

**150** Mount Pleasant,  
EN4 9HG  
Pre-Application

Design & Access Statement - Jun 2021

d u s t a r c h i t e c t u r e  
L O N D O N

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com



# Contents

## 1.0 Introduction

## 2.0 Site Location & Context

2.01 Use

2.02 Neighbourhood Character

## 3.0 Planning History

## 4.0 Design

4.01 Townscape & Context

4.02 Amount

4.03 Sustainability

## 5.0 Conclusion

d u s t a r c h i t e c t u r e  
L O N D O N

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com





# 1.0 Introduction

## 1.01 Introduction

This application proposes the demolition of a derelict public house on a prominent site in East Barnet, in order to provide facilities for a new day care nurseries as well as 5 no. new residential flats and a 5 bedroom single family dwelling. Happy Journeys Day Nurseries are a family-run childcare service.

The scheme has been developed with the owners and nursery providers to ensure a high-quality nursery service provision as well as housing that sympathetically addresses the local context.

The development would bring economic and social benefits to the local area as well as a significant improvement by replacing the derelict pub.

The pub is disused and is in severe disrepair, it has suffered considerable fire damage and decay. It is not deemed that the replacement of the existing pub with a replacement nursery and housing will result in the loss of a community facility, and it is suggested that it would provide a much needed service to the local area.

The existing building is not listed and the site is not sited within a conservation area. There are no protected trees within or in close proximity to the site.

All materials are proposed to match and sit sympathetically within the surrounding area – primarily red brick.

The development has been assessed in terms of transport impacts and is deemed as consistent with relevant transport planning policy guidance outlined in the accompanying transport statement.

The impact of the scheme has also been assessed in terms of daylight, sunlight and overshadowing which is outlined in the accompanying report by Anderson Wilde & Harrison. It is concluded that the development is suitable in these terms.



