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## 48 – 50 Brentmead Place, London, NW11 9LJ

### Design and Access Statement

Joint application for the Creation of new first and second floor levels at each house to create 3no additional flats at each property, total of 6no new flats. Provision of waste, recycling and bicycle storage areas.

July 2021

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## Table of Contents

<b>Introduction</b> .....	3
<b>Background and Planning History</b> .....	3
<b>Principle of Development</b> .....	4
<b>Scale</b> .....	4
<b>Proposal and Justification</b> .....	5
<b>Design and Appearance</b> .....	11
<b>Provision of Outdoor Amenity Space</b> .....	14
<b>Impact on Neighbouring Amenity</b> .....	16
<b>Flood Risk</b> .....	16
<b>Bio-diversity (trees, ecology and landscape)</b> .....	17
<b>Parking Provision</b> .....	17
<b>Bicycle Storage</b> .....	17
<b>Bin Storage and Handling of Waste</b> .....	19
<b>Conclusion</b> .....	20



## Introduction

This Design and Access statement is intended to support a full application for the creation of an additional first and second floor above the existing bungalow properties. The proposal seeks to renovate the existing bungalows into 2no two and a half storey detached properties which reflect the neighbouring dwelling houses to the south. Each of the properties will be subdivided into residential flats providing an additional 6no 1bedroom 2person flats with associated cycle storage and bin storage facilities. This application follows a pre-application advice request (App Ref: 20/0507/QCD) and follows pre app consultation meeting with the council for an almost identical scheme.

The Pre-app advice indicated that the council support the principle of additional floors at the properties and the development of additional flats in this location. The layout of proposed flats, the bin storage and bicycle storage was also considered to be acceptable.

To avoid repetition and regurgitation of details, this document only includes the relevant amendments to the Pre-app scheme in line with the planning officer's comments in the Pre-app report and should be read in conjunction with the previously submitted Pre-app cover letter.

This document contains a detailed description of the revised proposal and should be read in conjunction with the accompanying revised drawings produced by Goldsketch Studio Ltd.

## Background and Planning History

- A Prior Notification of Householder Extension Application for a *Single storey rear extension with a proposed depth of 7 metres, eaves height of 2.8 metres and maximum height of 3 metres* at 48 Brentmead Place London was submitted to the council on 22-Aug-2013, (Application Ref: H/03823/13). This application was deemed lawful and approved by the Council on 7-Oct-2013.
- A Prior Notification of Householder Extension Application for a *Single storey rear extension. Insertion of 1no door to side elevation. Extension to roof including side and rear dormers to facilitate a loft conversion* at 50 Brentmead Place London was submitted to the council on 8-Aug-2013, (Application Ref: H/03512/13). This application was deemed lawful and approved by the Council on 23-August-2013.
- More recently an LDC application for *Use of property as 7no self-contained flats* at 48 Brentmead Place London was submitted to the council on 17-Feb-2020, (Application Ref: 20/0854/191). This application was deemed lawful and approved by the Council on 10-Mar-2020.



- An LDC application for *Use as 7no self-contained flats* 50 Brentmead Place London was submitted to the council on 5-Dec-2019, (Application Ref: 19/6538/191). This application was deemed lawful and approved by the Council on 3-Feb-2020.

## Principle of Development

In the pre-app report, planning officers indicated their support to the principle of this development at the site, specifically expressing their support for the development of additional flats to the existing buildings. The report states “In terms of providing additional residential accommodation in existing buildings of flats, the proposed development would be acceptable in principle and comply with UDP Policies H1/2 and the principle of sustainable development in the NPPF.” The Planning Officers also indicated their support for the proposed layout of the flats and the bin bicycle storage solutions.

The revised proposal has given due consideration to the concerns raised by the planning officers in the pre-app report and presents a which is both policy compliant, sympathetic to the existing street scene and local character and financially viable for the applicants.

## Scale

Each of the properties are currently configured as seven self-contained flats, with 6no studio flats on the ground floor and an additional 2bedroom flat in the loft space of each of the properties. The proposal seeks planning permission to replace each of the first floor flats with 3no flats, resulting in the creation of an additional 4no flats. the creation of an additional 6no flats (3 at each property) comprising 2 x 1bedroom studio flats and a 1 x 1 bedroom flat resulting in a total of 18no flats across the two properties. The existing 2 bedroom flat in the loft space of each of the properties would be removed as part of the proposal.

The delegated officers report conceded that whilst the proposed extensions would result in an increase in height of the existing buildings to two-storeys plus additional rooms in the roof space, “the ridge heights of the proposed buildings would match that of the neighbouring property at No. 52. Given the siting of the properties at the end of the row of single-storey buildings, and the predominantly two-storey scale to the south-west, it is not considered that this increase in height by an additional storey in itself would be unacceptable.”

The overall scale of the development and number of proposed units has been scaled down in response to the comments of the planning officers in the pre-application report.

The total floor area of the proposed six proposed units is 293m<sup>2</sup>. The proposed first floor flats have been changed to studio units. The second floor loft flat has been changed to a 1bedroom flat.

The proposed new units at no. 48 Brentmead Place are

- Flat G (First Floor) studio flat – 40m<sup>2</sup>
- Flat H (First Floor) studio flat – 38m<sup>2</sup>
- Flat I (Second Floor) 1 bedroom 2 person – 50m<sup>2</sup>

The proposed new units at no. 50 Brentmead Place are

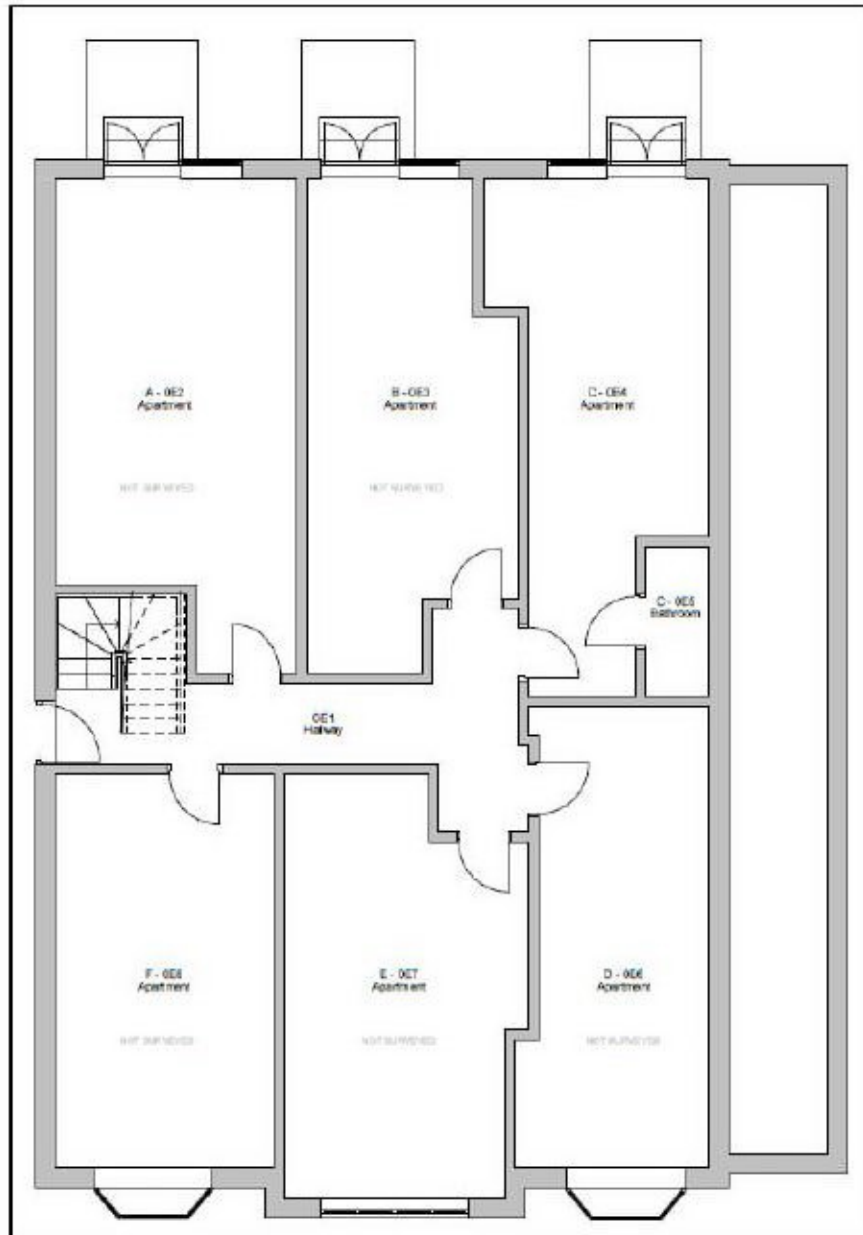
- Flat G (First Floor) studio flat – 39m<sup>2</sup>
- Flat H (First Floor) studio flat – 42m<sup>2</sup>
- Flat I (Second Floor) 1 bedroom 2 person – 50m<sup>2</sup>

Each of the proposed units complies with the nationally prescribed space standards for the respective units.

