



2 SUMMIT CLOSE  
DESIGN AND ACCESS  
STATEMENT



## 0 PRIOR APPROVAL NOTIFICATION FOR HOUSE HOLDER EXTENSION

As part of the development and design of this proposal an application for prior approval notification for house holder extension was submitted to Barnet Council Planning Division (21/5211/PNH).

The documents that were submitted for the prior approval notification can be found in appendix A of this report.

The prior approval notification was refused since the proposed extension would have projected off the side wall and for the prior approvals to be lawful, the rear extensions needed to project off the property's original rear wall. Therefore, we were advised to submit the planning application for the scheme.

The proposal remains as single storey rear extension with a proposed depth of 5.4 m from original rear wall, maximum height of 3.9m and eaves height of 3m.

Another difference between the previous proposal and the current proposal is the omission of the loft conversion.

We have developed the rear extension further, making sure that the scale, size and massing conforms with the properties in the surrounding area.



## 1 USE

The proposal is for a rear garden ground floor extension to an existing 1950s semi-detached house. The house is currently used for residential purposes and will continue to be used for this purpose.

The house has an existing ground storey rear extension roughly 1.8 metres deep and was built around 1970s.

The family has 2 growing children who will need their own spaces relatively soon in the future. Furthermore, due to the pandemic, both parents are considering to be working from home for the foreseeable future. The house needs to accommodate many functions for the family to live comfortably under one roof.



Above: Image from Google Maps showing Summit Close.

Right: View of Summit Close.

No. 2 is outlined in red.





## 2 AMOUNT

The proposal is to increase the size of the current rear garden extension to accommodate a new kitchen and dining room which can response to the growing family needs.

The house is currently one residential unit, and the proposal will not change this.

Below: Image from Google Maps showing the massing of the rear extensions of the houses on Summit Close. No. 2 outlined in red.

Neighbouring extensions varies in sizes and in characters therefore there is no clear typology to what kind of extension should be built in the area.

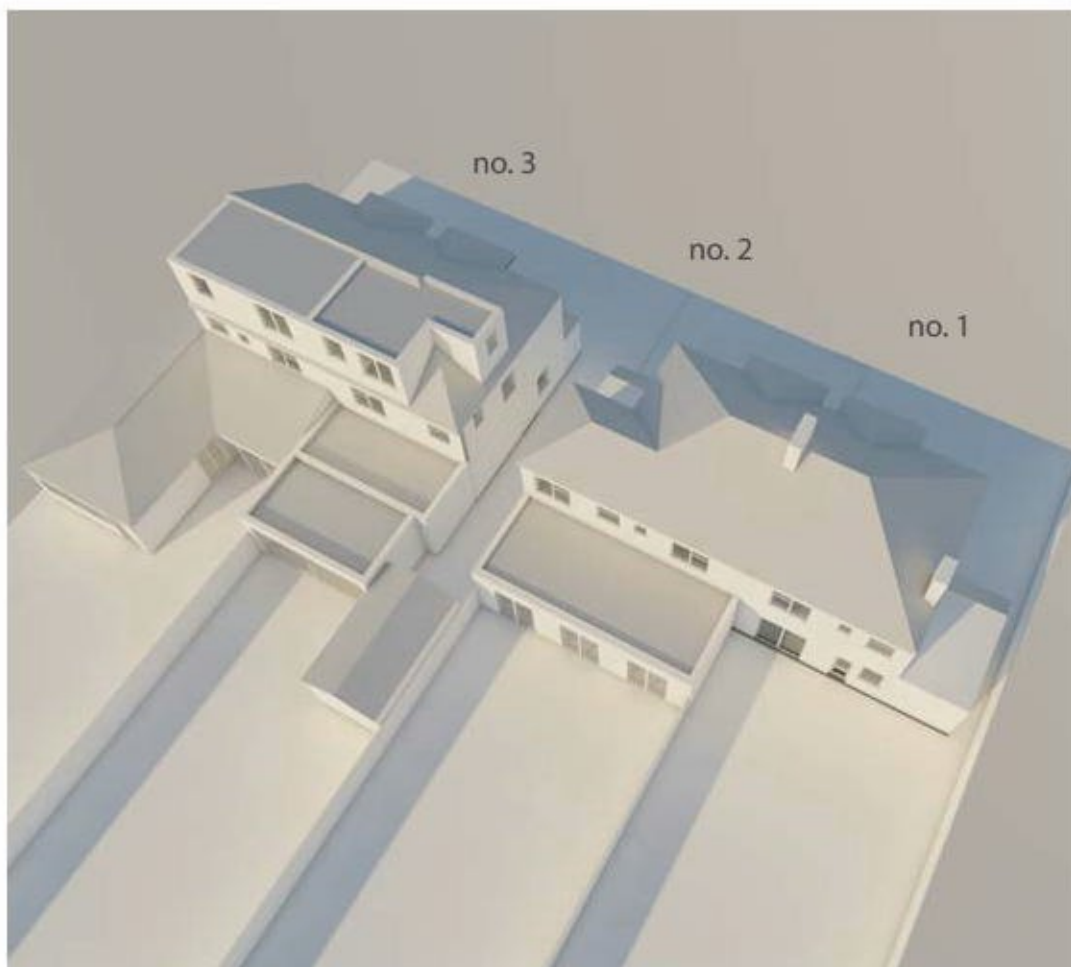




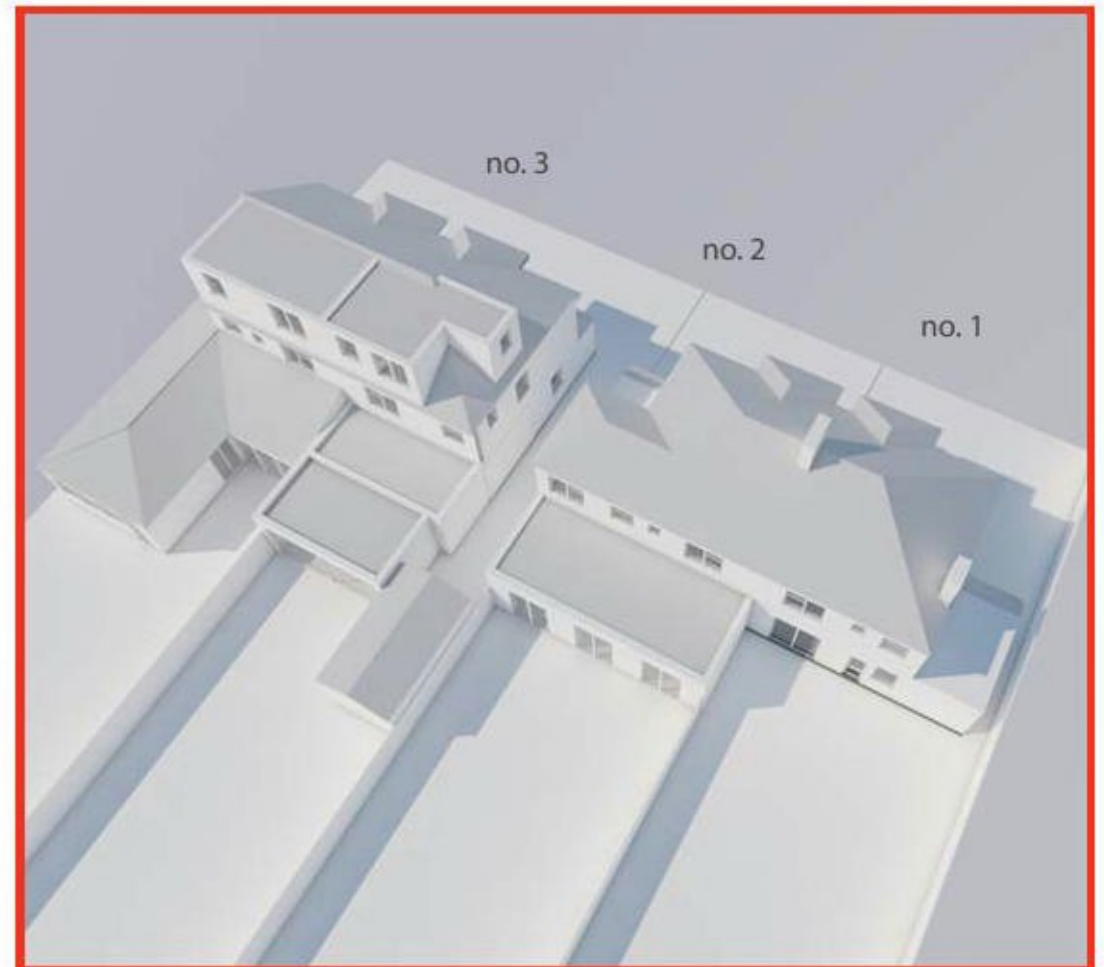
We initially followed Local Plan SPD (chapter 14.21) and created full width extension with depth of 3.5m. Then we have modelled to test the impact of our new extension against the neighbouring property no. 1 Summit Close. The shadow studies below show the result. The image at 9am shows the new extension cast shadow on No.1.