150 Mt Pleasant, existing condition

d u s t a r c h i t e c t u r e  
L O N D O N

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com





## 2.0 Site Location & Context

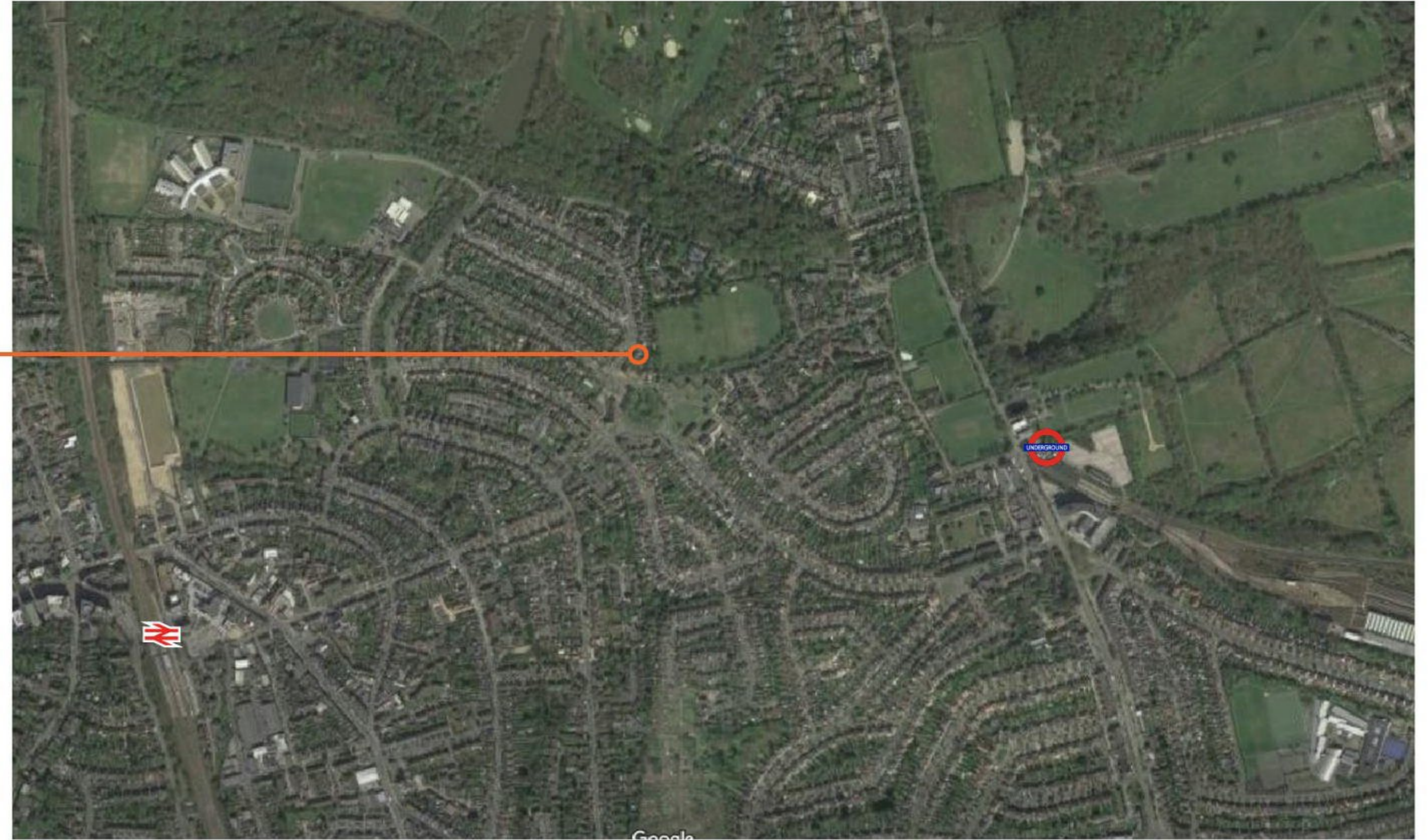
### 2.01 Site Location & Context

The proposed development at 150 Mount Pleasant is found in the London Borough of Barnet, bound by Northfield Road, Grove Road and Mount Pleasant.

The site occupies a prominent corner position with road frontage. It is within 1km of Cockfosters Underground Station and within a short walk of bus stops and local amenities.

The site is not positioned within a conservation area and the existing buildings are not listed. The existing buildings are of little architectural merit and give the current state the local feeling is that development of the site would be welcomed.

Site



Location Aerial View



Site location



Current state of building

dust architecture  
LONDON

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com





## 2.0 Site Location & Context

### 2.02 Neighbourhood character

The area has a mixed character of predominantly semi-detached housing, flats, and commercial buildings.

