



Perceptions

95 Bridge Lane
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February 16, 2021

Council and Address

Planning Service
2 Bristol Ave, London NW9 4EW

Proposed Development

Proposed rear ground floor extension
(including the garage). Proposed
granny flat.

Site Address

80 Brent Way, London, N3
1AT

RELEVANT PLANNING HISTORY

Reference: C15642/03

Address: 80 Brent Way, London, N3 1AT

Decision: Approved subject to conditions

Decision Date: 12 February 2004

Description: Construction of single storey side and rear extensions.

Urban Context Analysis



Rear and Side aerial view



Front and Side aerial view

The application site is a semi-detached dwelling house situated on the south eastern side of Brent Way.

The site lies at the junction with Chesterfield Road and Fursby Road, with the flank wall of the dwelling adjacent to Fursby Avenue.

The site benefits from off street parking to the front and private amenity space to the rear.

The street is predominantly residential comprising mainly of detached and semidetached properties.

Many of the properties on this street have carried out works to their properties. Several properties have converted their original hipped roofs into gable under permitted development, giving the street an established character - refer to photos above.

The application site is not located within a Conservation Area, nor is it a listed building. There are no TPO's on site as well.

Most buildings are three storeys high detached houses.

Social

As mentioned, the road has mixed accommodation residential (semi-detached and detached houses's).

Along the road, recent developments have been developed similar to the design shown in the proposed drawings .

The new proposal's appearance has not been changed so that it blends with the appearance of the street and the existing.

Landscape Summary

The landscape design will seek to create a harmonious integration within the new proposal, existing landscape. The landscape and the new proposal address the visual aspect of the street elevation to Brent Way and the adjacent roads.

Size, shape, orientation

The existing dwelling has an existing single storey structure to the side and part rear to of the dwelling adjacent to Fursby Avenue.

A new single storey rear extension is proposed to the rear measuring 1.8m in depth to match the neighbour's rear extension, and 3.6m in height; this is proposed beyond the existing rear projection. It would also feature timber decking which won't higher than the existing one.

The proposed bulk, size, design and siting of the rear extension is not considered on its own to have a detrimental impact on the character and appearance of the application site and the amenities of the neighbouring properties.

To the ground floor, the existing side extension would facilitate a granny annexe including a kitchen/living area, bedroom and bathroom. It would be internally connected to the house but would also benefit from an independent separate entrance, to facilitate access to the outside and the pick up point of dust bins located at the side (rear) of the property. This new granny flat will be used as an accommodation to the elderly mother Of Mr Segev.

It is consider that, this part of the proposal would cause no impacts upon the neighbours and the proposed alterations would not be particularly visible from the street, causing minimal harm to the character of the local area.

The proposed rear patio would not impact upon the amenities of the neighboring resident as it would be built at the same height as the existing patio.

If necessary a higher fence (only if required) will provided along the side in order to ensure that privacy is maintained.

Conclusion

The proposal is considered to be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm

The proposal comprises details and materials that complement the local architectural character

The proposal does not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

The proposal complies with Policy DM01 in terms of :

- Scale, mass and height
- Design and materials
- Relationship with adjoining properties and the street scene
- Relationship with the established local character
- High quality landscaping including the retention of existing habitat
- Residential amenity including daylight, sunlight, privacy, noise, outlook and light pollution.
- Provision and retention of garden amenity space

Sustainability Report

Comfortable and efficient working environment

To achieve maximum Human comfort through obtaining a balance of the following areas: Visual Thermal Acoustic Air Quality

Energy Efficiency

Minimize energy in use Minimize energy in construction

Renewable Energies

Maximize use of natural light and ventilation Maximize use of renewable energies

Waste and Pollution

Design for minimum waste
Specify materials for least environmental impact

Building form

The following issues will be considered:

Shape

Cross ventilation.
Optimize heat gains and losses at relevant times of the year. Day lighting to all living areas.

Energy and environmental efficiency

Optimize sunlight penetration into the living areas, Minimize the impact of the buildings on the immediate surroundings by the use of light wells and balconies.

Building Fabric

The following issues need to be considered:

Maximum use of daylight.

Maximum use of natural ventilation where possible.

Minimize unwanted solar heat gain in warm weather. Minimize heat loss in cold weather. Windows/Shading

Maximum window/glazing provision to achieve a balance between the associated functions: Maximum use of daylight (while controlling glare).

Effective use and control of heat gains and heat losses. Provide natural ventilation where possible.

Permit occupant control locally where possible.

Insulation

Air tightness.

Minimise unwanted/uncontrolled infiltration. BRE recommended levels for a/c and low energy buildings:

Minimize Waste - Minimize Environmental Impact

Choose materials free of toxic elements or pollutants Select and specify for least environmental impact

Mechanical Services

The services installation will meet the requirements for a residential development to meet current standards and the new Part L and F of the Building Regulations coming into effect in 2006.

Essential factors will include the provision of a comfortable, communal living, incorporating facilities to minimise building energy consumption and utilize on site renewable energy sources where feasible.

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Design and Access Statement



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