Considering the impact onto no.1 Summit Close, the proposal off-set the extension volume approximately 2m away from the site boundary to allow ample space between the neighbouring properties. We followed SPD chapter 14.25 to propose the suited extension to the application site.

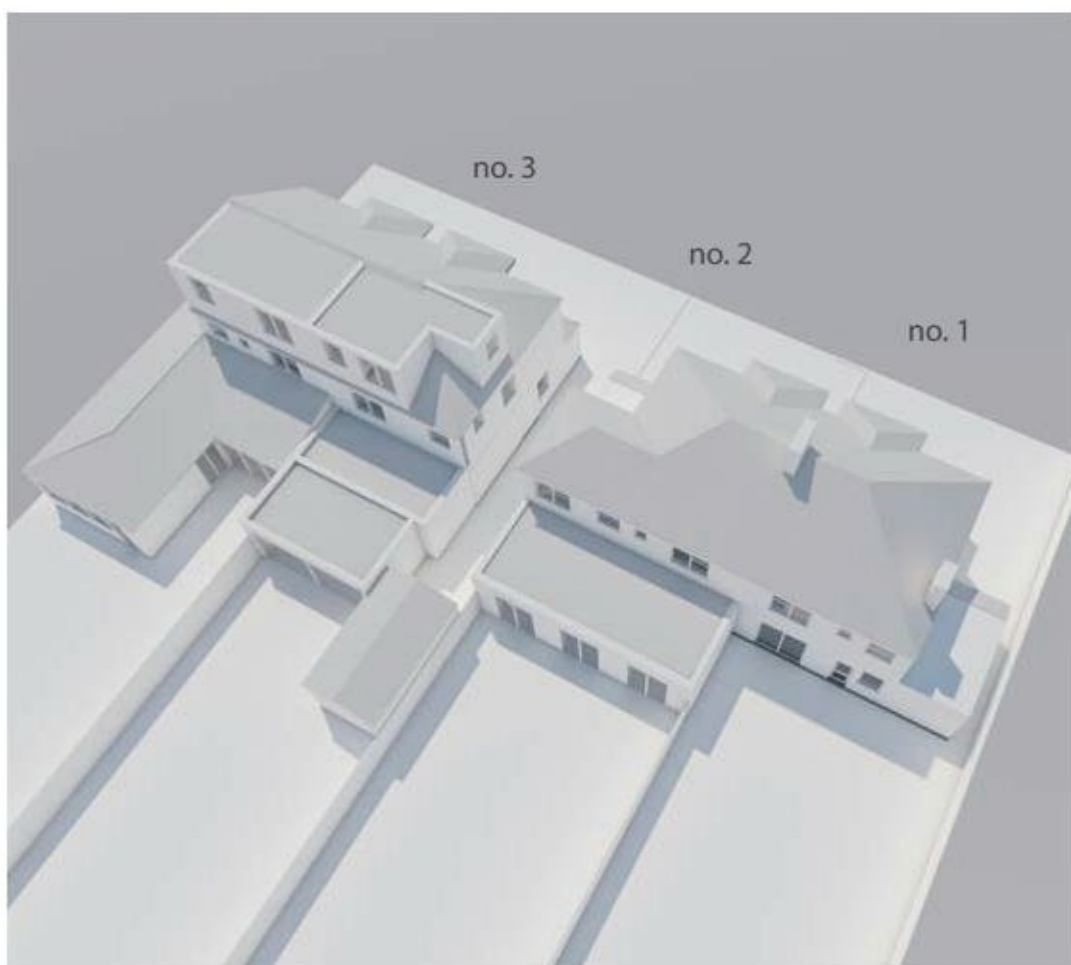