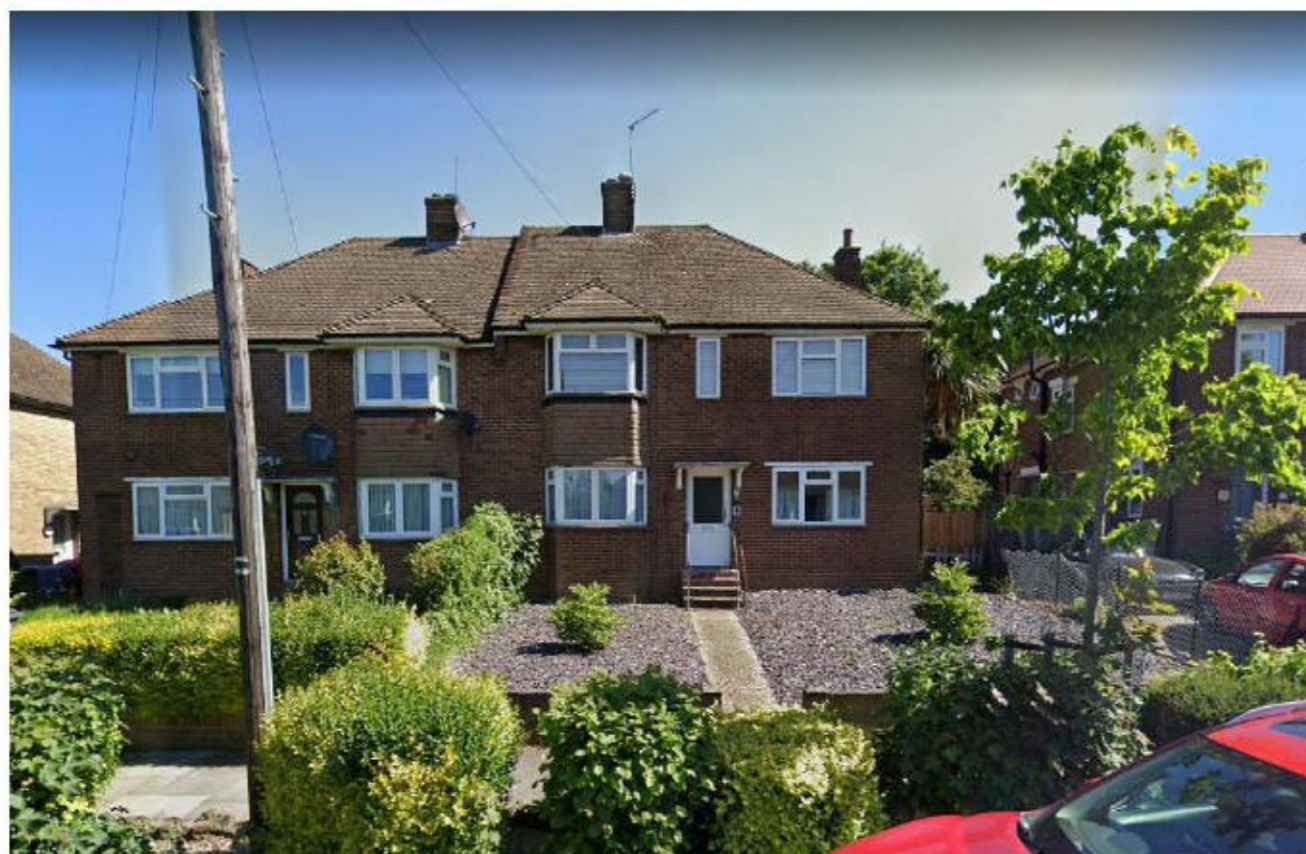
The existing vernacular is predominantly of red brick with blocks generally of 2 & 3 stories.



Flat block on roundabout



Typical housing on roundabout



Typical semi-detached housing



Commercial block on roundabout

d u s t a r c h i t e c t u r e  
L O N D O N

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com





## 3.0 Planning History

### 3.01 Relevant Planning History

Consent was previously sought under application reference 19/1513/FUL for "Demolition of former public house and erection of three storey building to provide a public house at ground floor level and 4no. self-contained flats at first and second floor level. Erection of 4no. detached houses. Associated amenity space, refuse storage, cycle store and off-street parking". This was refused in terms of loss of community floorspace, townscape, parking, and amenity for the houses.

Pre-application advice was issued (ref: 15/08675/ENQ) previous to the above application which noted the following:

"It is acknowledged that the public house has been closed for a period of time and that there has been marketing of the site. You are advised that justification for the loss of the community facility should be provided with the application."

"If the acceptability of the loss of the public house can be justified, the redevelopment of the site for residential purposes would be acceptable."

"Given that the site is at a lower level than the properties in Northfield Road and that there is a gradient downwards from north to south, it is considered that three storey (with flat roofs) can be adequately accommodated within the site."

"The principle of terraced properties and small gardens given the building heights would be out of character with the area",

"Alternatively, a larger flatted building set within adequate communal and private amenity space would provide a more appropriate design response to this site.."

Planning was refused 23/8/18 (planning ref: 13/3092/FUL) for: "Demolition of existing public house and erection of 6no dwellings houses over 2 blocks and 4 no self-contained flats in 1 block. Associated off street parking, landscaping, refuse and recycling, cycle store."

Fabien Gaudin (Service Director of Planning & Building Control) confirmed the Council would accept the demolition of the public house so long as the replacement floor space provided was the same ground floor floorspace as the former public house. This was confirmed in an email sent 12th November 2018 which stated: "The area of replacement community floorspace that we could request will be in the region of 200m2 based on the ground floor area of the pub only."

d u s t a r c h i t e c t u r e  
L O N D O N

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com





## 4.0 Design

### 4.01 Townscape & Context

One of the contributing factors to the refusal of the previous application was the appearance and response to townscape so this was a driving factor in terms of design.