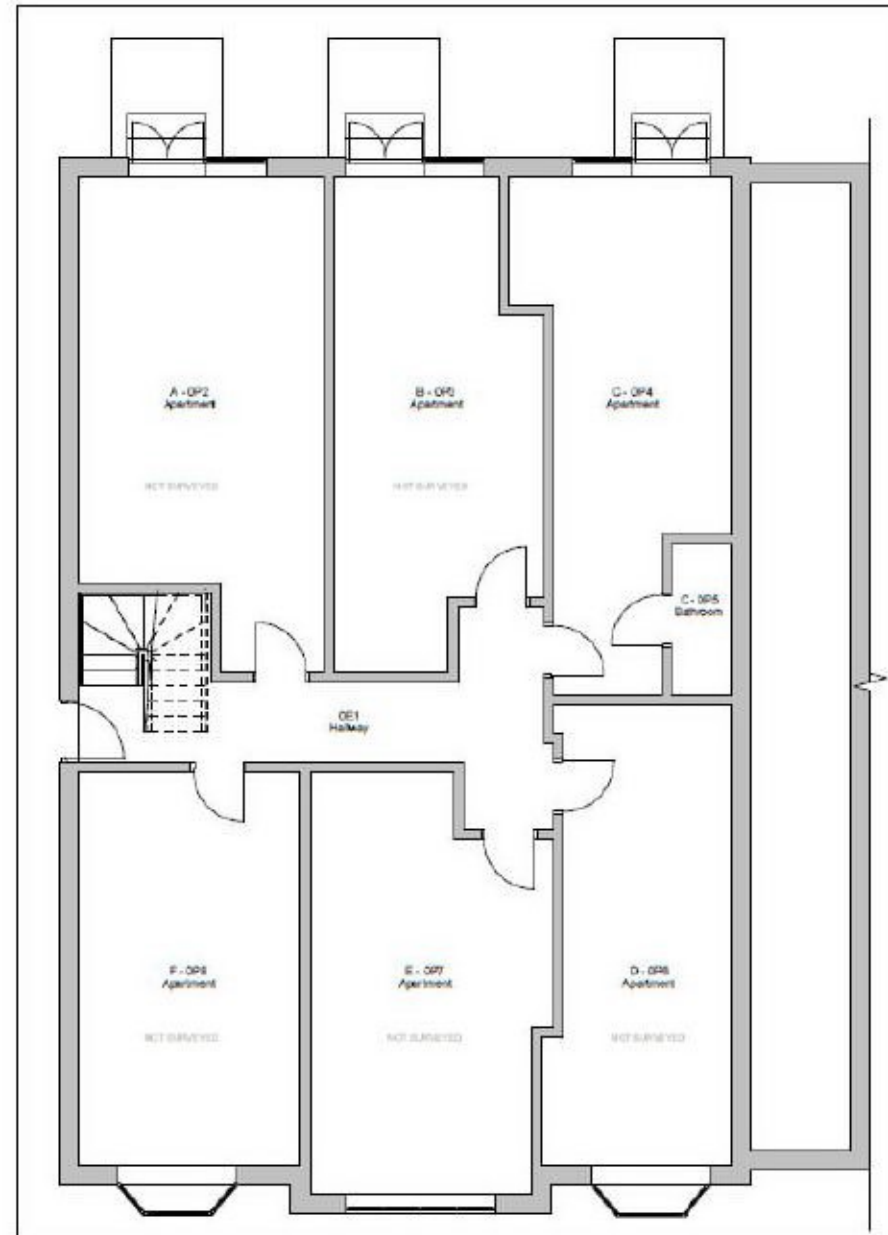
## **Proposal and Justification**

The ground floor of both of the properties will remain as existing without any alterations to the existing layout. No demolition works or extensions are proposed at ground floor level.





