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For and on behalf of  
Mr Bilal Stanakzai

# Design and Access Statement

**To support a Householder Planning  
Permission for Single Storey Rear  
Extension at 5 Rydal Gardens,  
Colindale, London, NW9 0DS.**



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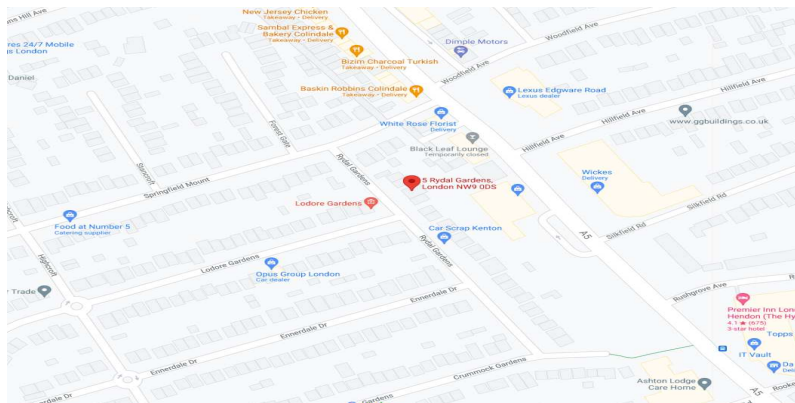
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## 1.0 Introduction

- 1.1 Saloria Architects has been engaged by the applicant, Mr Bilal Stanakzai to prepare the following Design and Access Statement to support a Householder Planning Permission for Single Storey Rear Extension to amend the existing rear extension and negotiate to retain the rear extension following a dismissed enforcement appeal at 5 Rydal Gardens, Colindale, London, NW9 0DS
- 1.2 The proposal has been designed per the following design standards and guidance:
- Technical housing standards – nationally described space standard (March 2015)
  - Mayor of London’s Housing SPG (March 2016)
  - Brent’s Development Management Policies (2016)
  - Brent’s Design Guide for New Development SPD2
  - BRE ‘Site Layout Planning for Daylight and Sunlight: A guide to good practice 2011’
  - Building Regulations
  - New London Plan
- 1.3 This Design and Access Statement should be read in conjunction with the planning application drawings and the following supporting information:
- Planning Appeal Form, Notices and Fee
  - 210310-00-P0 Site Plan
  - 210310-01-P0 Block Plan
  - 210310-02-P1 Existing and Proposed Plans and Elevations
- 1.4 This Statement is provided to show the analysis of the urban fabric and audit of the proposal against the Local Authority’s guidance to ensure that the outlook, the assets and the amenity of the area are preserved as a result of the proposal.

## 2.0 The site and Surrounding Context

- 2.1 The subject property falls within Rydal Gardens, Colindale which is part of the London Borough of Brent.



location of  
5 Rydal Gardens, Colindale, Lo  
ndon, NW9 0DS

- 2.2 Although Rydal Gardens falls within an area presenting a Public Transport Accessibility Level (PTAL) of 2, the property is adequately connected to public transport.
- 2.3 The site is 160m away from the Hendon Underground and 0.5 from the nearest bus stop. It is also 100m from the nearest local shops.
- 2.4 The property is not located in a Controlled Parking Zone (CPZ).
- 2.5 The site is also around 1.0m away from Roe Green Park to the west.
- 2.6 The site is situated in an area comprised of mainly two storeys semi-detached with a front and rear garden, and most have loft conversions and side and rear extensions.
- 2.7 The property is not located in a Conservation Area and is not a Listed Building.
- 2.8 The site area is approximately 262.00 m<sup>2</sup> and has an existing residential footprint of 92.00 m<sup>2</sup>.
- 2.9 5 Rydal Gardens, Colindale, London, NW9 0DS is a semi-detached property and is accessed directly from Rydal Gardens road. The principal elevation of the existing building is orientated towards the southwest.
- 2.10 There are no mature trees on or adjacent to the site.
- 2.11 The nearest neighbours are located at 3 Rydal Gardens, Colindale, London, NW9 0DS and 7 Rydal Gardens, Colindale, London, NW9 0DS, at its sides, and The Hyde on Edgwer Road at its rear. The proposal has been considered in terms of mitigating the effects of development against overlooking and the preservation of the neighbours' outlook and amenity.
- 2.12 The proposed site is located in Flood Zone 1. Therefore flooding from rivers and the sea is unlikely.