#### 3.5 M FULL WIDTH EXTENSION



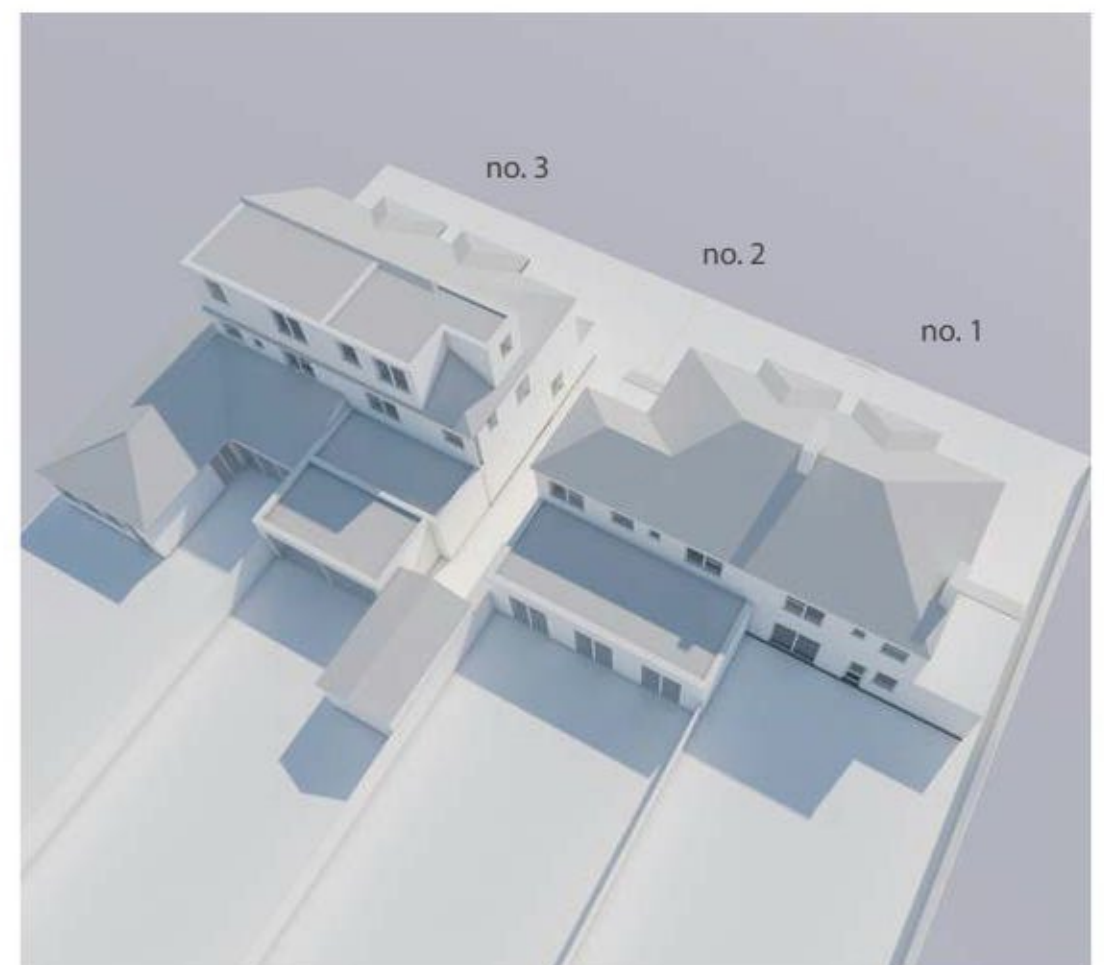
At 6am



At 9am



At 12pm



At 3pm

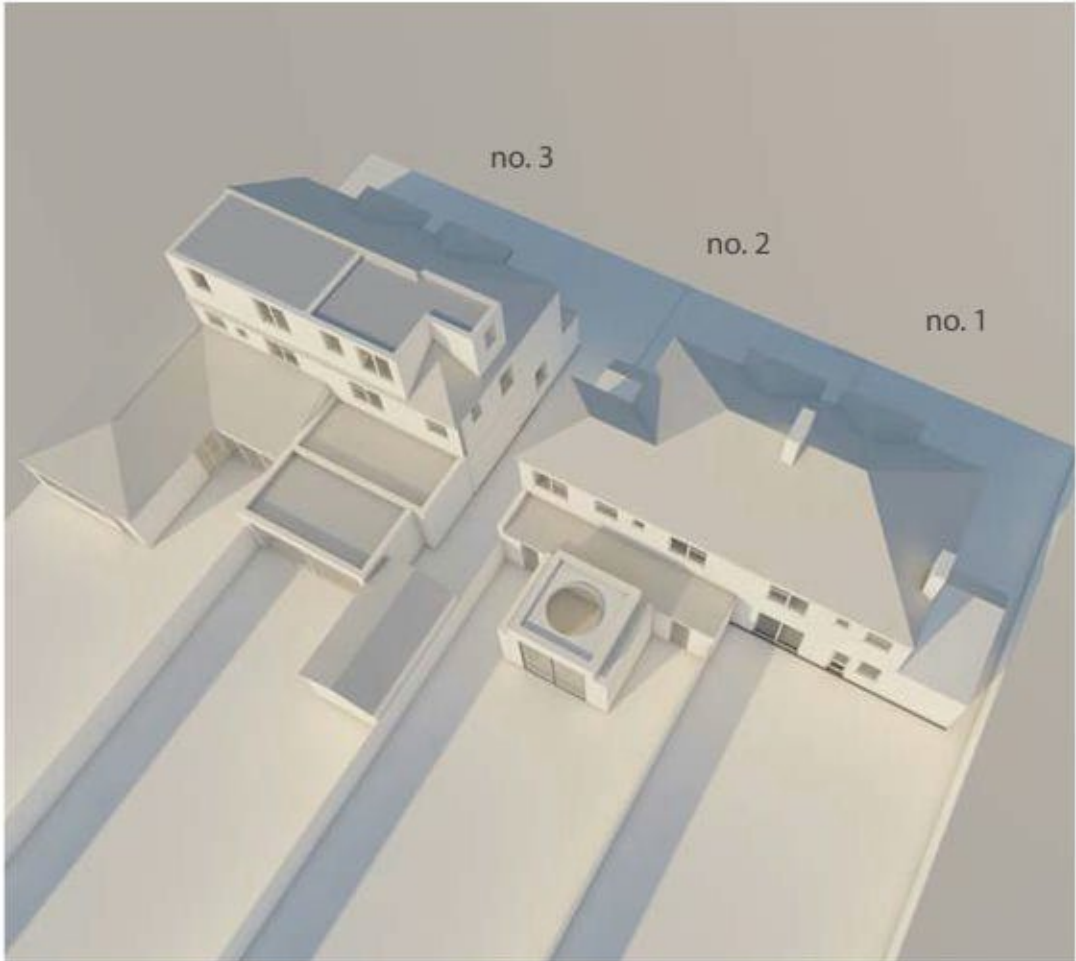
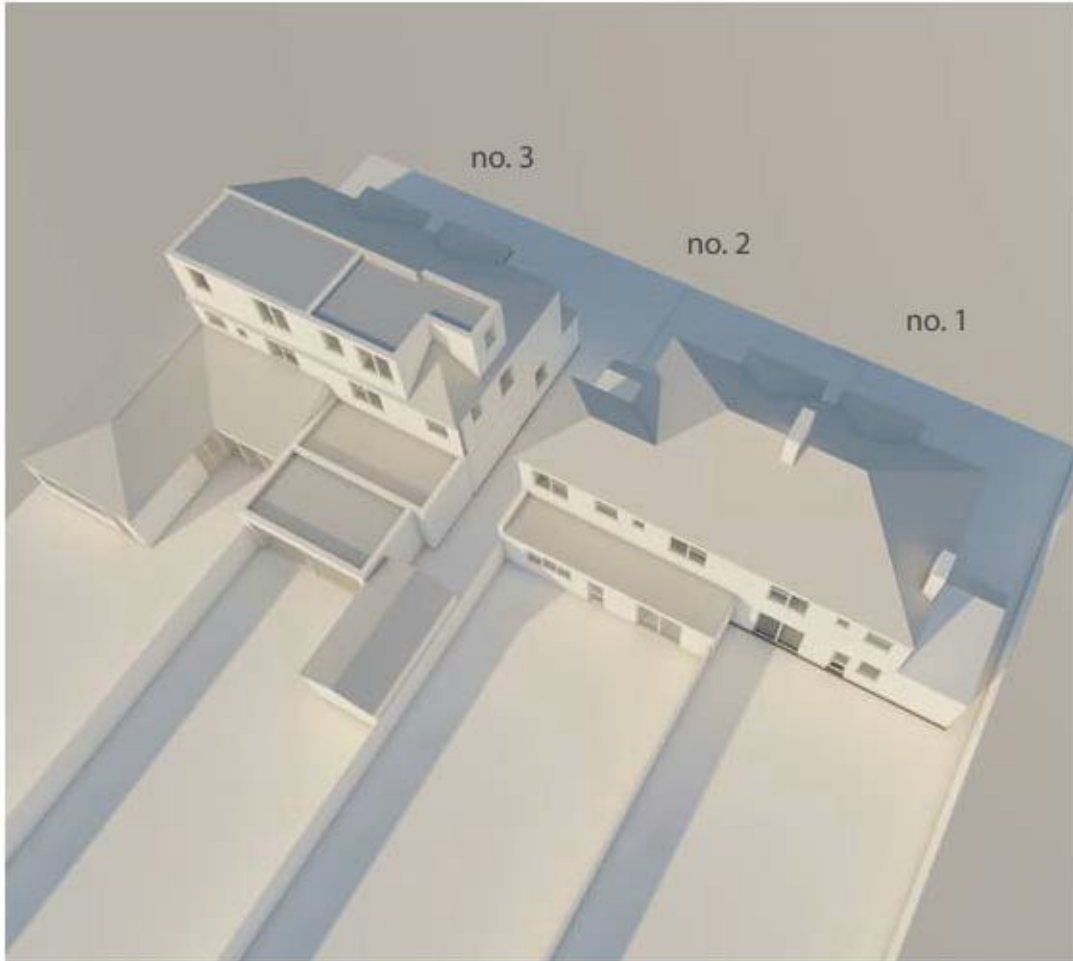


The following shadow study shows the existing condition and proposed extension, and they are placed next to each other. The date is set to 21st June for the rendering.