Existing ground floor plan - 48 Brentmead Place

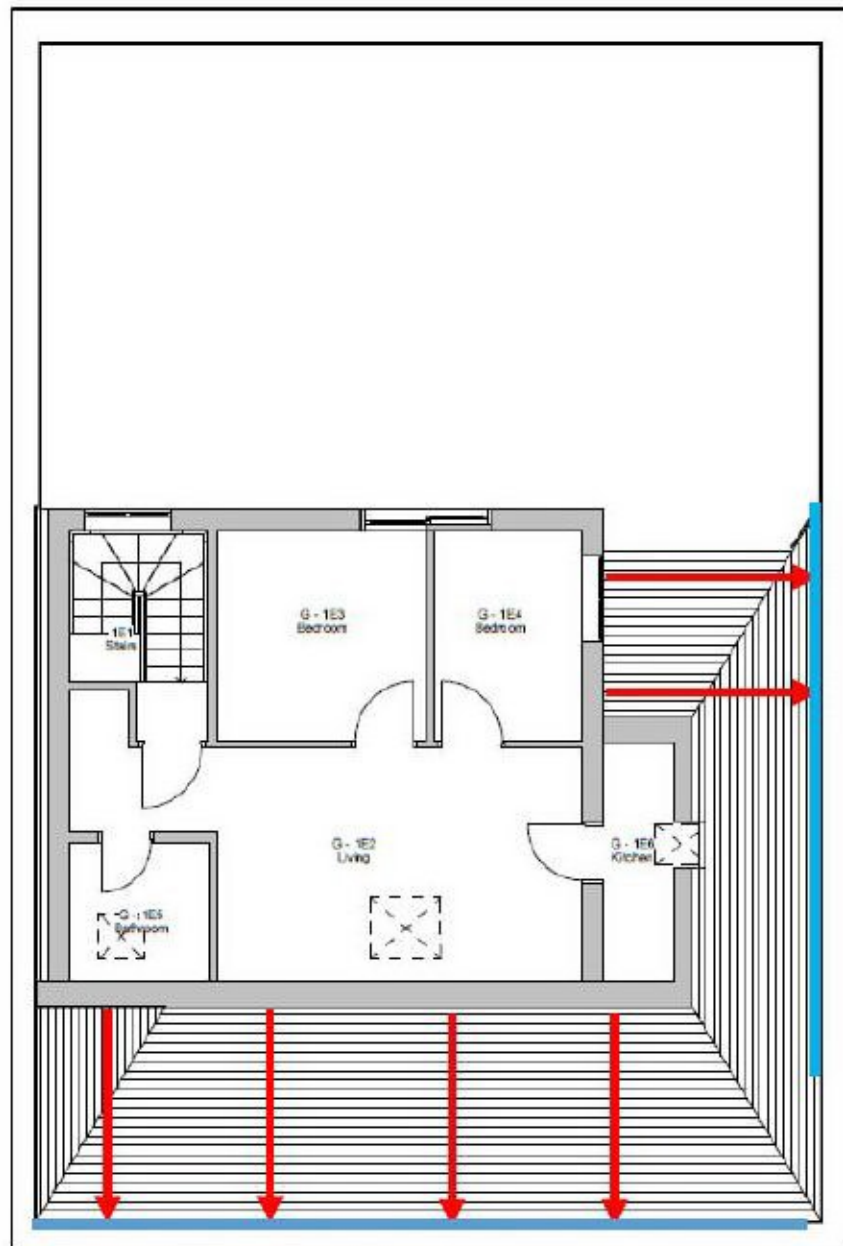


Proposed ground floor plan - 48 Brentmead Place

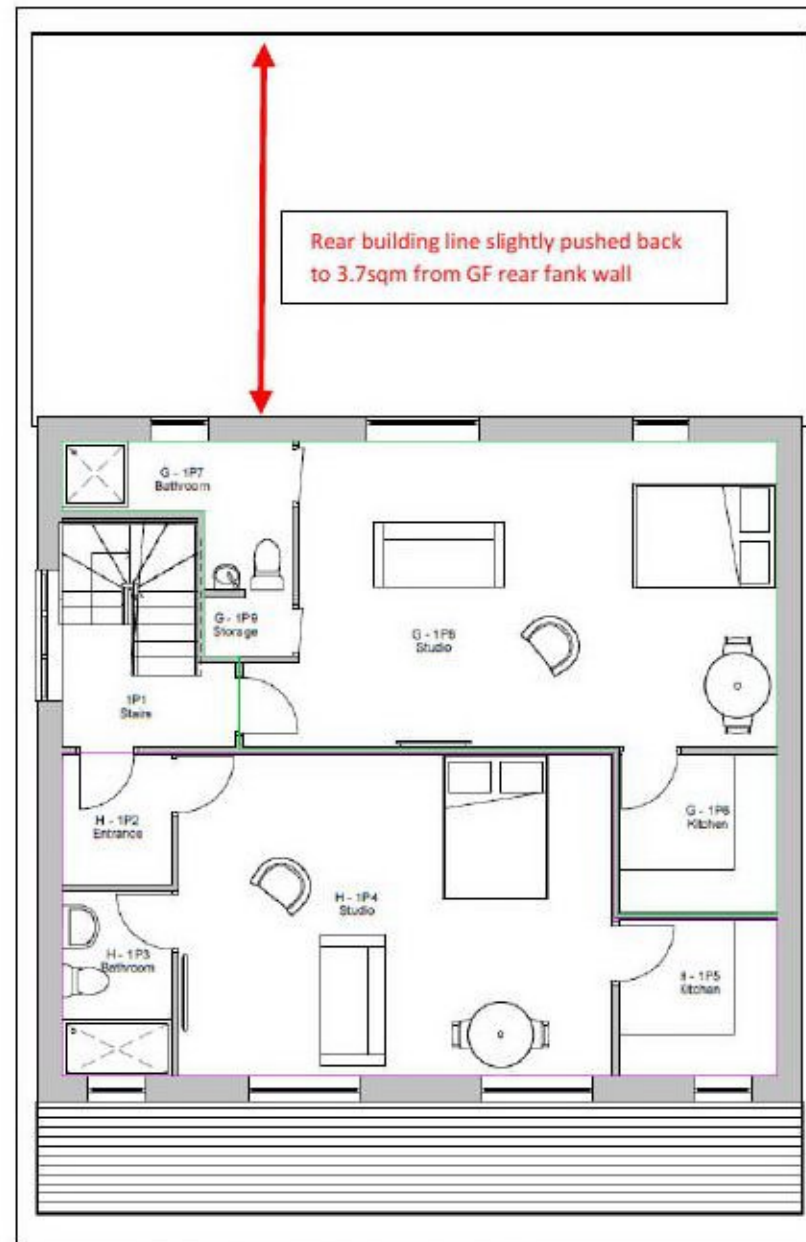
The majority of the works will be at first floor level and at second floor level within the proposed roof space. The first floor of the building will be extended slightly to the front of each of the properties although stepped back from the front building line of the adjacent property, no. 50 at first and second floor level. The side flank walls will line up with the existing side flank walls at ground floor level effectively creating a full first storey above the existing ground floor level.

The rear building line of the first floor will be extended slightly to the rear above the existing rear ground floor extension projecting slightly further than the existing rear dormer window as detailed in the table below. The increased Gross Internal Area at first floor level will allow for the creation of 2no 1bedroom studio flats within the first floor level at each of the properties.

Distance from rear face of dormer to the rear flank wall at GF level	No. 48	No. 50
Existing	6.35sqm	4.9sqm
Proposed	5.2sqm	3.75sqm



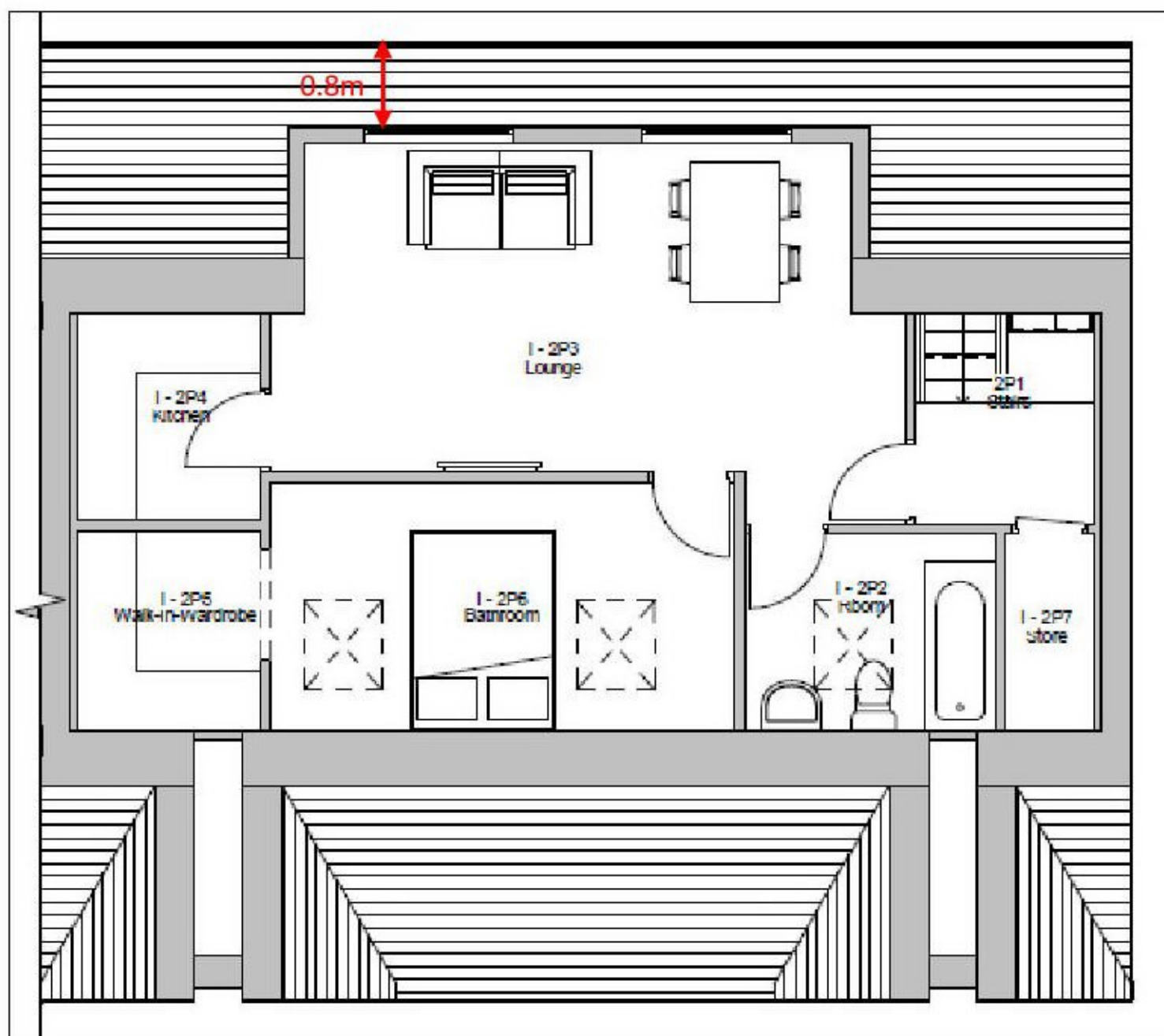
Existing first floor plan at no. 48



Proposed first floor plan at no. 48

Within the proposed internal roof space above the new first floor, a new second floor will be created allowing for the creation of a 1no 1bedroom flat at each of the properties. The internal minimum ceiling standards within the proposed roof space will be 2.5m for 75% of the respective second floors at each of the properties in accordance with Barnet's Sustainable Design and Construction SPD. The maximum internal roof space has been achieved through the incorporation of a large central roof dormers across the rear roof slope of each of the properties. The rear roof dormers will have a crowned roof form which is more in character with the proposed new roof at each of the properties. The proposed roof at no. 50 will have a slightly lower ridge height than the adjoining property at no. 52. The internal configuration at first floor level has been altered to create studio style open plan flats.





