

Design & Access Statement – The Close, Barnet Lane, London, N20 8AP

Client : Mr and Mrs Sorsky

Site : The Close
Barnet Lane
London
N20 8AP

Prepared : dnkdesign

Date : May 2021

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1.0 Introduction

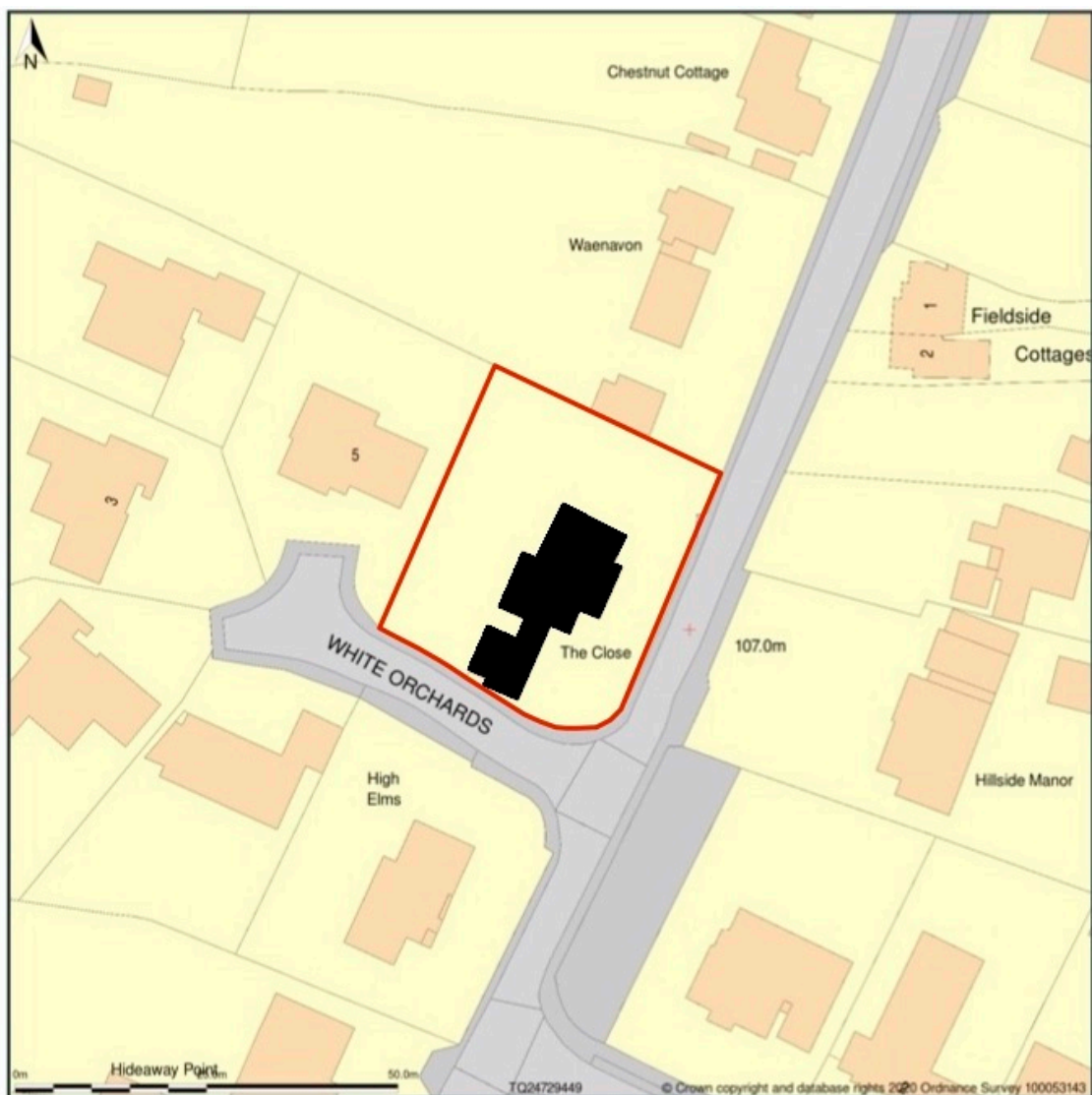
This Design and Access Statement has been prepared to support a planning application for the relocation of a rear dormer and the installation of conservation roof lights. The Design and Access Statement is to be read in conjunction with the accompanying drawings and documents

2.0 Project Proposals

The works will include the relocation of an existing dormer to the rear of the property. The dormer will be moved approximately 600mm to line up with the centre of the existing window to the internal staircase from the ground to first floor, this will allow for a new staircase up to the second floor / loft area to continue up from the existing main internal staircase. It is intended that the existing roof tiles and timber framed casement window will be re-used for the relocated dormer. 4No conversion roof lights will also be installed to give natural light and ventilation to individual rooms with the existing second floor / loft area. The alterations will be undertaken sympathetically to the existing building.

3.0 Site Location and Description

Site Location Plan



Site Plan



Site Description

The Close is a large two-storey detached brick built property with timber framed casement windows, a terracotta tiled roof with gables and dormers. The property is situated on the junction of Barnet Lane and White Orchards. The property fronts Barnet Lane and with a low boundary wall and mature shrubs and there are mature trees to side and rear boundaries.

Site Photographs



Side elevation (North) from White Orchards



Front elevation from Barnet Lane



Rear elevation



Side elevation (South)

4.0 General Considerations

The site falls within 'Area 3' of the Totteridge Conservation Area and is within an area identified under Special Advertising Control. However, the site is not a statutory or locally listed building and is located within the Totteridge Ward.

Pre-Planning Advice

A Pre-Planning Application (Ref 21/8134/QCK) was submitted and a report issued 26th April 2021

Planning History

The relevant planning history is outlined in the Pre-Application Report

Policy Considerations

National Planning Policy Framework and National Planning Practice Guidance
The Mayor's London Plan 2021
Barnet's Local Plan (2012)
Totteridge Conservation Area Character Appraisal Statement (May 2008)
Residential Design Guidance (2016)
Sustainable Design and Construction (2016)

5.0 Conclusion

Access to the property is unaffected by any of the proposed works. This Design and Access Statement reflects the development of the scheme based on the advice given in the initial Pre-Planning Application.

dnkdesign May 2021