The site drops down at the southwestern corner so this was used as the location to site the most prominent block. Using this for the nursery element of the scheme made sense - the 3 storey block works well in terms of the nursery arrangement and responds directly to the housing development approved under reference 18/1969/FUL as well as the housing block on the roundabout to the east and the commercial block at Mount Parade.

All materials are proposed to match and sit sympathetically within the surrounding area - primarily red brick.

The house responds directly to the other houses along Northfield Road, using a familiar bay, materials, and massing.

The block of flats responds directly to the neighbouring houses on the roundabout and in terms of massing uses the change in site levels to negotiate between the neighbouring houses and the proposed nursery. All materials tie between the development and the surrounding neighbourhood.



Artists impression of proposed development from Grove Road looking towards Mt Pleasant



18/1969/FUL

Proposed development

dust architecture  
LONDON

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com





## 4.0 Design

### 4.02 Amount

It is not expected that the proposals would have a detrimental effect on the neighbouring properties via the increased 'usage' of the site.

The house and flats are all designed to meet Lifetime Homes, National Space Standards and Local Plan criteria. Over 15% of the proposed units would be accessible, which is surplus to the Local Plan requirements. The nursery also has a passenger lift designed in with an ambulant staircore.

All residential units enjoy private amenity space. The block of flats also benefits from a large communal garden. The proposals focus upon a mix of 1 and 2 bedroom dwellings with a separate 4 bedroom dwelling house which promote the idea of staying in the area over the course of a family's lifetime. The nursery benefits from a range of outside spaces that promote outdoor learning.

The development comprises:

- 1 no. nursery for 100 children
- 3 no. 2 bedroom flats
- 2 no. 1 bedroom flats
- 1 no. 4 bedroom house

Total Building GIA

FLOOR	HOUSE TOTAL SQM (GIA)	NURSERY TOTAL SQM	FLATS TOTAL SQM (GIA)
GROUND	67.45	247.10	133.30
FIRST	67.45	185.65	133.30
SECOND	40.7	128.90	77.90
<b>TOTAL</b>	<b>175.6</b>	<b>561.65</b>	<b>344.5</b>

d u s t a r c h i t e c t u r e  
L O N D O N

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com





## 4.0 Design

### 4.03 Sustainability

Integral measures will be taken as part of the construction strategy that create buildings that have envelopes with high thermal performance and air tightness featuring components such as:

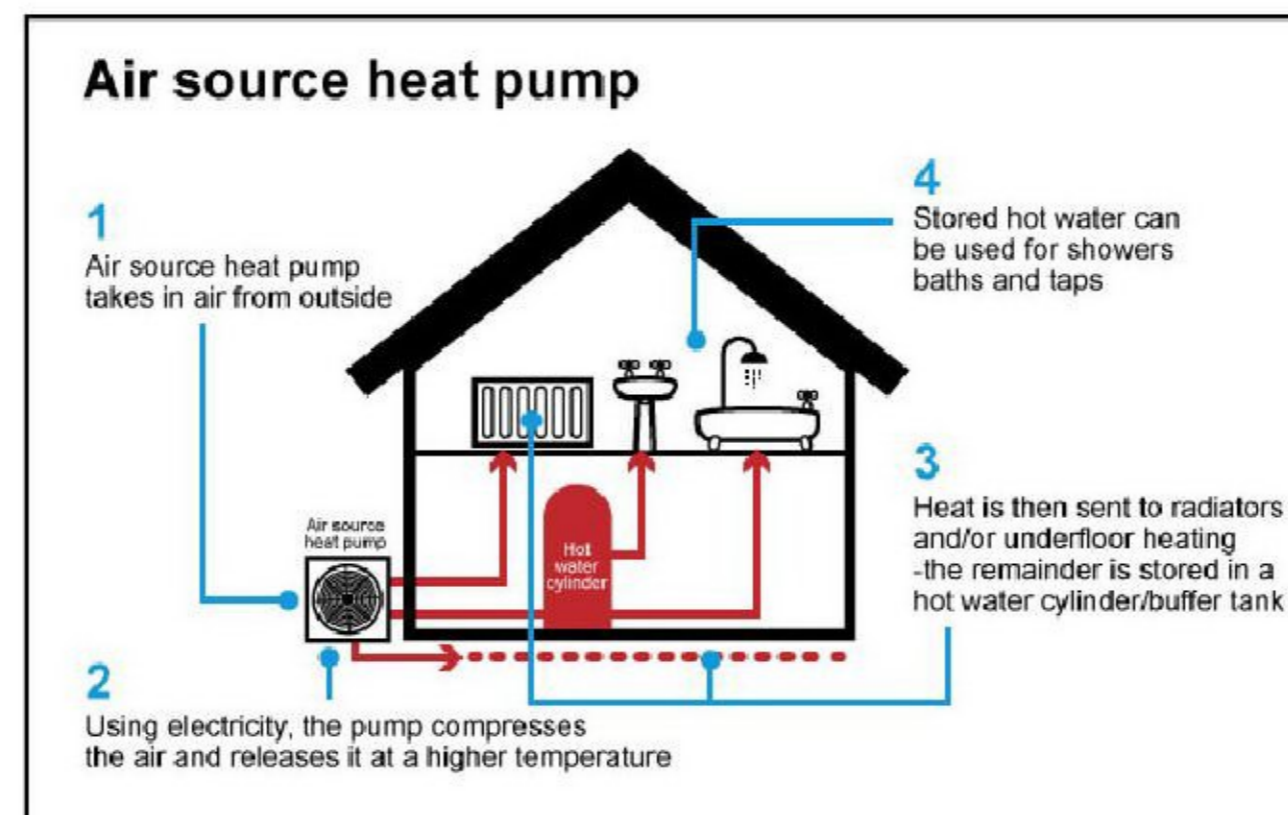
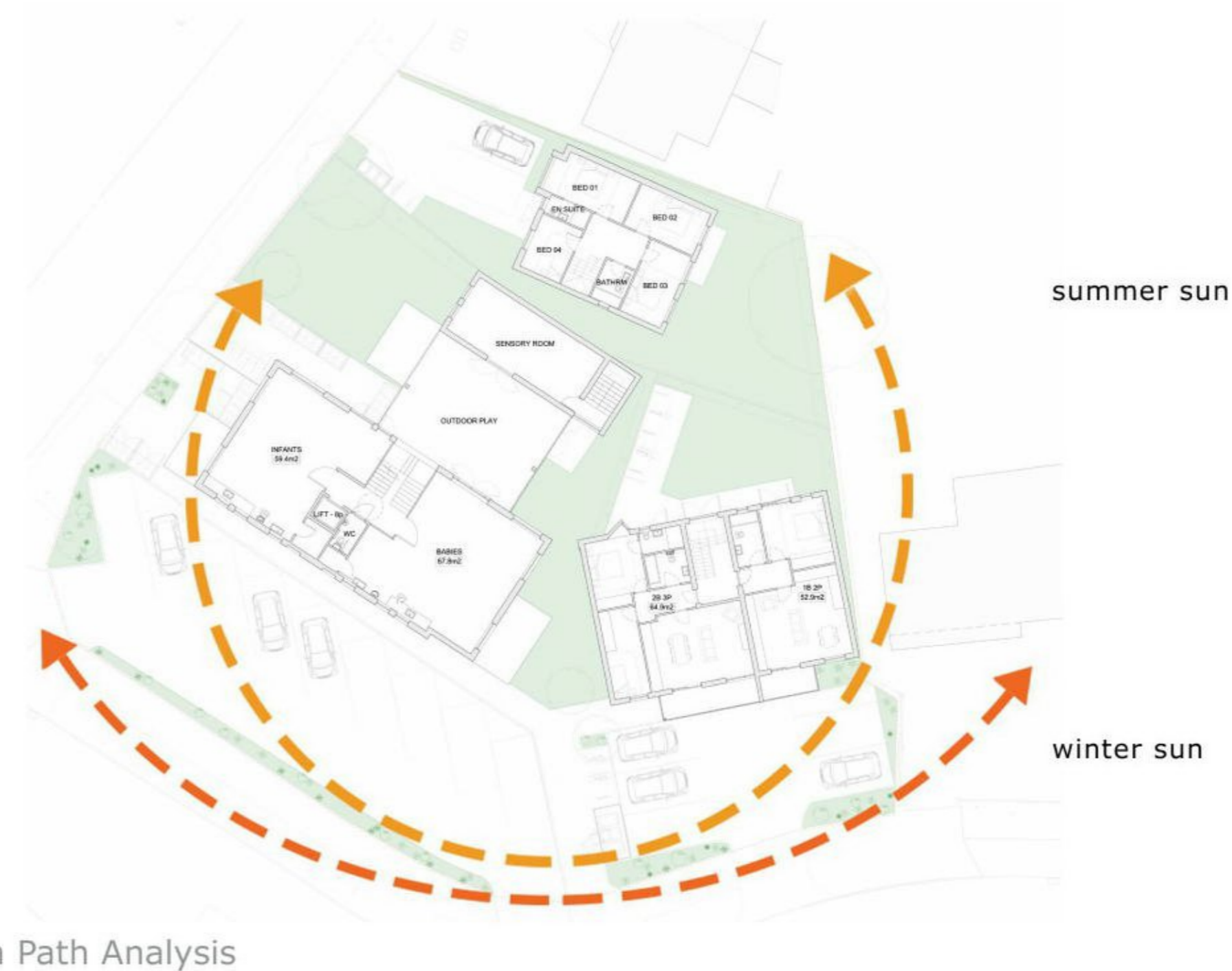
- High performance glazing
- High quality insulation
- Sustainably sourced materials