*Proposed second floor - Internal Roof Layout at no. 50*

### **Rear Roof Dormers**

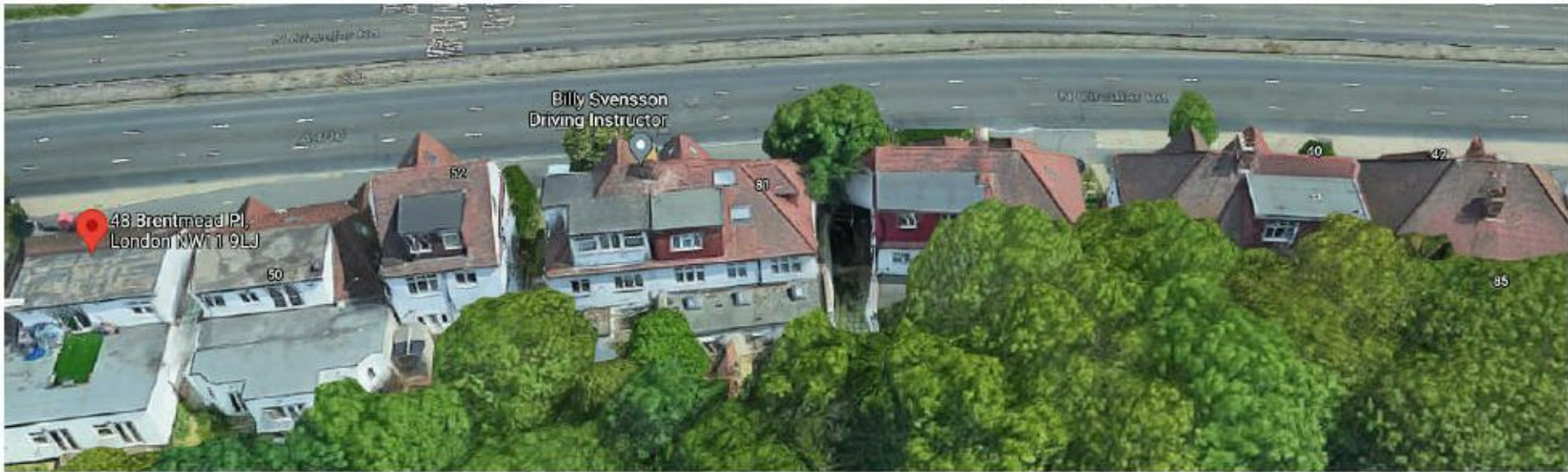
The proposed rear dormers have been redesigned and reduced in scale in the revised full application to ensure that they are proportionate and subordinate additions to the new roof. The roof dormers have been reduced to one large central dormer with a crowned roof form in each of the roof slopes. The proposed rear roof dormers will be 4.8m wide less than half of the width of the entire roof slope (which is 10.5m across) in accordance with the Residential Design Guidance. The depth of the rear roof dormer has also been reduced. The rear dormer at no 48 will be stepped back by 1.3m from the edge of the roof at first floor. The rear dormer at no 50 will be stepped back by 0.8m from the edge of the roof at first floor.

It is of material consideration that the existing bungalows benefit from large PD rear extensions at first floor level across the majority of the existing rear roof slopes. The existing rear roof dormers are arguably disproportionate additions to the scale of the existing properties. The proposed arrangement of a large central rear dormers across the rear roof slopes of each of the properties will be a vast



improvement over the existing dominant rear roof dormers at each of the properties which stretch across more than half the width of the existing roof slopes and appear as bulky and disproportionate additions to the existing bungalows.

In any case, dormers of this scale are a common feature of the properties along Brentmead Place, with a large percentage of the nearby properties benefitting from prominent rear roof dormers at second floor level which span the full width of their respective roof slopes. See for example, no's 54, no. 56, no. 58, no. 64, no. 72 and no. 74 Brentmead place, all of which feature larger more prominent full width roof dormers. Larger rear dormers are clearly characteristic of properties within this location and the proposed rear roof dormers will be in keeping with existing development form and character of the surrounding properties and should be acceptable.



Google Aerial view picture showing the prominent large roof dormers on the rear roof slopes of the nearby neighbouring properties.



Existing rear elevations showing existing dominant PD roof dormers across the majority of the roof slopes.

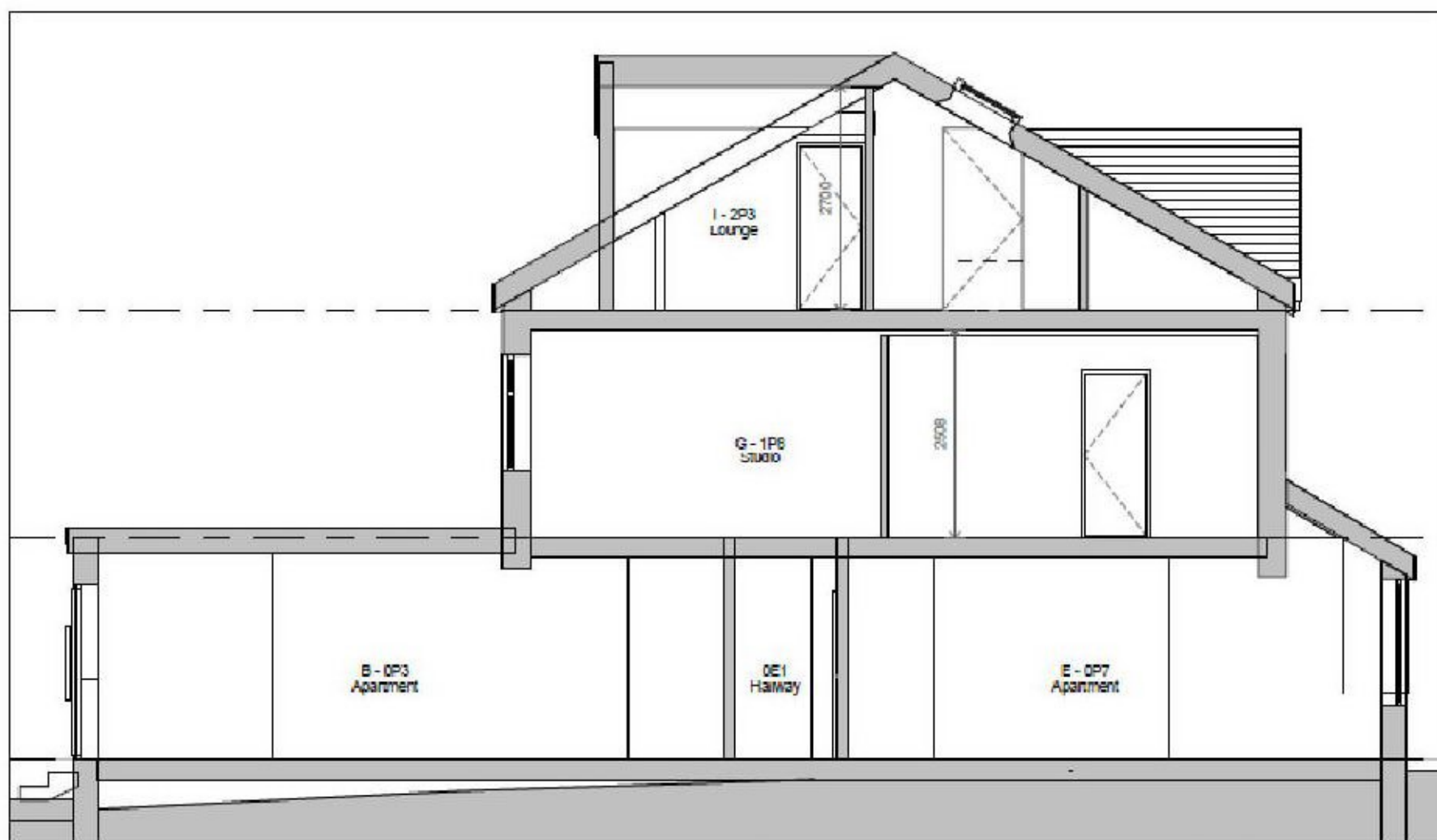


*Proposed rear elevation of no.48 with smaller central rear roof dormer in the middle of the roof slope.*