The study clearly demonstrated the proposed extension does not increase shadows and has no negative impact on either side of the application site. (No.1 & No. 3)

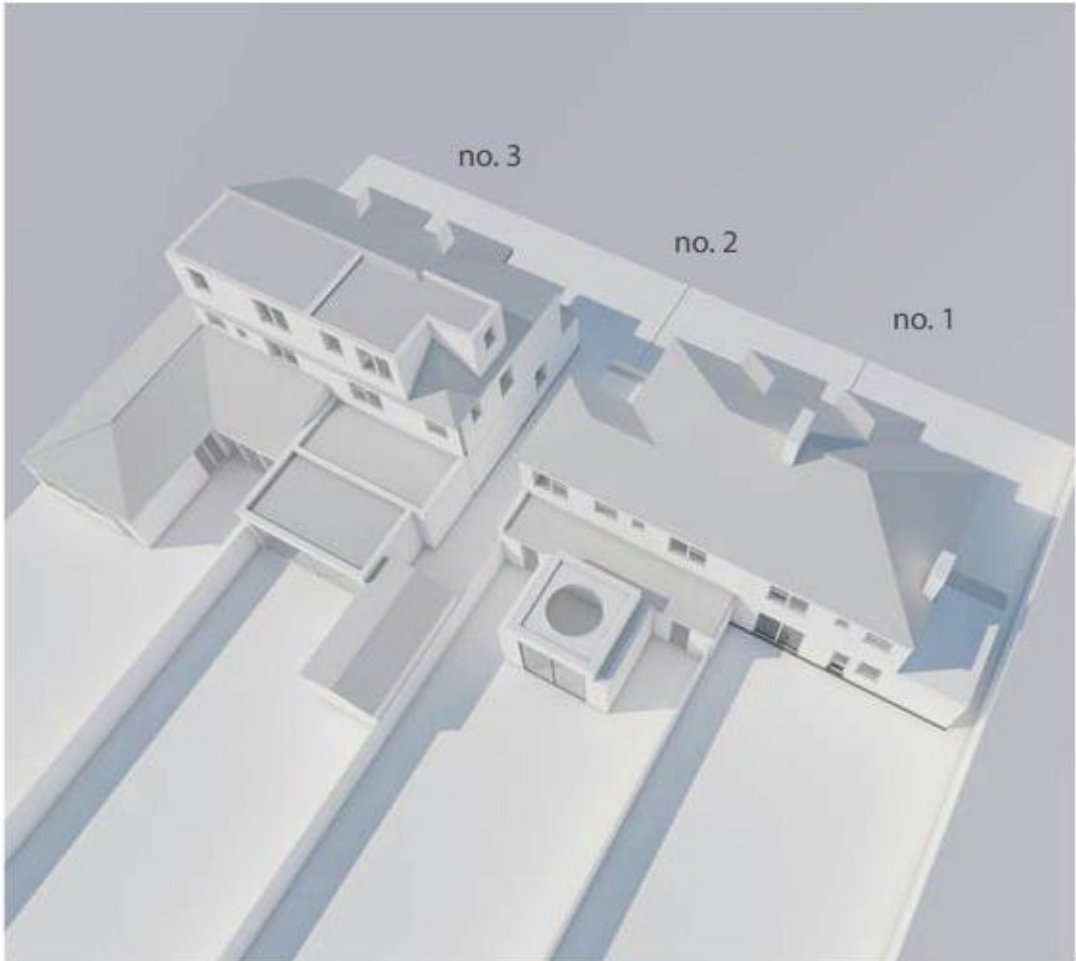
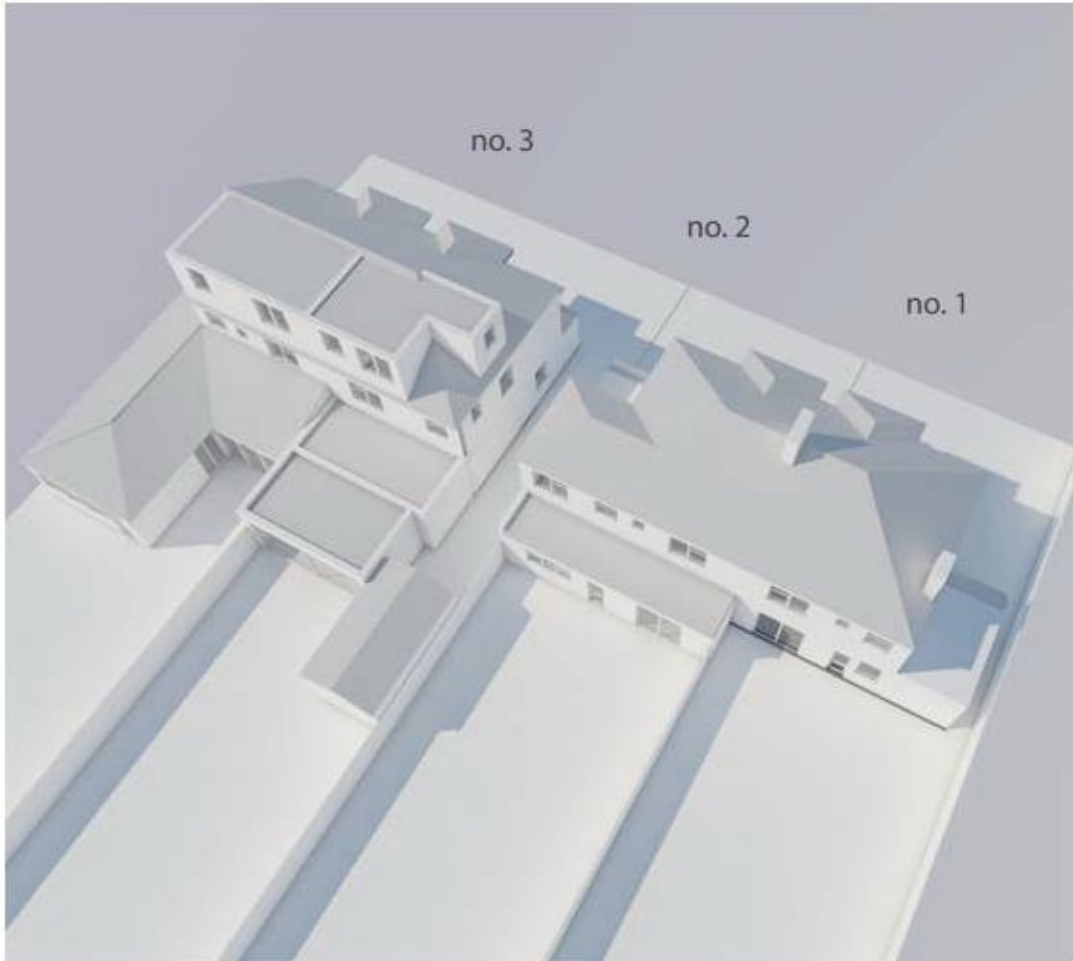
EXISTING

