

38 Pattison Road **Hampstead**

Design & Access Statement

17th June 2021
Revision B

38
Pattison Road
London
NW2 2HJ

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
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1.0 Introduction:

This Design & Access Statement accompanies the application for planning permission at:

38
Pattison Road
London
NE2 2HJ

2.0 Site:

38 Pattison Road, is a five-storey semi-detached dwelling, located on the South-Eastern side of the road. It is situated within the Child's Hill Ward. The area is residential in character with a mix of dwelling styles.

The property is constructed mostly in red brick, the front elevation features painted render and corncicing to the first floor. To the side elevation, there is a projecting bay window. Existing windows are single glazed painted timber frame to the front while to the rear and side there are a mix of styles and materials. The main roof is tiled with dormers to the front and rear slopes at second floor level.

The property sits within a sizable plot which widens further to the rear. There is a driveway to front, side access and a large garden facing South-East. The plot slopes significantly from front to back, therefore there are steps down from an existing terrace to garden level. The garden is enclosed with timber fences to both sides and includes mature planting, hedges and trees.

3.0 Description of Proposal:

This application is for an Indoor Pool to the Rear Garden



38 Pattison Road

4.0 Planning:

The property is not listed, locally listed or situated within a designated conservation area. There are no previous planning applications associated with the site. Close attention has been paid to the supplementary planning documents on the Barnet Local Authority website.

Planning Policy Consulted:

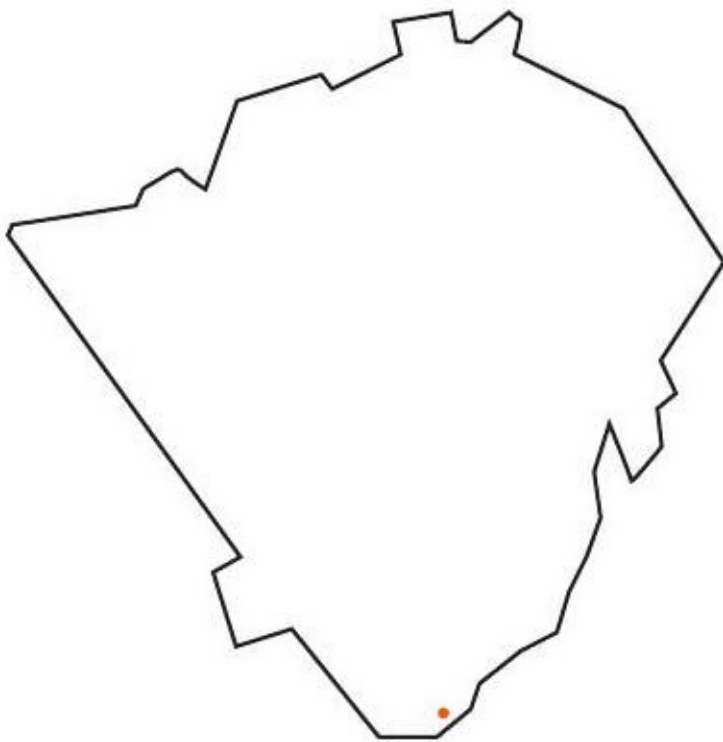
- National Planning Policy Framework and National Planning Practice Guidance
- The Mayor’s London Plan 2016
- Barnet’s Local Plan (2012)
- Barnet’s Local Plan (Reg 18) 2020
- Residential Design Guidance SPD (adopted October 2016)
- Sustainable Design and Construction SPD (adopted October 2016)

There have been several planning applications in the local area that can be considered as providing a precedent for the proposal:

17/3077/HSE

103 Platt’s Lane
London
NW3 7NH

Two storey glazed stairwell extension to front/side elevation from lower ground floor. Lower ground floor front/side and rear extension to house new indoor swimming pool, with green roof. Single storey extension to front of existing garage. Roof extension with rear dormer to create new first floor level. Demolition of existing outbuilding. Infill of existing external swimming pool. Relocation of existing main entrance from lower ground front elevation to ground floor side elevation. Associated alterations to fenestration including new aluminium double glazing windows and single glazed timber doors. Associated alterations to hard and soft landscaping including alterations to existing accesses to ground and lower ground levels



• 38 Pattison Road
— London Borough of Barnet



*Lower rear garden showing proposed
Indoor Pool Room location*



*Lower rear garden area and existing
trees at the bottom of the garden*

5.0 Design:

The alterations proposed seek to enhance the existing house and create an attractive and useful space for our clients.

To the rear garden, an existing shed is proposed to be removed and replaced with a garden pool room. This will provide an indoor pool for our clients and their children to use for leisure. The design for the structure references the alterations proposed to the main house in form and materiality. In scale the proposed structure is as modest as possible, it will be less than 3m in height and is also set back from the boundary. A green roof is proposed to help connect the structure to the garden.

A modest level of re-landscaping is proposed to the garden in order to accommodate the indoor pool. All existing trees are to be retained and will be protected throughout construction. An arboricultural consultant has been appointed in order to ensure that the design will have only a minor impact on Root Protection Areas. While there will be a slight reduction in the overall garden size, through re-landscaping it should not affect the overall useful area.

The alterations are entirely to the rear garden, and therefore there is expected to be no impact on the street scene.

In all parts of the design steps have been taken to ensure neighbouring amenity is protected.

The following materials are proposed:

- Brick and render to match the existing house
- Fixed frameless skylights
- PPC aluminium frame windows and sliding doors
- Extensive green roof

6.0 Access:

The existing off street parking and pedestrian access will remain unaltered. There is not expected to be an impact on public routes in any way. All construction will be carried out in line with local requirements.

7.0 Consultation:

Consultation with the neighbouring properties will be undertaken by the applicant and it is anticipated that further consultation will be undertaken as the project progresses.

8.0 Summary:

We feel the alterations proposed will enhance the existing dwelling providing attractive and well-designed architectural additions.

The design of the proposal has been carefully developed to make a positive contribution to the architectural character of the area.

If you have any questions regarding the scheme please do not hesitate to contact us.