*Proposed rear elevation of no.50 with smaller central rear roof dormer in the middle of the roof slope.*





*Proposed Section Plan at 48 Brentmead Place showing internal head height of 2.595m at second floor level.*

## Design and Appearance

The properties have both been designed as detached dwellings however given the position of no.50 directly adjacent to the side gable wall at no. 52, the properties appear as virtually semi-detached. The revised design (which disconnects the two properties) has resolved any concerns raised by the planning officers in the pre-application report of a terracing effect that would have resulted from the submitted Pre-app scheme. The proposed dwellings do not appear as terraced and do not detract from the character of the street scene.

The proposed design and appearance of the properties has been designed to reflect the form, scale, character and appearance of the existing two storey detached and semi detached properties further along the street. The front elevation of no. 50 draws direct reference in terms of its architectural appearance from the neighbouring property at no. 52. This includes front gable end roof projections, set back from the front building line but built in line with the existing gable roof projections at ground floor level, a white render finish, velux roof lights in its front roof slope and reddish/brownish roof tiles. The design and appearance of the proposed extensions at no. 48 have been designed in conjunction with the extensions at no.50 and the properties will be very similar to one another in scale, appearance and character creating a uniform symmetrical design across both of the properties.



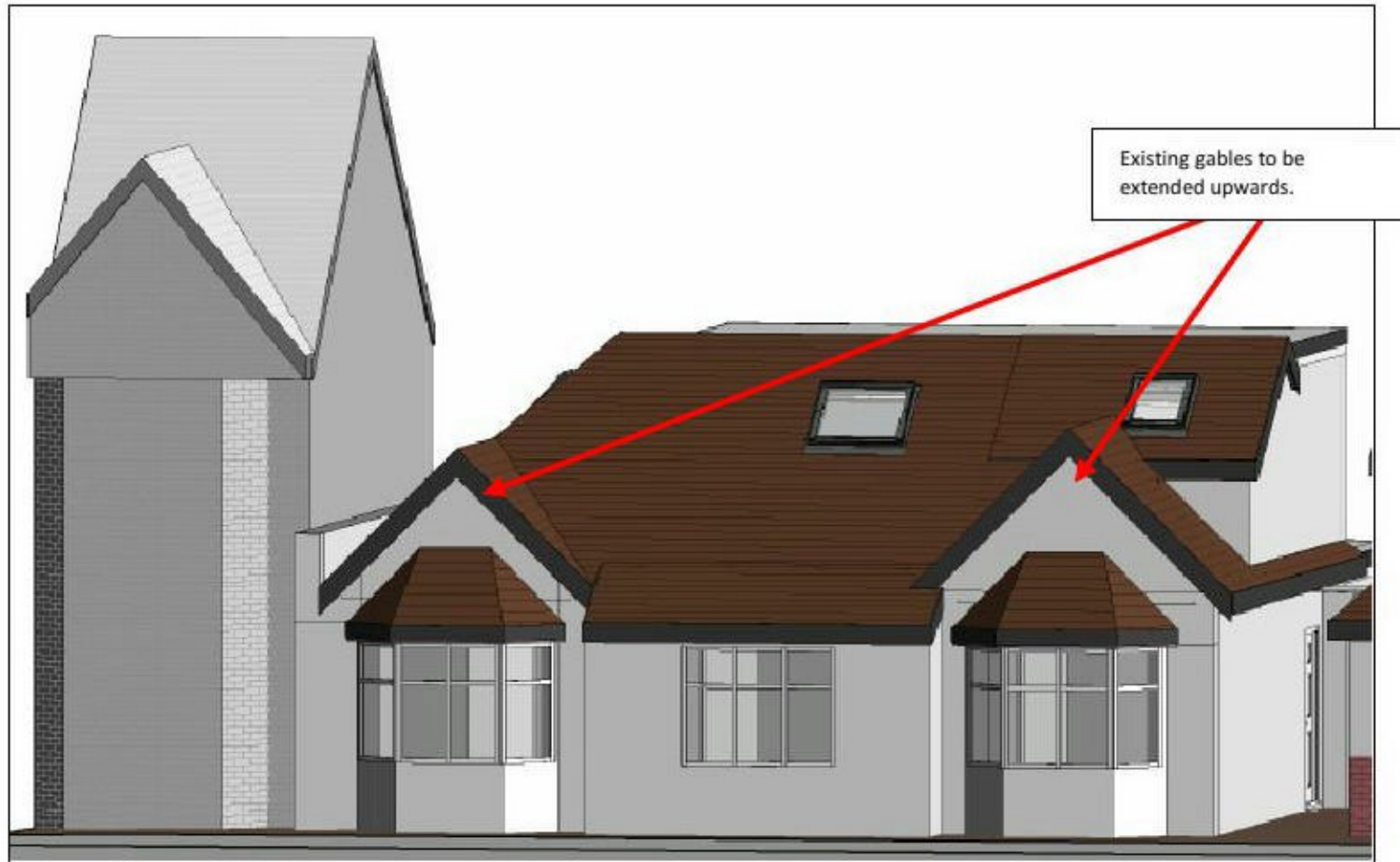


*Google street view picture showing the character and appearance of the neighbouring property at no. 52.*