In addition to this further measures are being considered in order to reduce the environmental impact. Of these, two avenues are being explored primarily:

Air source heat pumps - these work similar to a fridge in reverse - they take outdoor air from which they extract heat from and condense it in order to heat water.

Green roofing - while the predominant roofline will be pitched, we are investigating the use of green roofing on sections of flat roof. This can be used to slow down surface-water runoff and to promote biodiversity. As it stands there is less hardstanding on the proposed development than there is on the existing pub which is beneficial in terms of drainage.

The sun's orientation is ideal for thermal gain in the majority of the main living spaces of the flats. High levels of glazing are directed to these areas where it will benefit from solar gain in the winter. Low-tech measures such as 'brise-soleil' can be incorporated to ensure that solar gain is tailored to the relevant season. An example of this is found in the award-winning housing delivered by Norwich City council on Goldsmith Street.



Air Source Heat Pump Diagram



Briese-Soleil

d u s t a r c h i t e c t u r e  
L O N D O N

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com





## 5.0 Conclusion

The scheme proposed will clearly enhance the existing site, through providing attractive and well designed architecture that responds to and complements the local context.

The design of the scheme has been carefully developed to make a positive contribution to the architectural character of the local area, and to provide spacious light-filled spaces for the occupants, while being respectful to the surrounding context.

The existing buildings are not listed and the site is not sited within a conservation area. There are no protected trees within or in close proximity to the site. All materials are proposed to match and sit sympathetically within the surrounding area – primarily red brick.

Through the application and supporting reports and documentation we have demonstrated that there will be no harm to the setting, to the character of the area, to the transport or the surrounding amenity.

The living accommodation and nursery spaces are all spacious and carefully laid out, high quality, with all aspects of amenity accounted for.

The pub is disused and is in severe disrepair, it has suffered considerable fire damage and decay. It is not deemed that the replacement of the existing pub with a replacement nursery and housing will result in the loss of a community facility, and it is suggested that it would provide a much needed service to the local area.

d u s t a r c h i t e c t u r e  
L O N D O N

Ground Floor, 4-7 Vine Yard  
London  
SE1 1QL  
T: 02037718595  
E: mail@dustarchitecture.com  
W: www.dustarchitecture.com

