Design Statement:
65 Sebright, Barnet, EN5 4HR

Proposal for a ground floor rear/side infill extension

10 June 2021

1. The Proposals

This statement is to be read in conjunction with the planning application and drawings for No. 65 Sebright Road.

The property is a victorian two storey end of terrace house with loft conversion. The property is a three bedroom, two bathroom family home.

The building is not listed or in a conservation area.

The proposed works include extending to the rear at ground floor level only, to provide open plan kitchen and living space with aspect on the rear garden. Both neighbouring properties at Nos. 63 and 67 Sebright Road have also extended to the rear historically. The scheme is based on the extent of a previously granted part one storey and part two storey extension reference 15/00175/Hse. This current scheme is only for a single storey extension matching the extent of the previouly granted application and it resulting in being 400 mm beyond the building line of 63 Sebright Road and 1.35m beyond the line of No. 67 Sebright Road.

Both neighbours have been contacted by the client and they have not objected to the proposed scheme.

There are no proposals to change the front of the building as par of this application.

The proposed extension will have a flat roof with parapet wall surround, built in red stock bricks to match the existing. The wall will have a soldier course and crease tile detailing.

The primary feature of the scheme is the corner sliding doors at the side and rear, glazed and new wall returns will be finished in brick to match the exisitng . The glazing to the side looks to the boundary but the wall of No 63 is a solid wall with no openings and a significantly higher ground level to no. 65 and as such there is no loss of privacey or overlooking from 65 to No 63

The scheme looks to follow good practice in respect to the massing and scale.

Following building regulations the scheme will incorporate a highly insulated ground floor a highly insulated roof and walls providing better energy performance of this part of the building compared to the uninsulated walls and floor of the existing kitchen.