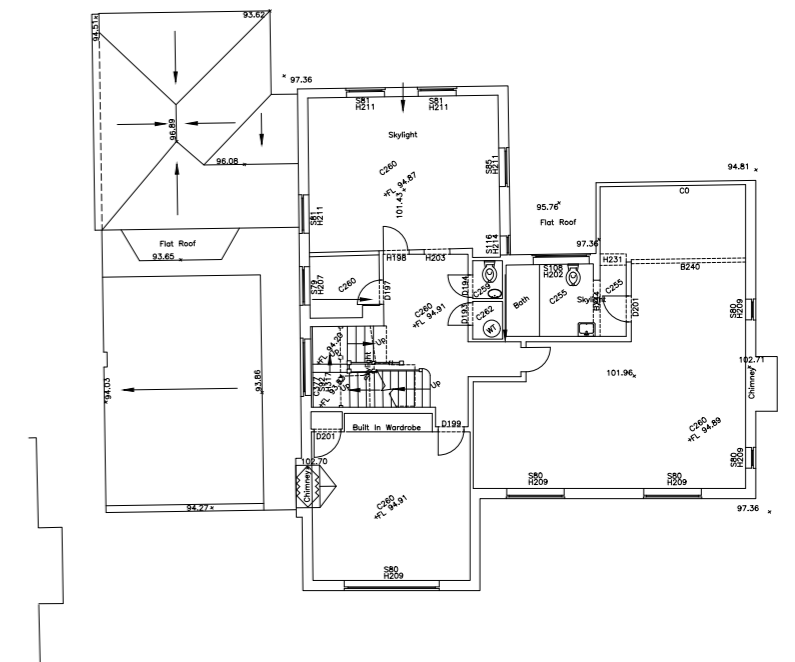
6.37 The council's arboricultural consultant will also be consulted as part of the planning application process to assess the impact of the development on trees in and around the site.

No trees will be affected during the construction of the new proposal as the basement covers the footprint of the existing house.

## 4.0 Design Arrangement



Ground Floor



First Floor

## 4.2 Proposed Plans

The proposed areas of extension are a new basement to the footprint of the existing house. This does not affect any existing external areas and landscaping.

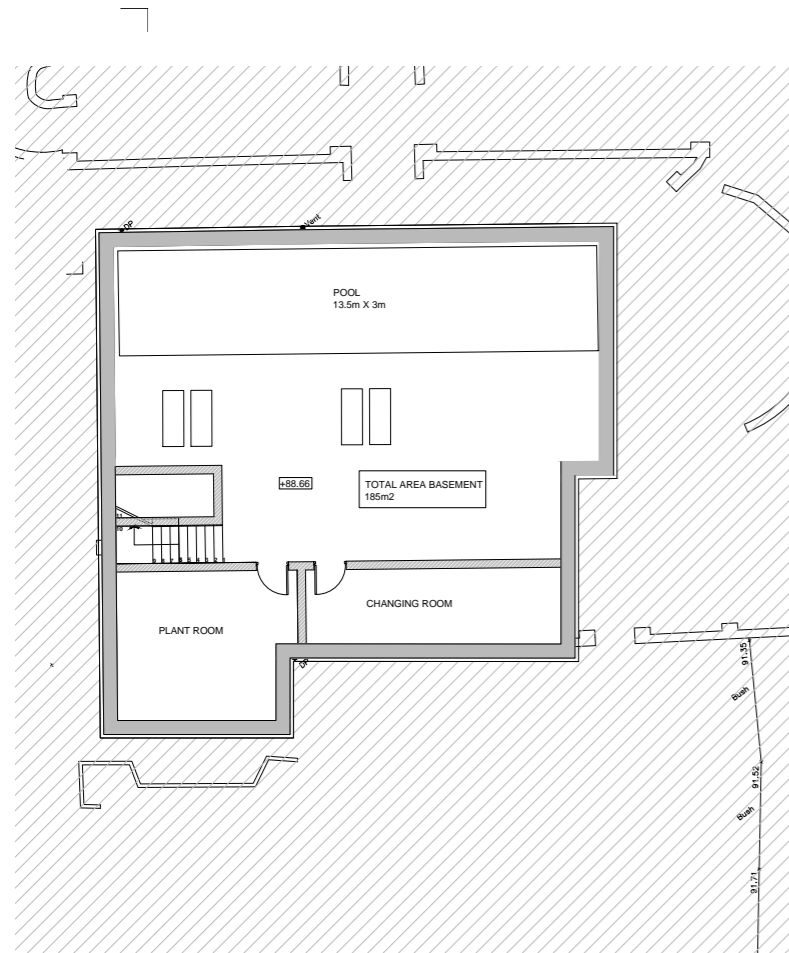
The purpose is to create a swimming pool with plant area and changing facilities. This will be linked to the existing house via the existing staircase.