PROPOSED



EXISTING at 6am

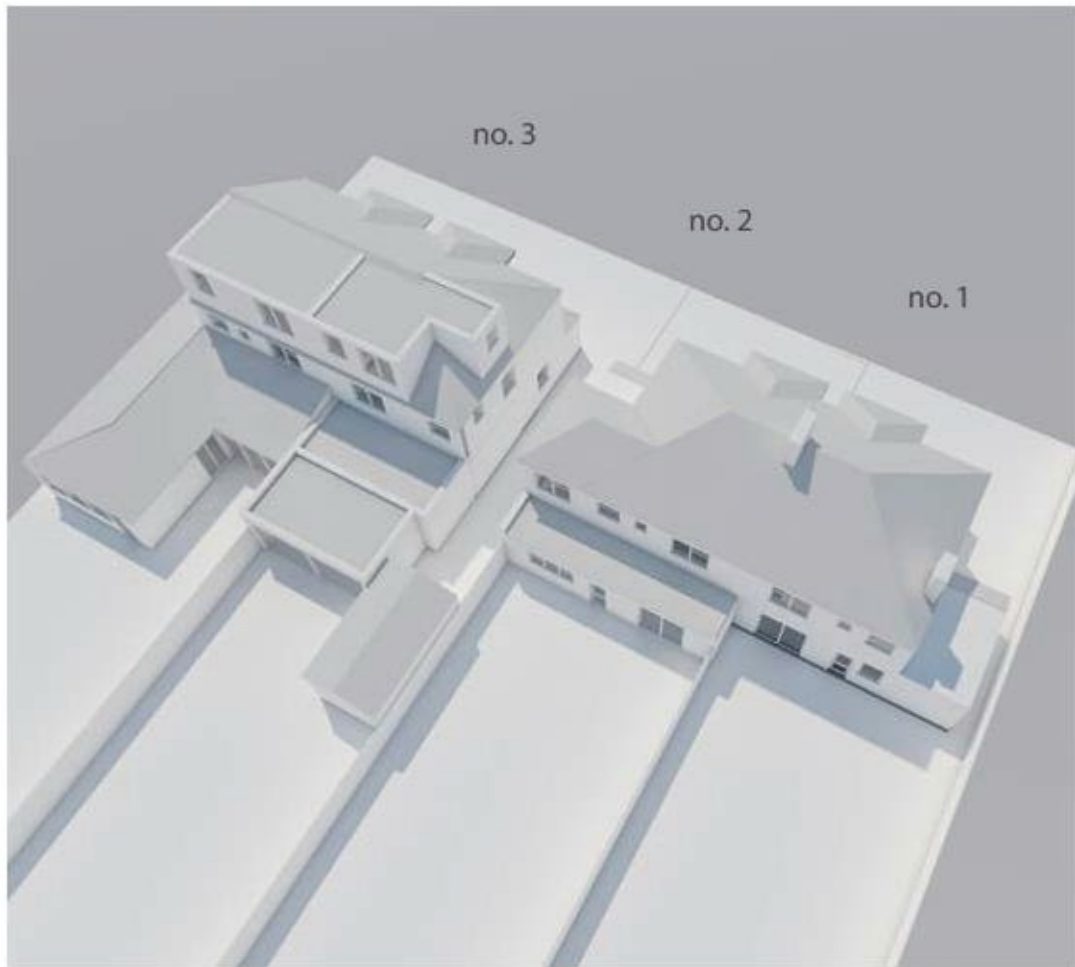
PROPOSED at 6am



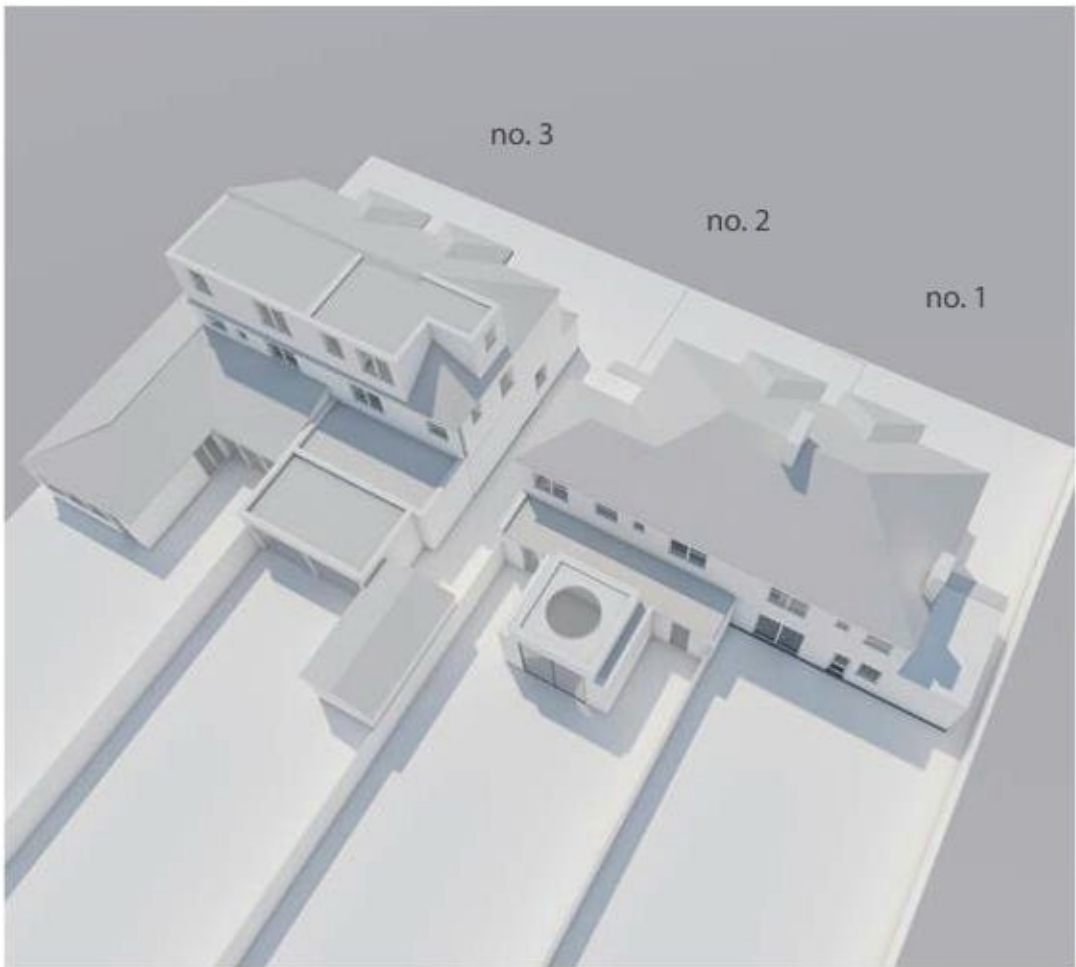
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PROPOSED at 9am

