



Design & Access Statement

4 Oak Grove
London, NW2 3LP

Mr Cohen

July 2021

CLIENT: Mr Cohen

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SITE ADDRESS: 4 Oak Grove
London, NW2 3LP

DATE: 26th July 2021

PLANNING STATEMENT _ *Demolition and replacement of existing outrigger with Single storey extension to create a two bedroom flat.*

SITE INTRODUCTION _ The site is located within the London Borough of Barnet, North London. Located to the southern boundary of the borough within Cricklewood. The closest transport links are Cricklewood train station & Kilburn Underground Station.

The Property consists of a two bedroom ground floor flat located at No.4 Oak Grove. The remainder of the building consists of other self contained private flat dwellings. The building is not listed and does not lie within a conservation area.

The building is located toward the end of the row of semi-detached properties of the same Victorian character toward the junction of Oak Grove and Cricklewood Lane. The terrace is characterised by two storey Victorian properties with bay windows to the front and outriggers to the rear. The property is in need of renovation to bring it up to current space standards and create a suitable dwelling for a small family.

The site is surrounded by similar properties with identical buildings on both sides of Oak Grove. There is also a clear pattern of ad hoc development along Oak Grove consisting of one and two storey rear extensions. The applicant ownership boundary is approximately 133sq.m and does not fall within any flood zones.

PROPOSAL _ The proposal consists of a demolition of the existing restrictive single storey outrigger, and replacement with a new single storey extension pitched roof extension. The applicant wishes to enlarge, remodel and renovate the existing property to create a spacious high quality two bedroom, two bathroom family dwelling. The rear extension extends to a depth of 5.7m from the wall of the original house and only 2.4m from the extent of the existing outrigger. The extension lines through with the north wall of the existing outrigger and extends up against the southern boundary. The extensions form and massing has been designed to mitigate any impact to neighbouring properties with respect of loss of light, sense of enclosure and impact to amenity.

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DESIGN ASSESSMENT

Use The proposal does not seek to change the current C3 use of the site.

Amount The proposal provides a total GIA of 71sq.m C3 use, an increase of 15sq.m from the existing 56sq.m.

Layout The ground floor layout consists of a fire protected corridor which serves all accommodation. , including a master bedroom and en suite, family bathroom, open plan living dining and kitchen space, and a second bedroom. All habitable rooms have a positive outlook to the front or to the garden at the rear. Both the second bedroom and living space have direct access to the garden. Access from the living space will be level threshold improving access.

Scale The additions to the existing building have been designed to remain subservient and respectful to the original building's form and massing, and to mitigate impact to neighbouring properties and occupants. The ground floor addition remains modest in size extending out by 2.4m from the original outrigger rear wall. The extension aligns with the Northern wall of the original outrigger, set back from the Northern boundary by 1.9m. The southern wall meets the boundary with No. 6 Oak Grove. The massing responds to this by having a boundary wall set at 2.5m and pitched roof pitching away from the boundary to mitigate impact to loss of light and sense of enclosure to the neighbouring property. The single storey addition remains submissive to the original two-storey dwelling.

Landscaping/Amenity The private amenity space for the flat will be vastly improved. All overgrown shrubs will be trimmed back and both a hard and soft landscaping area created. There is approximately 56sq.m of private amenity to the rear of the extended property, including 26sq.m level threshold patio area directly from habitable spaces.

Appearance The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character through the use of complimentary materials, design, form and detail. The appearance of the front facade remains unchanged. The new additions to the rear offer a contemporary design solution with the use of complimentary materials. The extension is finished in a high quality smooth render finish complimentary to the existing brick and surrounding render . The fenestration has been designed to reflect the use of the space; a large sliding screen to the living spaces creates connectivity to the garden, skylights to the Southern part of the roof allow vast amounts of natural light into the space whilst maintaining privacy. A large fixed screen adjacent to dining space allows light deep into the plan and views out to the garden. It is considered that no overlooking or privacy issues are created in respect of the proposed openings.

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Access Primary access to the property remains unchanged.

Traffic & Parking The existing property does not have off road parking. This remains unchanged in the proposal.

Waste & Refuse The existing waste and refuse strategy remains unchanged to accord with Barnet council standards.

SUMMARY & CONSERVATION STATEMENT

In summary, it is proposed the application is in keeping with planning guidelines and policies and provides a sensitive cohesive solution for enlarging and improving an otherwise cramped and poorly laid out dwelling, whilst remaining respectful of the character of the existing building and surrounding area. This is achieved through a considered design approach and inherent consideration of the surrounding built environment including scale, form and materiality.

The ground floor extension remains modest in scale and its form tailored to mitigate impact to neighbouring properties and occupants. Its appearance and materiality has been designed to be respectful and in keeping with the context.

It is therefore considered that the proposal will provide a positive contribution to the area whilst satisfying the requirements of future users.