5 Rydal Gardens, Colindale  
London, NW9 0DS



Hendon Railway Station

### 3.0 Relevant Planning History

- 3.1 The following section provides a summary of the planning history relevant to the site. Consideration has also been given to relevant planning control within the immediate area.
- 3.2 The approved planning history available pertaining directly to the site is as follows:

	Validation Date	Title	Decision
19/0983	14 Mar 2019	Erection of a single-storey side to rear extension, including conversion of garage to a habitable room and replacement of garage	Granted 28 May 2019

		door with window to dwellinghouse.	
E/19/0356	10 Jan 2020	Without Planning Permission, the erection of a single storey rear extension and raised platform to the rear of the premises.	
T5150 /C/20/ 3247016	Aug 2020	Without Planning Permission, the erection of a single storey rear extension and raised platform to the rear of the premises.	Dismissed 21 Sep 2020

3.3 The following planning applications for similar works have been identified as evidence of similar works occurring in the surrounding area:

	Validation Date	Title	Decision
11/2430	21 Sep 2011	Conversion of garage into a habitable room, erection of single-storey side and rear extension to dwellinghouse, as revised	Granted 16 Nov 2011
18/2952	27 Jul 2018	Proposed single-storey side and part rear extension; and front porch extension to the dwellinghouse	Granted 21 Sep 2018
16/4294	03 Oct 2016	Prior approval for a single-storey rear extension to dwellinghouse, in metres: Extending beyond the rear wall of the original house - 4.5 Maximum height - 4.0 Eaves height - 2.7	Prior approval not required 14 Nov 2016

3.4 The proposal mitigates the Council's concerns regarding the scale and massing of the development by limiting the height of the development to 3.73m metres and eaves height of 2.5m.

## 4.0 Application Proposal

- 4.1 The proposal seeks to amend the built rear extension and to retain it following a dismissed enforcement appeal.
- 3.5 As a result of the works, the total area of ground covered by buildings within the curtilage of the dwelling-house does not exceed 50% of the total area of the curtilage.
- 3.6 The height of the rear extension does not exceed the height of the highest part of the roof of the existing dwelling house.
- 3.7 The height of the eaves of the rear extension does not exceed the height of the eaves of the existing dwelling house. The proposed eaves height is 2.5 from the existing ground level.
- 3.8 The proposed max height of the rear extension is 3.47m (at rooflight level) which does not exceed 4 metres in height. The rear extension extends beyond the rear wall of the original dwellinghouse by 3.0m which is lesser than the permitted development right of up to 6 metres.
- 3.9 The intention is to mitigate breaches and develop a consistent quality design, whilst maximising the development and residential potential. The proposal aims to adopt all the relevant planning policies and provide an excellent opportunity to improve the outlook of the surrounding area.
- 4.2 The proposal has been considered to meet the standards set out in the Building Regulations.
- 4.3 In terms of scale and massing, the proposed scheme has been considered with Brent's DMP. The proposal is one storey high. The highest point of the development is 3.47m. The main roofline is 8.34m tall, meaning that the proposal is subsidiary to the scale of the existing building.
- 4.4 The design and layout of the development ensure sufficient privacy for both users and neighbours. The positioning of habitable room windows to the property would not result in any direct overlooking towards neighbouring habitable room windows or amenity spaces under Policy 2.4 of Brent SPD2.
- 4.5 At its smallest point, the depth of the back garden is 8.15m. It is considered that this distance means that the development will not appear overbearing to rear neighbours.
- 4.6 The proposal complies to the notes highlighted by the Planning Inspector in point 4 and overcome all his concerns. The new heights at the boundaries will lower the "overall impression of overdevelopment". Furthermore, although the colour of the brick will not change, anyway it will not be seable from the neighbouring properties avoiding any possible visual harm to them.
- 4.7 The neighbour at 7 Rydal Gardens has already an extension/veranda of almost the same width and height of the Applicant's extension.



