



Holmside, 145 Barnet Road, Arkley EN5 3JZ Planning Application Supporting Document

Applicant: Mr & Mrs Patel

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Introduction

0.1 introduction



Introduction

We are a young vibrant award winning practice interested in creating innovative, high quality, healthy environments for all people. We work predominantly within the residential sector and are currently running some 60 residential projects across the country. Central to our philosophy is that design is generated by the needs of people and the framework of the local context, regardless of the size or scale of the design opportunity. We actively encourage our clients to consider sustainable and sympathetic interpretations of the existing context to the benefit of the local environment. Our experience is far reaching and our philosophy is successfully applied to projects large and small.

The Long Barn & Long Barn Studio

A derelict barn dating back from 1860 and used for the last 150 years as a grain store has now been converted into a 4 bedroom family house with Studio annex. Sensitivity to the locality and to the existing framework of the building formed a delicate brief between new architecture and old.

A new building was slid into the extrusion of the existing space, respecting the frame and roof of the original barn. A vast fully glazed gable end with a panoramic view of the local countryside forms the end point of a journey through an open plan 250m² ground floor space. Natural and organic materials were used wherever possible. The studio's building strategy is based on an elegant rectangle. Accommodation comprises of a reception and seating area for clients, a kitchen, storage, studio space, WC's, meeting rooms and a library and services pod - a continuous expanse of space defined by volumes of Wenge pods containing the ancillary elements of the programme.

Introduction

0.2 design team contacts

Architect

Tye Architects

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Tel:
Email:



Client

Contact: Mr & Mrs Patel

Local Planning Authority

Barnet London Borough Council

Contact: Planning and Building Control
Address: 2 Bristol Avenue
Colindale
London
NW9 4EW

Planning Consultant

Smith Jenkins

Contact: Jennie Harris
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Landscape Architect