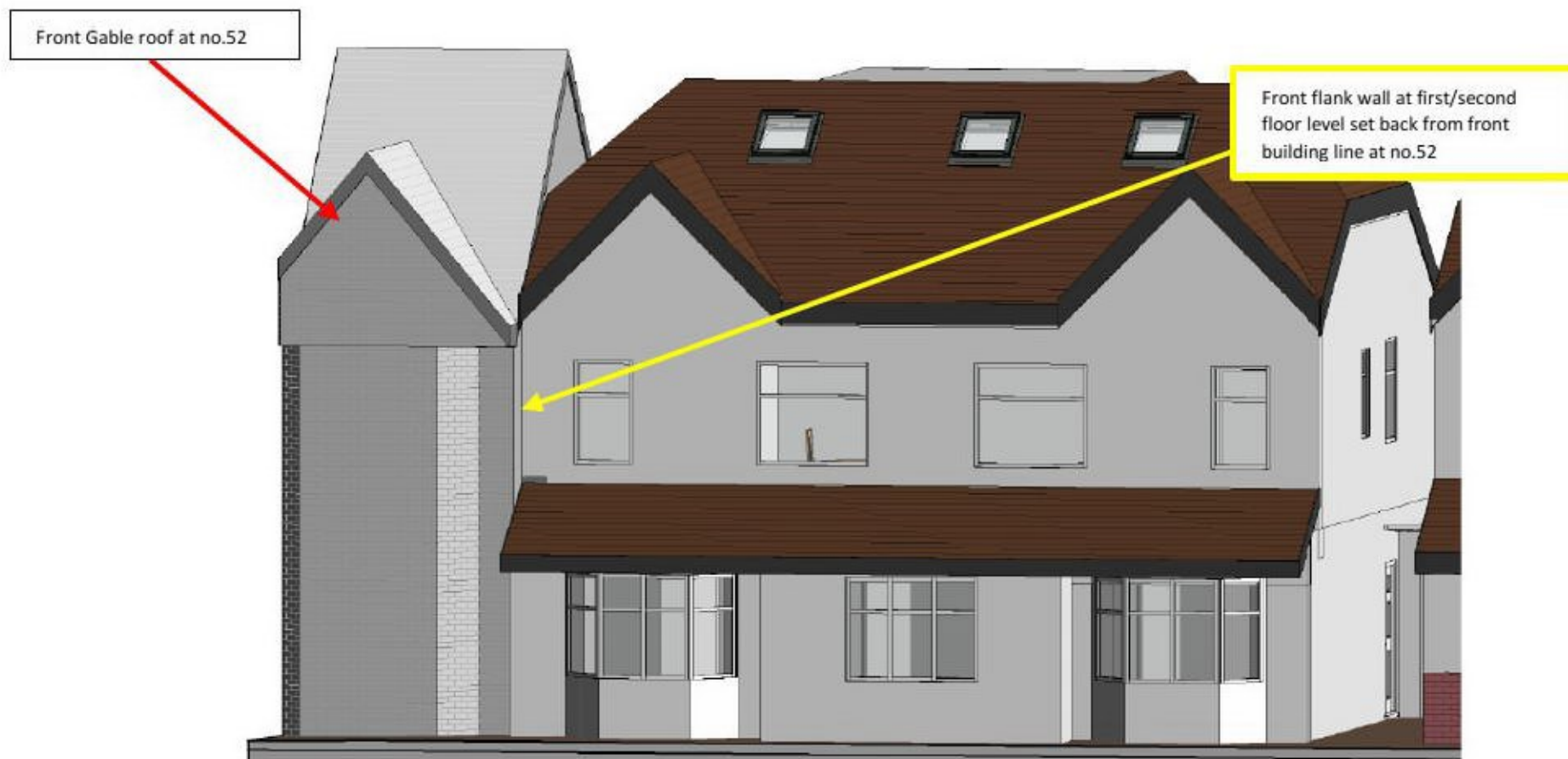
The Pre-application report commented that “Given the relationship of the existing building at No. 50 with the adjacent neighbouring property, with the front building line being significantly forward of the neighbouring property’s, it is considered that an upward extension of this building as currently proposed would result in an awkward relationship that would be detrimental to the streetscene and appearance of the existing buildings.”

The proposed front building line of the property at ground floor level will remain as existing and is an established element of the existing street scene. This is set forward from the front building line of the neighbouring property at no. 52 by approximately 1.2m. The proposed first and second floor extensions will be set back by 0.4m from the front flank wall at no. 52, (1.6m from the existing front building line of the property at ground floor level). The proposed set back at first and second floor level from the front flank wall at no. 52 precludes the concerns raised by the planning officers with regards to the relationship of the properties (particularly no.50) to the neighbouring dwelling at no.52 and the impact of the additional floors on the street scene and appearance of the buildings. The proposal has retained the same building form and appearance of the existing bungalow with the existing set back gables extending directly upwards thus preserving the existing building form and appearance of the host property. This design choice is also in keeping with architectural style of the neighbouring dwelling at no. 52. The existing roofs above the front bay protrusions at ground floor level will be replaced with a single mono pitched above all three bays as shown in the proposed 3D front elevation picture below.





Existing 3D view of no. 50 showing existing gable front protrusions.



Proposed 3D view of no 50. showing gables extended upwards in keeping with the existing front gable roof at no 52.

The proposed front building line of the first and second floors will be stepped back by 1.6m from the existing front bay protrusions at ground floor level slightly stepped back (0.4m) from the front building line of the neighbouring property at no. 52. The upwards extensions will not infringe on any of the 45 degree angles of the front windows at no. 52 and will not result in overshadowing to the neighbouring property.



Notwithstanding the above, this concern is only relevant to the proposed upper floors at no.50. The property at no. 48 will be mostly detached with no building currently present on its western side and a small lean to between no. 48 and no.50 in the passage between the two buildings. Given that the properties are being developed together, the building line of the upper floors at no. 48 will be built in line with the upper floors at no.50 creating a symmetrical and uniform relationship of the two properties.

### **Side Gables and Amended Roof Form**

The Pre-app application report further commented that “the creation of new side gables to each flank at first floor level would be out of keeping with the established local character.” The planning officers recommended that any extensions at first floor level incorporate a pitched roof design. In response, the revised proposal includes a half hipped chamfered roof pitch on either flank wall of the properties avoiding the creation of new gables to each side flank wall. It is anticipated that this roof form design will be more in keeping with the established local character as defined by the planning officers.



*Front 3D Elevation of both properties showing the half-hipped roof pitch on either flank wall of both properties.*

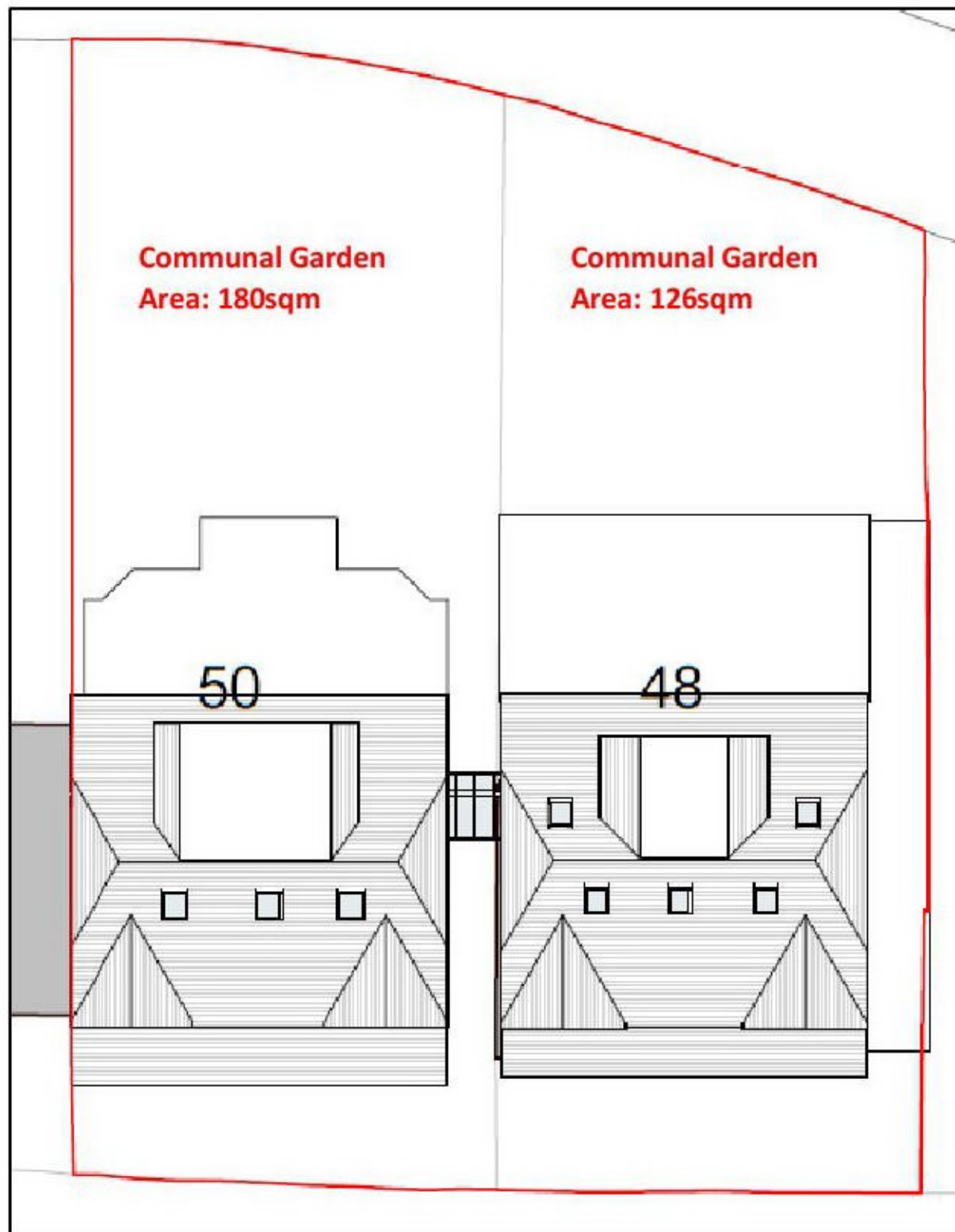
### **Provision of Outdoor Amenity Space**