- 4.8 The proposal complies with the 45Degrees rule.
- 4.9 Given the proposal's location and massing, any negative impact on the neighbours' sunlight and daylight has been mitigated. The proposal has been assessed according to the guidance given in Policy 2.2 and 2.4 of Brent SPD2 and has been demonstrated to comply with that guidance.
- 4.10 The layout and glazing arrangement of the proposal is limited by the existing East orientation; however, it has been designed to maximise solar gain to the proposed habitable room. The openable window will allow a high quality of ventilation and pleasant variations of light throughout the day.
- 4.11 It is intended that the proposal references the existing character of the area and is designed with details and materials to complement the surrounding buildings. All exposed parts will be specified to match the existing building.
- 4.12 The proposed window design matches the proportions of the existing building. Bi-fold doors opening out to the rear garden help elevate the quality of these social spaces and allow daylight and great views of the outdoors. The proposed roof lines are derived from the existing and improved in symmetry and scale. The centrally located fat roof with a roof light will not only balance the rear elevation but also creates a light-filled, dramatic and smart space within. The 45-degree roof pitch on both ends of the roof will help balance and reduce bulk.
- 4.13 The rear garden is laid to lawn with patio. The proposal seeks to improve the current landscape condition of the site by demolishing the full-length patio and replacing it with a modest size patio with steps leading to the rear garden below. This would enable the occupants to enjoy the rear garden without causing any nuisance to the neighbours or character of the area.
- 4.14 At the front of the property the boundary is marked with a low masonry wall and to the rear, the property is enclosed with close-boarded timber posts of 2m height. It is proposed to retain the existing boundary treatment to maintain the appearance of the property concerning the amenity of the neighbours and the character of the area.
- 4.15 The proposal will not result in a net increase in the volume of refuse and recycling storage generated by the development.
- 4.16 The property has several large windows facing the main road and the garden and it is considered that the natural surveillance provided by the property is good by the proposal.
- 4.17 The proposal will not result in a net increase of car parking needs. 1 No. car parking spaces have been provided within the property curtilage. This means the maximum number of vehicles allocated to on-street parking would be the same as the current situation.



- 4.18 As a minor development, the full requirements of the London Plan 2016 do not need to be followed, however, they remain useful as a guide to sustainable development. The following measures have been used to promote sustainability:
- Clearing the site of debris and overgrown vegetation will improve the environmental quality of the site
  - The proposal retains soft landscaping
  - The proposal aims to exceed the requirement of Part L concerning the provision of thermal insulation.
  - All light fittings will be optimised for energy-efficient bulbs

## **5.0 Conclusions**

- 5.1 This application proposes to 5 Rydal Gardens, Colindale, London, NW9 0DS.
- 5.2 The proposal has been developed to minimise the impact on neighbours amenity by re-designing the roof and patio leading up to the rear garden. Extra emphasis has been laid on the material and outlook of the proposed extension such that it matches the existing dwelling and blends with the neighbouring properties.
- 5.3 The design and layout of the housing development ensure a good standard of privacy for its residents. The positioning of habitable room windows to the property would not result in any direct overlooking towards neighbouring habitable room windows or amenity spaces.
- 5.4 The proposal complies to the notes highlighted by the Planning Inspector in point 4 and overcome all his concerns..
- 5.5 We believe that the scheme proposed strikes the right balance between minor intrusive works and the wider benefit of ensuring better use, which justifies the necessary works. The proposal is intended to be a sensitive addition to the local area and it is considered that this statement and supporting information justifies the proposal which preserves and enhances the existing building.

APPENDIX 1 – Photos



5 Rydal Gardens, Colindale  
London, NW9 0DS – front  
elevation



5 Rydal Gardens, Colindale  
London, NW9 0DS – rear  
elevation elevation



5 Rydal Gardens, Colindale  
London, NW9 0DS – rear  
elevation toward 3 Rydel  
Gardens



5 Rydal Gardens, Colindale  
London, NW9 0DS – rear  
elevation toward 7 Rydel  
Gardens



5 Rydal Gardens, Colindale  
London, NW9 0DS – rear  
elevation toward 7 Rydel  
Gardens