Refer to Basement Construction Method Statement by TAK structures for further details of the basement proposed.

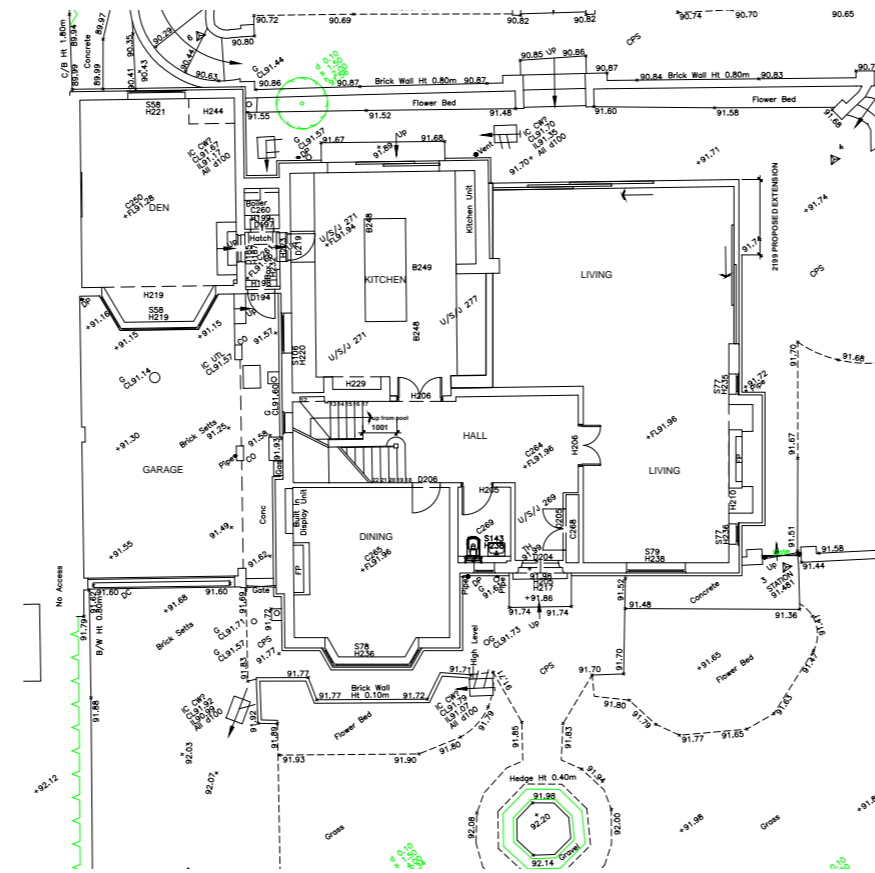
A 2m ground floor extension to the living area is proposed.

This is well within the recommended depth and will appear subordinate in scale and massing.

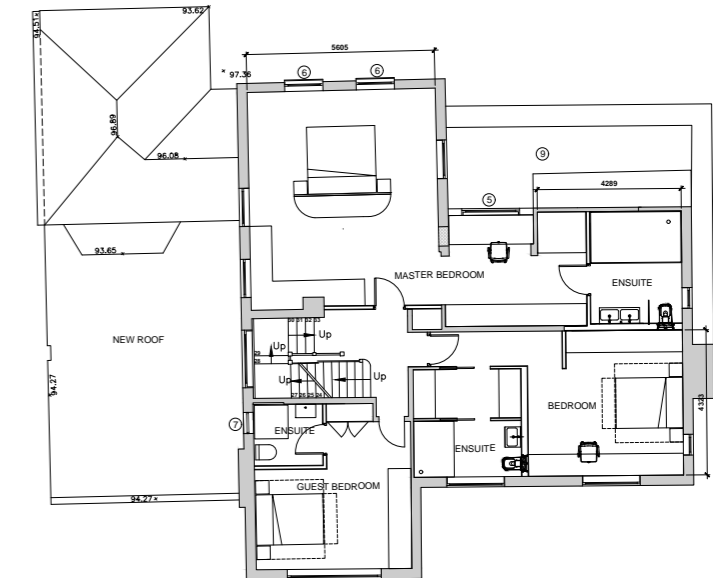
The proposed dormer will replace the existing recessed dormer in exactly the same location, at the same height and width and will only increase in depth.



Basement



Ground Floor



First Floor



## 5.0 Appearance

## 5.1 Elevations



North East Elevation



North West Elevation



West Elevation



North Elevation