The proposal includes the provision of a large shared communal garden area to the rear of each of the properties which will provide outdoor garden amenity space for the existing 6no studio flats at ground floor level and the additional 3x proposed units. The required minimum provision of outdoor amenity space is 5sqm per habitable room (with rooms exceeding 20sqm in floorspace being counted as 2no



habitable rooms). The proposal's compliance with the required provision of outdoor amenity space for each of properties is shown in the table below:

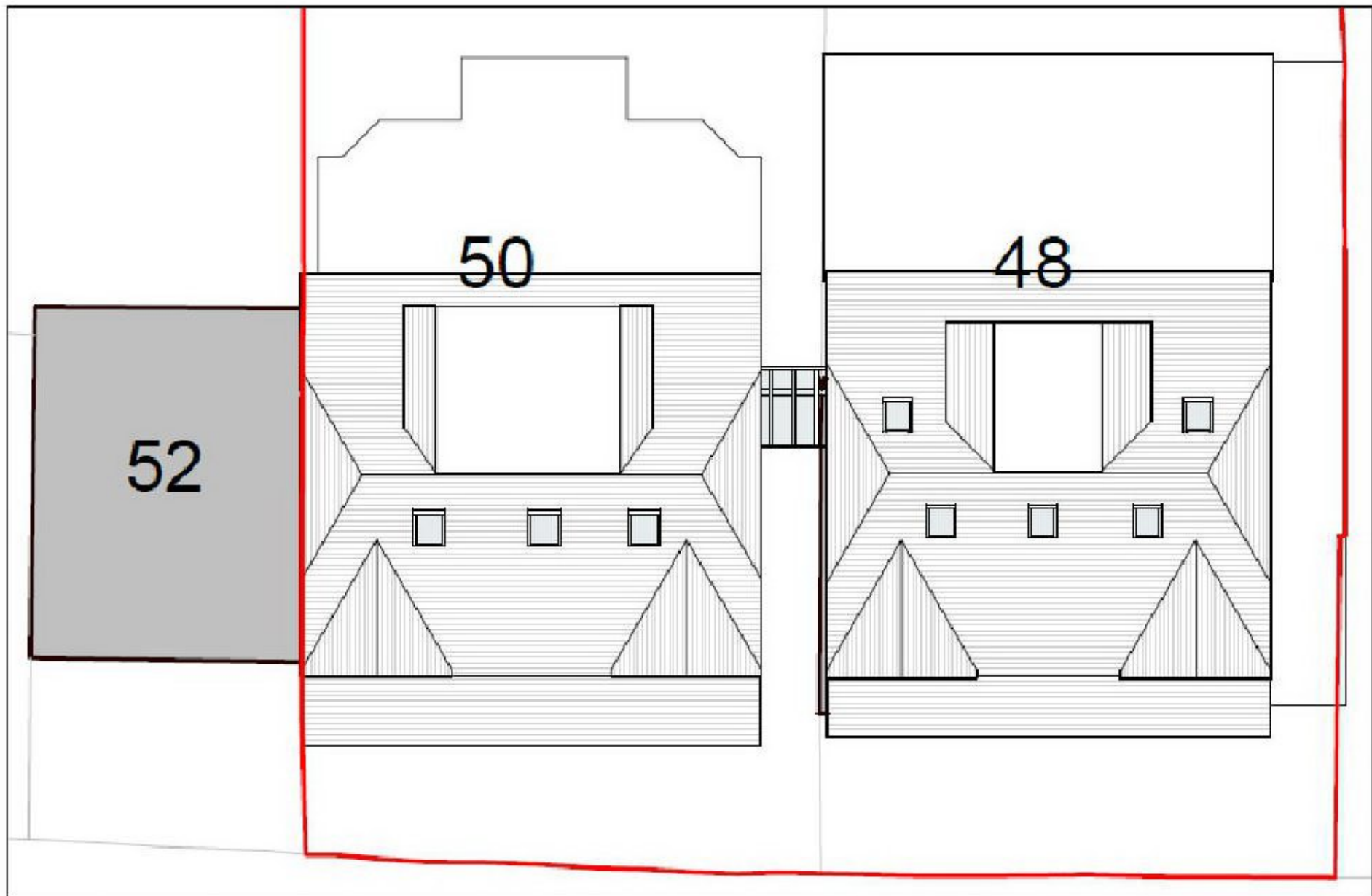
	<b>No. 48 Brentmead Place</b>	<b>No. 50 Brentmead Place</b>
Existing studio Flats x 6 in each property. (Approx. 20sqm in each studio)	60sqm (10sqm per studio)	60sqm (10sqm per studio)
Proposed studio flats x 2 in each property	20sqm (10sqm per studio)	20sqm (10sqm per studio)
Proposed 1bedroom flat (2 Habitable Rooms)	10sqm	10sqm
<b>Total Required Space:</b>	90sqm	90sqm
<b>Existing/Proposed Amenity Space:</b>	126sqm	180sqm



*Proposed site plan showing the communal outdoor garden amenity space to the rear of each of the properties.*

## Impact on Neighbouring Amenity

The proposed rear extensions at first floor level will extend slightly further than the existing rear building line at first floor level of each of the properties. Whilst the rear flank wall at first floor level will protrude slightly further than the existing rear building line of no. 52, the proposed extensions will not result in any loss of light, outlook or overshadowing to the neighbouring windows at no. 52 and will not impact on any 45-degree angle line of vision from neighbouring habitable room windows.



*Excerpt from Site Plan showing the proposed rear building line of no. 50 and no.48 in relation to the rear building line of no.52.*

## Flood Risk

The Pre-app report highlighted the properties position along the side of the River Brent within a flood zones 2 and 3. Given the properties proximity to the River Brent, the property is classified as having a medium/high probability of fluvial flooding. A flood risk assessment from What's the Flood Risk WtFR, has been commissioned. The flood risk consultants have provided us with a Validation Flood Risk Assessment to allow for the application to be validated. The full Flood Risk Assessment will be submitted to the council upon receipt. Any flood risk mitigation measures identified by the flood risk assessment will be incorporated within the revised development scheme at a later stage.



It should be noted that the proposal does not include any alterations to the existing ground floor of the property. The proposal is limited to upward first floor extensions and internal roof conversion works. As such, it is not anticipated that the risk of flooding will be increased by the proposal.

### **Bio-diversity (trees, ecology and landscape)**

A preliminary bat roost assessment and Preliminary Ecological Appraisal report assessing the likelihood of wildlife in this site have been commissioned from ROAVR Environmental Group. Please find a copy of the Preliminary Ecological Assessment of the site included with the application package. The PEA includes an Evaluation of the potential impacts to protected species and habitats, and any proposed mitigation approaches where deemed necessary.

### **Parking Provision**

The site has a PTAL rating of 4 and sits adjacent to the North Circular Road (A406), which is part of the TFL road network. The site has excellent access to a number of public transport links including nearby bus stops and underground tube stations within less than a 10 minute walk of the site.

Within the application site itself, the front hardstanding areas to the front of the properties (adjacent to the North Circular) accommodates up to four car parking spaces (parked horizontally parallel to the host properties) which whilst it is acknowledged that these spaces will not offset the full requirement for parking provision for the proposed flats, given the highly accessible location of the properties, it is not considered that the usual requirement for one/two spaces for each of the flats will be required.

Moreover, the majority of the flats will be occupied as a one bedroom studio flats. It is anticipated that the majority of future residents of these flats will not be car owners.

The site is also conveniently located directly across the road from the nearest Enterprise Car Club Collection point at Easybus House, North Circular Road, NW10 7XP with several other shared car club schemes operating in the immediate area.