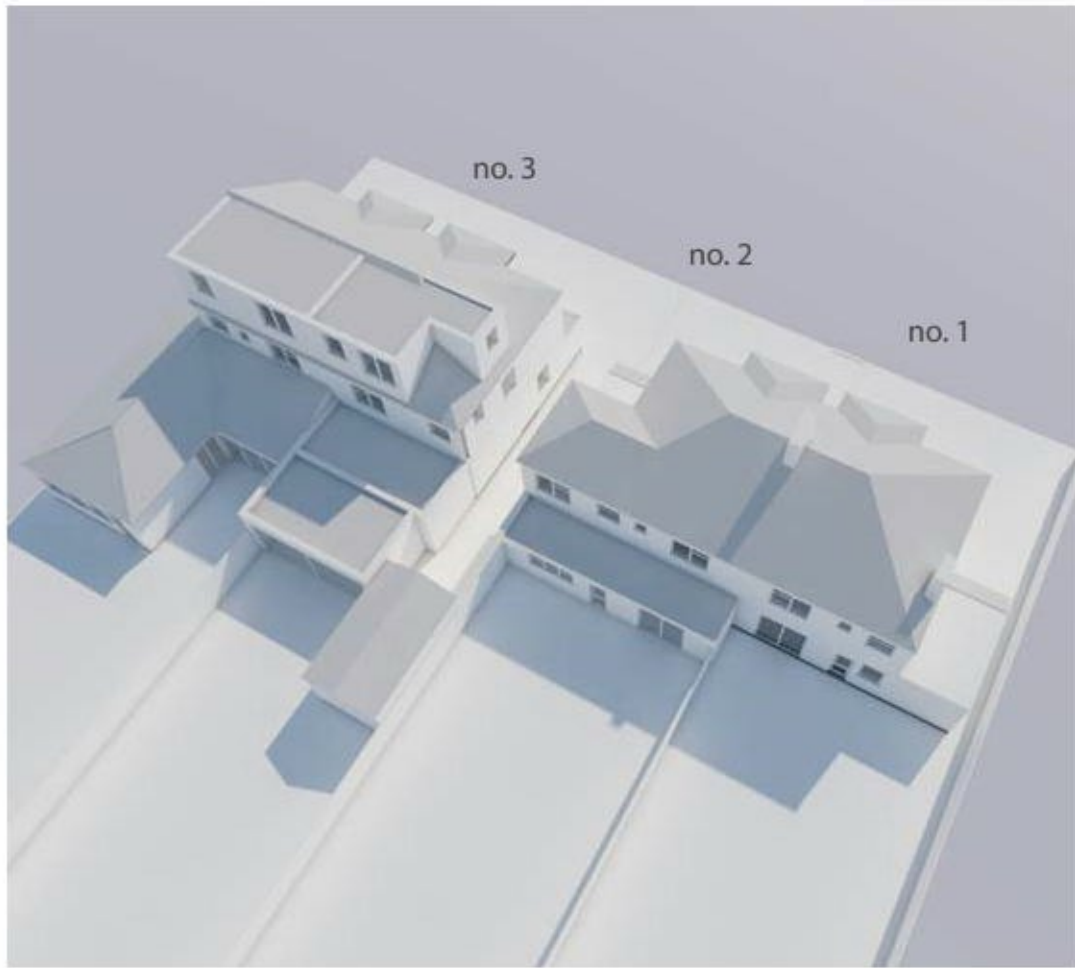




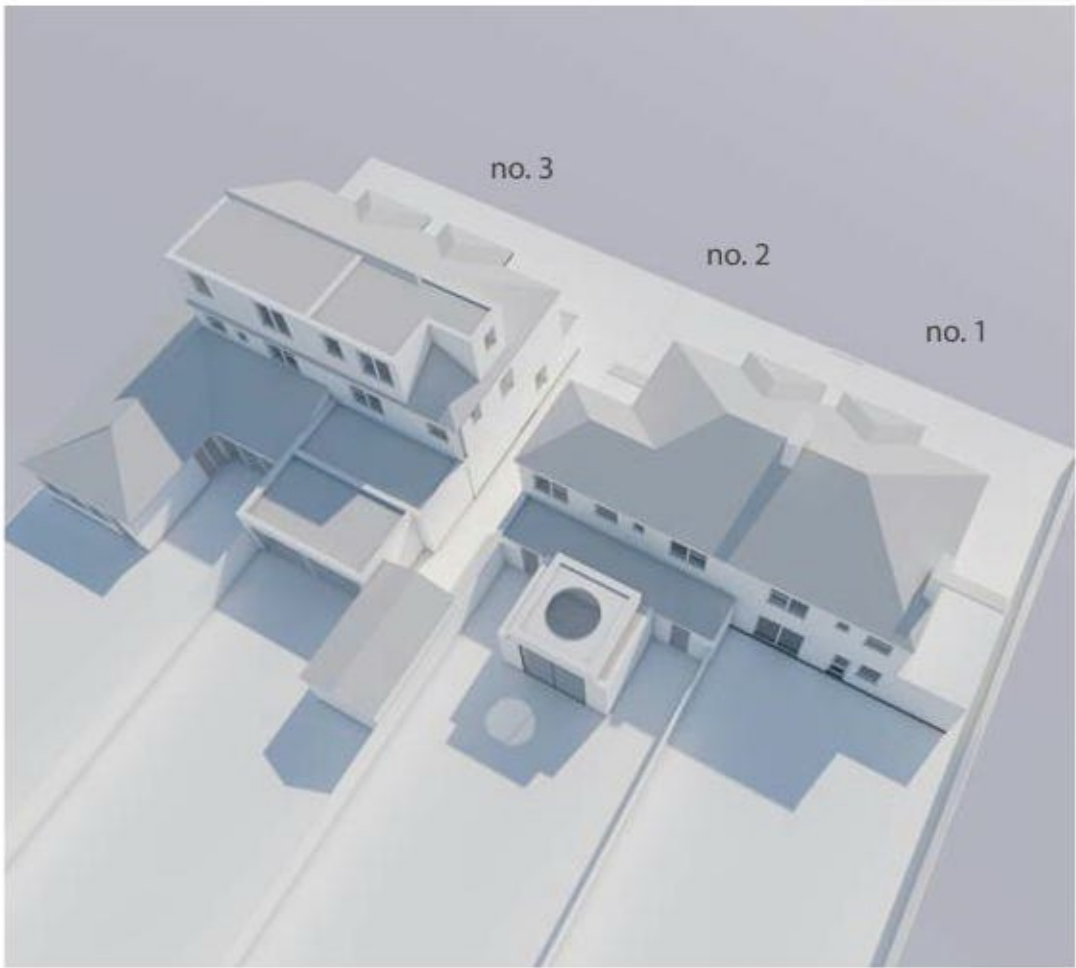
EXISTING at 12pm



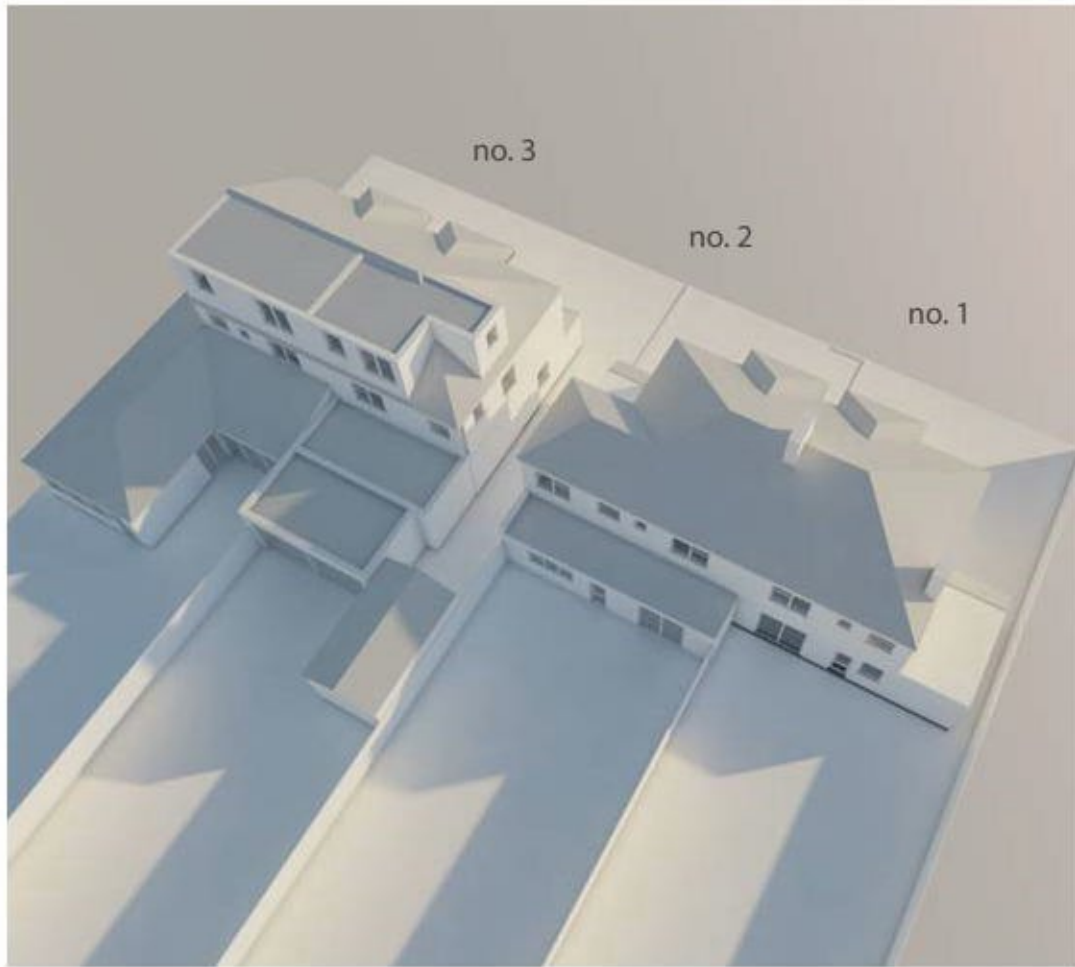
PROPOSED at 12pm



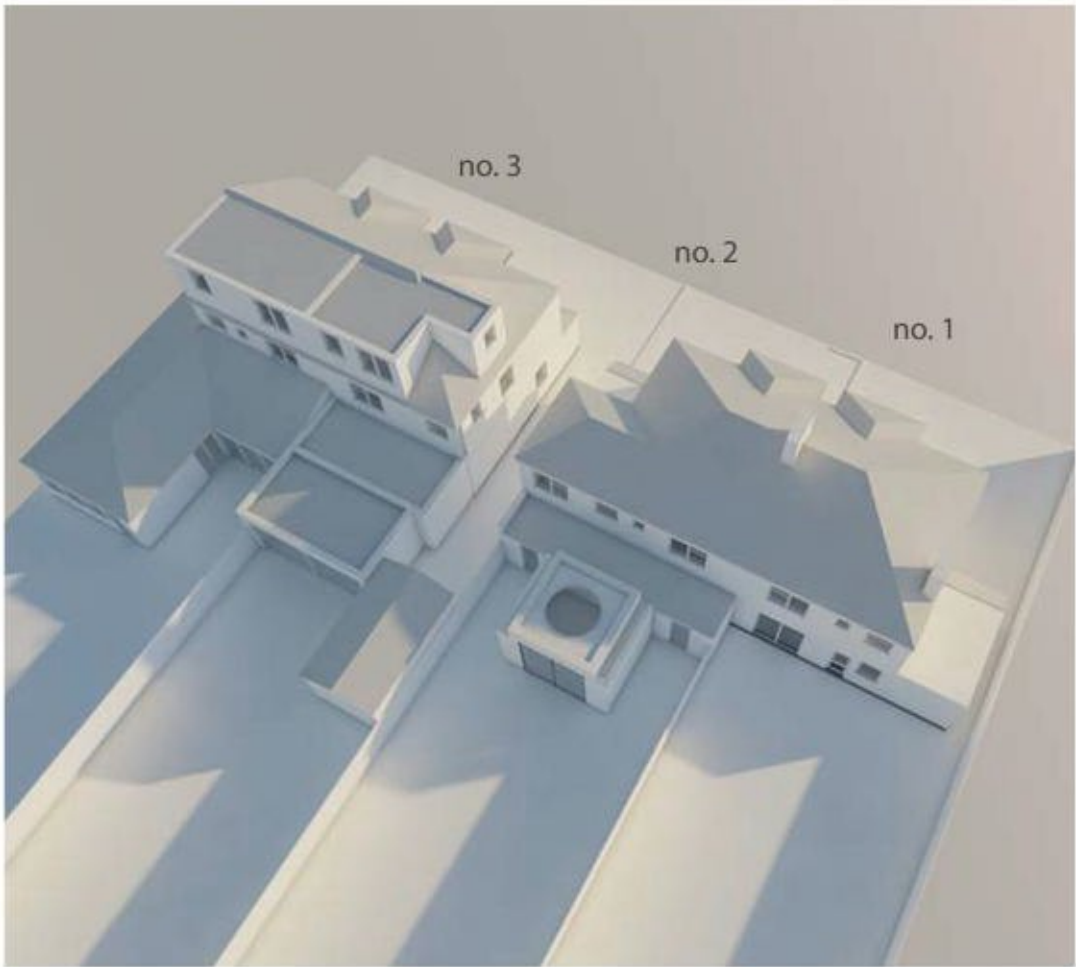
EXISTING at 3pm



PROPOSED at 3pm



EXISTING at 6pm



PROPOSED at 6pm