Studio31

Arboricultural Consultant

Tim Moya Associates

Ecologist

Microbee / MKA Ecology

Quantity Surveyor

Derek Gough Associates Ltd

CDM

Cyma Consulting

1.0 Site Assessment



Site Assessment

1.1 site location

Overview



Application Site Arkley A411 High Barnet

Neighbourhood



Holmside Barnet Road

Boundary



Barnet Road Site Entrance Application Site

Site Assessment

1.2 site photography



1. Access from Barnet Road



2. Existing Dwelling



3. Existing Dwelling | Rear Garden



4. Aerial View

2.0 Design Approach



Design Approach

2.1 precedent study | tye architects | new buildings in a green-belt area



Castle Hill Farm Cottage, Berkhamstead - Built



Woodlands, Sevenoaks - Under Construction



Design Approach

2.2 precedent study



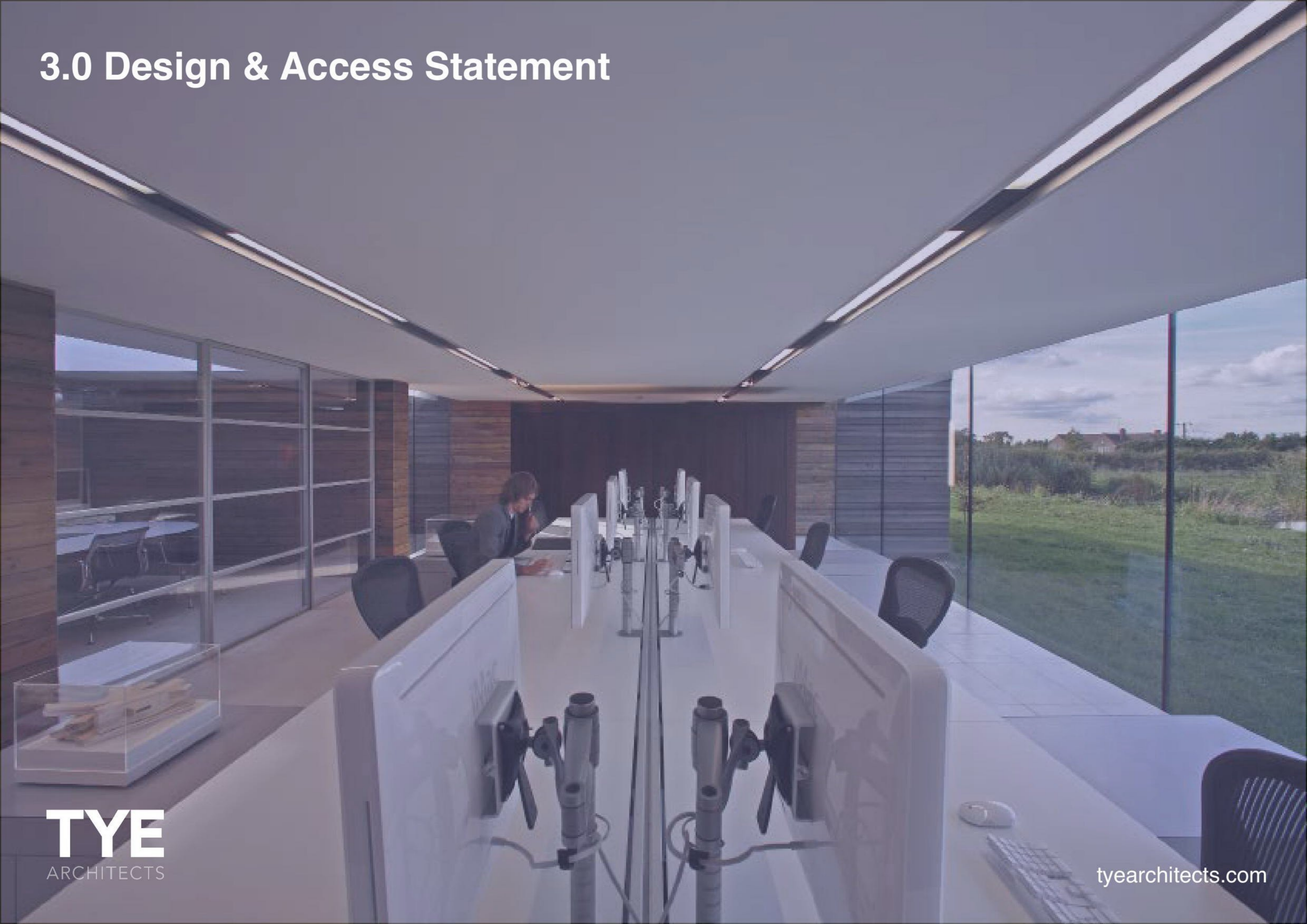
Studia-54



Totteridge II - Gregory Phillips Architects



3.0 Design & Access Statement



Design & Access Statement

Introduction

This design and access statement has been prepared by Tye Architects in support of a planning application for the demolition of an existing house, outbuildings and its replacement with a new dwelling to a previously developed site, located on Barnet Road, Arkley. This statement sets out the assets and landscape character of the site and our design process in addressing and responding to the site and its context.

Project Description

Demolition of an existing two storey house, associated outbuildings, tennis court and hardstanding, and the construction of a two storey new build dwelling and recreation room, with associated landscaping.

Location and Existing Building

The existing house is a detached property located within Arkley, a village situated on the western edge of High Barnet and accessed from Barnet Road. The site is located approximately 2 miles away from High Barnet, which has a variety of local amenities.

The existing house and outbuildings are situated on a generous site of approximately 0.26ha (red line boundary), which is adjoined by a paddock to the south east, also in the applicant's ownership (blue line boundary), which has an area of approximately 0.65ha. Entering from Barnet Road, the site slopes downhill from front to back, allowing for far reaching views across the valley towards Totteridge.

The existing house is set back on the plot, towards the north eastern boundary. Hard landscaping extends across the front of the site, with mature trees lining the boundary to the road. Landscaped gardens, tennis court and a paddock complete the site to the south. Several outbuildings, including a garage and summer house sit within the grounds of the application site, which are proposed to be demolished.

A small section of the application site falls within an area of Green Belt, which is illustrated on the application drawings.

In regard to the immediate context of the site, the properties along Barnet Road are predominately large detached dwellings of different dates and architectural styles.

Use

The site is currently used for a single family dwelling, and this use will be continued.