### **Bicycle Storage**

The provision of bicycle storage for the proposed flats will be located within the communal garden areas to the rear of each of the properties as shown on the site/block plan below and attached. Residents will be able to wheel their bikes into the rear garden areas via the shared entrance way in between the two properties which will also have an access door to the rear of the lean to section (to be used by the residents of the upper floor flats to gain access to the shared communal garden area) leading to each of



the communal garden areas. Pathway for bicycles to be wheeled between the buildings is indicated by purple arrows on the site/block plan below. The proposed bicycle storage will be 'Lutton Budget Cycle Shelter', a Traditional style cycle shelter with space for 10 bikes as shown below.



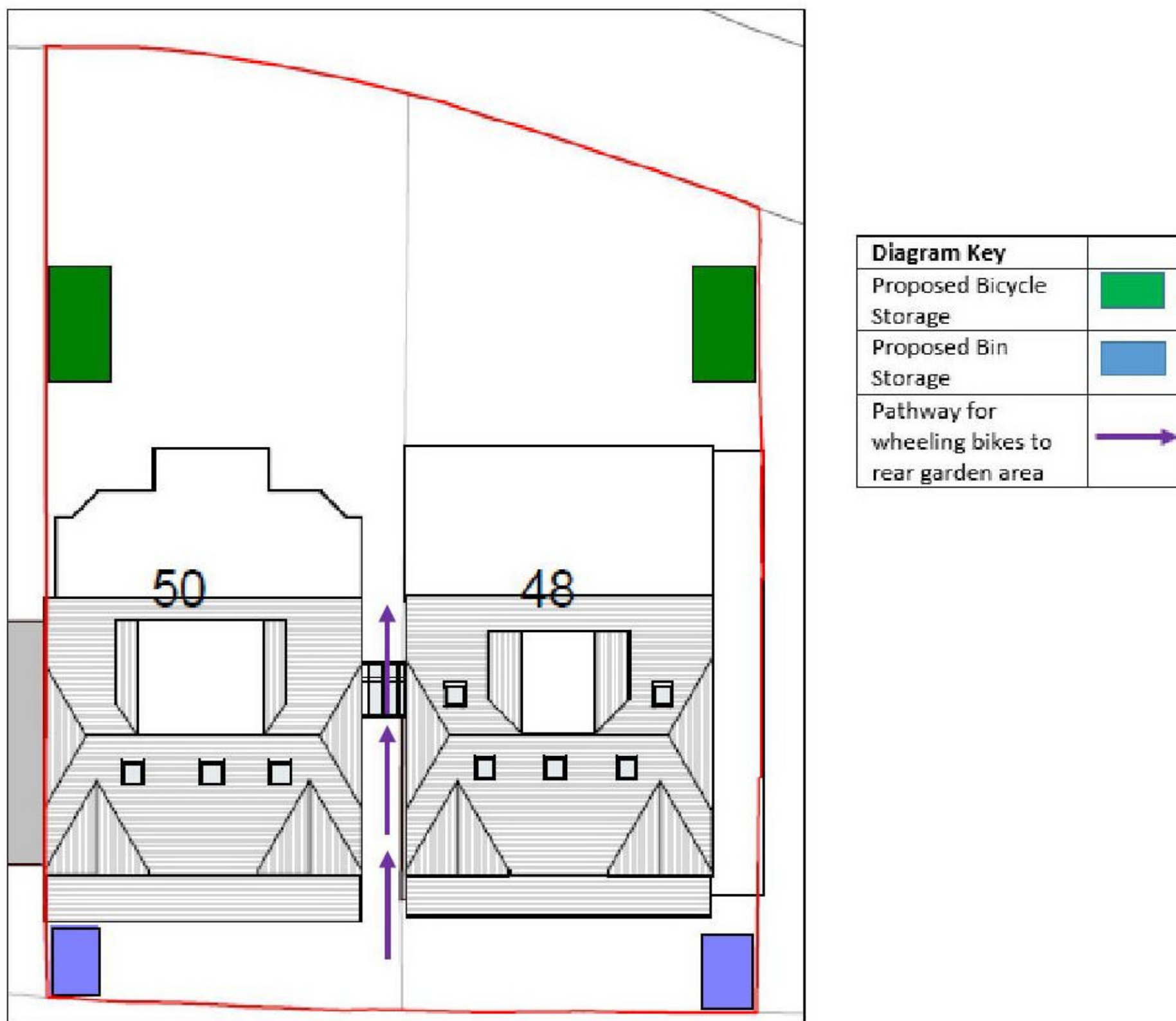
*Lutton budget bicycle shelters with bicycle parking/storage space for up to 10 bikes.*

One of these shelters will be installed in the rear garden areas of each of the properties providing a total of 20 bicycle parking spaces (10 for each property) as per the London Plans minimum cycle parking standards Table 6.3. These cycle shelters are available to be purchased from

[https://www.nobutts.co.uk/Cycle-Shelters-Storage/Cycle-Shelters/Lutton-Budget-Cycle-Shelter?pl=STD&ccv=Y&utm\\_source=bing&utm\\_medium=cpc&utm\\_campaign=Shopping&utm\\_term=4576167396748794&utm\\_content=Cycle%20Shelters](https://www.nobutts.co.uk/Cycle-Shelters-Storage/Cycle-Shelters/Lutton-Budget-Cycle-Shelter?pl=STD&ccv=Y&utm_source=bing&utm_medium=cpc&utm_campaign=Shopping&utm_term=4576167396748794&utm_content=Cycle%20Shelters)

The rear garden areas at each of the properties comprise a large open area which has sufficient space to accommodate the provision of a large bicycle storage shed to accommodate the required bicycle storage sheds for the proposed flats.





Proposed site/block plan showing the location of the proposed bicycle and bin storage areas.

## Bin Storage and Handling of Waste

The proposed bin storage enclosure for the proposed flats will be located to the far sides of the respective hardstanding areas (adjacent to the northern site boundary at no.48 and the southern site boundary at no.50) at the front of each of the properties as per the accompanying bins and bicycle storage plans. The bins will be brought forward to the road side for collection on designated collection days. The bin storage enclosure will be a gated, sheltered structure with natural ventilation. An example of the style of bin storage enclosure which the applicants will consider is shown below. This storage shelter is a 'VidaXL Quadruple Garbage Bin Shed Anthracite 286x81x121 cm Steel' and is available in various sizes. Available to be purchased from <https://www.vidaxl.co.uk/e/vidaxl-quadruple-garbage-bin-shed-anthracite-286x81x121-cm->

steel/8719883811376.html?gclid=CjwKCAjwr56IBhAvEiwA1fuqGiZPQGERI4hYPkR-  
p7dXkQFmhhybQcGvrUznwjquHq26bSvXYyeyoxoCNA4QAvD\_BwE



*Example of proposed bin storage enclosure*

## Conclusion

This revised proposal is smaller in scale than the previously submitted Pre-app scheme presenting a reduced overall proposal which seeks to convert the roof space at the existing properties to create 2no. studio flats at first floor level and a slightly larger 1bedroom flat at second floor level within each of the properties. The revised proposal has given due consideration to the comments of the planning officers in response to the pre-app scheme and seeks to create a revised scheme which is both viable for the developers and policy compliant. The proposal has been significantly altered in terms of its design and appearance with an emphasis on being sympathetic to and fitting in with the established character of the street scene and ensuring that the proposed dwellings have a complimentary relationship to the adjacent dwelling house at no. 50 Brentmead Place.

The site is located on the border of Golders Green and Hendon in close proximity to all local amenities. There is a high demand for smaller one bedroom flats within this area as indicated by the large amount of dwelling houses already converted to smaller flats along the strip (See the Valuation Officer Agency Council Tax List). The site has excellent access to public transport, local employment opportunities and nearby community facilities.



The proposal is a good example of positively increasing development capacity of already developed land within the borough. The site is in a highly sustainable location which supports an optimised housing density in a well-connected location. The site's unique characteristics and prime location make it an ideal opportunity for an increased amount of dwellings.

We trust that you will find this proposal acceptable and grant approval accordingly. Should you require any further information, please do not hesitate to contact me at [office@eatownplanning.co.uk](mailto:office@eatownplanning.co.uk) or 0330 221 0449.



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