### 3 LAYOUT

The neighbouring rear extensions vary in size and shapes as shown in the image below. The average estimated depth is in between 3m-7m.

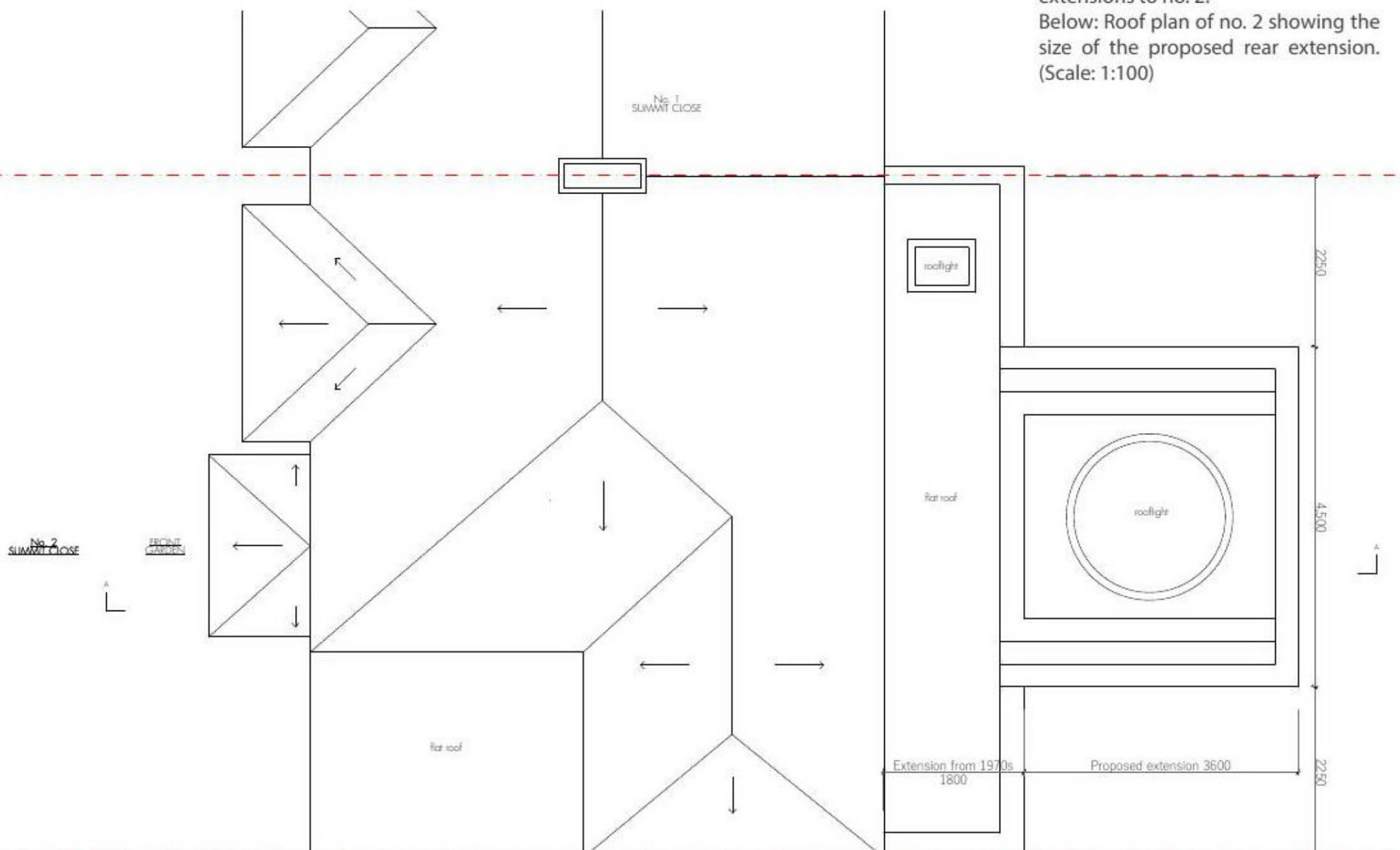
Some of the extensions in the area fill roughly 2/3 of the width of the garden, whilst others have seen later extensions that take up the full width of the plot.