Amount

Existing Gross External Area

Dwelling Ground Floor	130m ²
Dwelling First Floor	115m ²
Outbuilding 1	15m ²
Outbuilding 2	70m ²
Outbuilding 3	19m ²
Outbuilding 4	19m ²
Outbuilding 5	10m ²

Total 378m²

Total Existing Volume 1153m³

Area of existing within Green Belt

Outbuilding 1	15m ²
Outbuilding 2	70m ²
Outbuilding 3	19m ²
Outbuilding 4	19m ²

Total 123m²

Total Existing Volume 358m³

Total Area of Hard standing within the Green Belt to be removed: 1386m²

Proposed Gross External Area

Dwelling Ground Floor	342m ²
Dwelling First Floor	220m ²
Recreation Room	55m ²
Garage	67m ²

Total 684m²

External covered area immediately between dwelling and recreation room	24m ²
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Proposed Gross Internal Area

Dwelling Ground Floor	316m ²
Dwelling First Floor	168m ²
Recreation Room	59m ²
Garage	50m ²

Total 593m²

Gross External Area of proposed dwelling within Green Belt

Ground Floor	25m ²
First Floor	12m ²
Recreation Room	55m ²

Total 92m²

External covered area immediately between dwelling and recreation room	24m ²
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Total Proposed Volume 379.8m³

Design, Layout & Scale

Our design proposes to replace an existing two storey dwelling and outbuildings with a contemporary building of high quality architectural design.

The proposal has been designed to respond to the site, taking advantage of its slope and views to the south. Positioning the proposed building further back in to the site, the dwelling will be set down from street level, with a lower ridge line than the existing, thus lessening its visual impact from Barnet Road. The front of the property, entering from Barnet Road, is more private in its elevational treatment, with carefully positioned windows and just a central glazed entrance space giving a glimpse in to the property and views beyond. Internally, the proposal has been designed to create large open plan contemporary living / kitchen / dining spaces to the ground floor, with a direct connection to the carefully landscaped patio and garden areas to the rear through the introduction of large format openable glazing.

Leading upstairs through the double height glazed atrium space, which will draw a lot of natural light in to the dwelling and circulation space, the first floor level will comprise of a master suite and three further bedrooms; an additional bedroom is located on the ground floor for accessibility. The first floor, which has a much smaller footprint than at ground level, will also accommodate

Design & Access Statement

a study and laundry room, supporting the needs of a growing family. Given the location of the site and its settings, a small terrace has been introduced at this level to the rear of the property, connected to the study, laundry and bedroom, providing a breakout space from which the views across the valley can be enjoyed.

Whilst the proposed new building would constitute a larger addition in comparison to the existing dwelling, the application site is a relatively large plot and the scale of the building and resulting plot coverage would be in keeping with the existing character of the street. Consequently, the proposed flat roof forms of the dwelling and its careful positioning within the site would not have a harmful impact upon the neighbouring buildings.

Materials

The proposed dwelling will primarily be of brickwork construction, with a contrasting zinc band forming the two main horizontal planes that create the roof and upper ground floor. These materials will be complemented by the use of dark timber doors to the garage, front entrance door and gate leading in to the courtyard. The large expanses of glazing will use dark coloured, minimalist aluminium frames, which will accentuate the horizontal planes, whilst creating a strong connection to the external spaces, especially to the southeast façade, which benefits from the best views over the gardens, paddock and fields beyond.

Careful consideration of the proposed landscaping and planting will complement the simple contemporary forms of the building, ensuring that the proposal will sit harmoniously within the existing outstanding landscape setting.

Landscaping

The proposed design has been carefully considered to take advantage of the site's south facing garden, with a view to enhancing the ecological value and ensuring that the proposals are sympathetic to the surrounding Green Belt. The proposals seek to reduce the large areas of existing hard standing to the front of the site, including the removal of the tennis court.

Please refer to the accompanying landscape proposals prepared by Studio31.

Access and Car Parking

Vehicular access from the highway is unaffected by this proposal, utilising an existing dropped kerb. The proposal will provide 3no. car parking spaces within the integrated garage, in addition to space for at least 3no. off-street parking spaces to the driveway.

The proposed landscape design has been designed to provide level access from the street in to the ground floor living spaces of the house, whether visitors arrive by car or on foot. Therefore, a flush threshold is provided to the main entrance door and a WC is provided to the left of the main entrance, designed to comply with the requirements of Approved Document Part M of the Building Regulations.

Planning History

Application Reference: 16/0373/FUL

In 2016 planning permission was granted for the demolition of the existing house, outbuildings and tennis court and the construction of 2no. two-storey dwellings with further accommodation in the roof space, with associated landscaping and driveway.

Conclusion

Through a considered design process we believe that we have arrived at a refined and coherent solution that balances the needs of the applicant, whilst also providing a sympathetic and sustainable design that is appropriate to the site and its surroundings.

We hope to work proactively with Barnet Council's Planning Department on this application and would encourage a continual detailed dialogue with ourselves. Queries can be raised at any time by contacting our office on the details enclosed.

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