The proposed extension width for no. 2 only occupies half of the garden width.



Above: Google maps image showing immediate neighbouring rear extensions to no. 2.

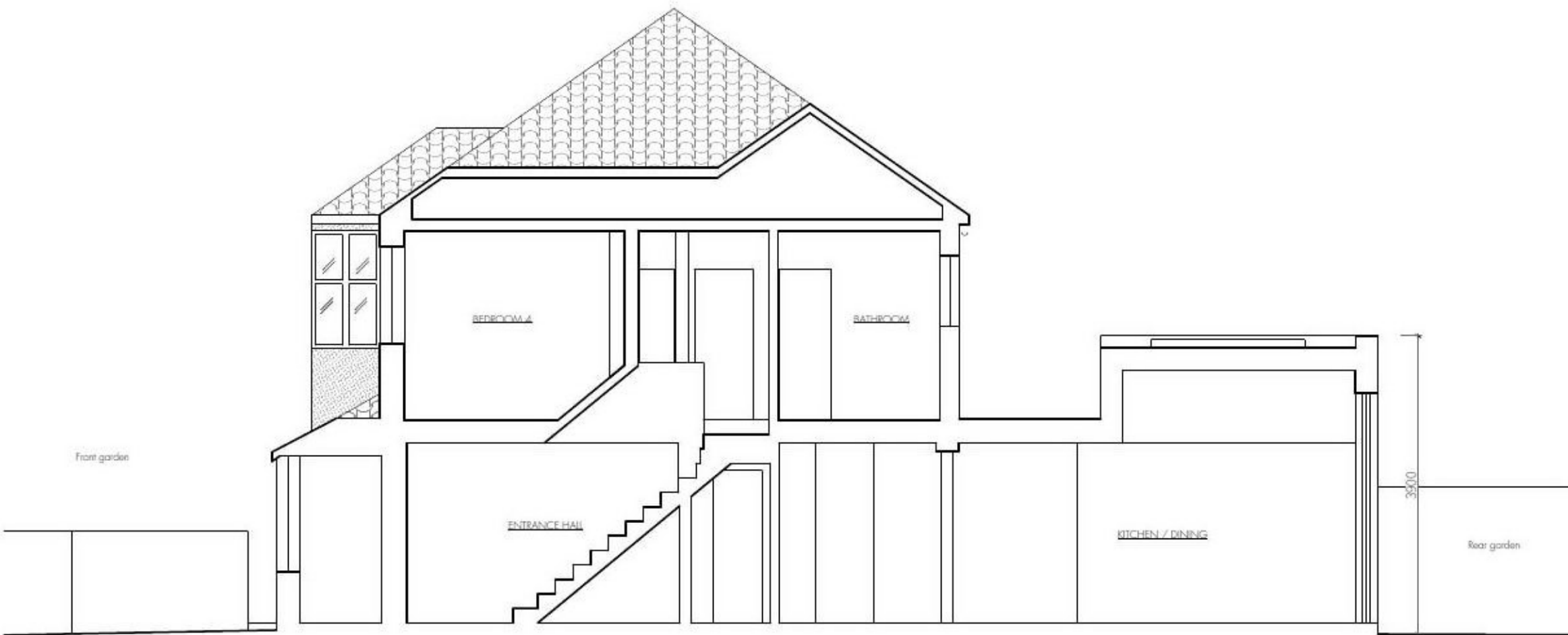
Below: Roof plan of no. 2 showing the size of the proposed rear extension. (Scale: 1:100)





## 4 SCALE

The new extension continues the levels of the existing house on the ground floor. This is to make sure that access and usability is maximised.



The heights of the proposed rear extension is 3m at the eaves level, this is because current Building Regulations require a better insulated building fabric and a better floor to ceiling height for habitable spaces compared to 2.85 meter 1970's extension. The height is 3.9m at the centre of the extension to allow as much light as possible. The rear elevation is facing North West and there is very little light throughout the day.

Above: Section through proposal showing the continuous floor levels between the existing house and the proposed extension (Scale 1:100)

Below: Rear elevation of the proposal showing the proposed extension compared with the original house (Scale 1:100)





## 5 LANDSCAPING

The proposal is in a rear private garden with no visual impact on views from Summit Close.

The rear garden will measure approx. 254 sqm after the proposal has been built. The original garden measured approx. 270 sqm when the extension was built.

## 6 APPEARANCE & MATERIALS

The proposed extension cladding to be lightweight, sustainable and low carbon footprint material. A number of cladding options were considered and natural expanded cork panels coming out as the best option.

Although cork is not commonly found as a cladding material in the UK, it is currently gaining in popularity, due to its green credentials. Cork is a tried and tested traditional building material that has low thermal conductivity, is waterproof and provides excellent acoustic performance.

We strongly believe that to achieve a forward looking and sustainable building, an alternative to brick, which is common in the area, should be used.

Below: Rear elevation of the existing house





The natural tones and textures of the cork cladding are very similar to the appearance of weathered London stock or even pebble-dash which is the current rear facade. Cork can also be rendered just like brickwork, for special elements and details of the facade. We believe this makes the material a very good choice as a sustainable alternative in a context.

The new doors to the extension will be aluminium double glazed doors which allows to have much larger aperture than UPVC windows at the current property.

## 7 ACCESS

Access to the house is on the ground floor at the front of the building. The proposed extension will not change the access to the house.

New bike and bin shed is proposed in the front garden.

Below left : Cork Study - A garden shed in London clad in cork, by Surman Weston Architecture.

Below right : Close up of the cork walls of Cork House. A house where the structural walls are made entirely of cork, by Matthew Barnett Howland with Dido Milne and Oliver Wilton





## APPENDIX A

### PRIOR APPROVAL NOTIFICATION FOR HOUSE-HOLDER EXTENSION

- P001 Site Location Plan REV: -
- P200 Proposed Ground Floor Plan REV: -
- P302 Proposed Rear Elevation REV: -

## APPENDIX B

### DRAWING SCHEDULE PROPOSED PLANS

- P001 Site Location Plan REV: A
- P100 Existing Ground Floor Plan REV: -
- P101 Existing First Floor Plan REV: -
- P103 Existing Roof Plan REV: -
- P130 Existing Front Elevation REV: -
- P131 Existing Side Elevation REV: -
- P132 Existing Rear Elevation REV: -
- P140 Existing Section A-A REV: -
- P200 Proposed Ground Floor Plan REV: A
- P201 Proposed First Floor Plan REV: -
- P203 Proposed Roof Plan REV: -
- P300 Proposed Front Elevation REV: -
- P301 Proposed Side Elevation REV: -
- P302 Proposed Rear Elevation REV: A
- P400 Proposed Section A-A REV: -



2 SUMMIT CLOSE  
DESIGN AND ACCESS  
STATEMENT  
APPENDIX A



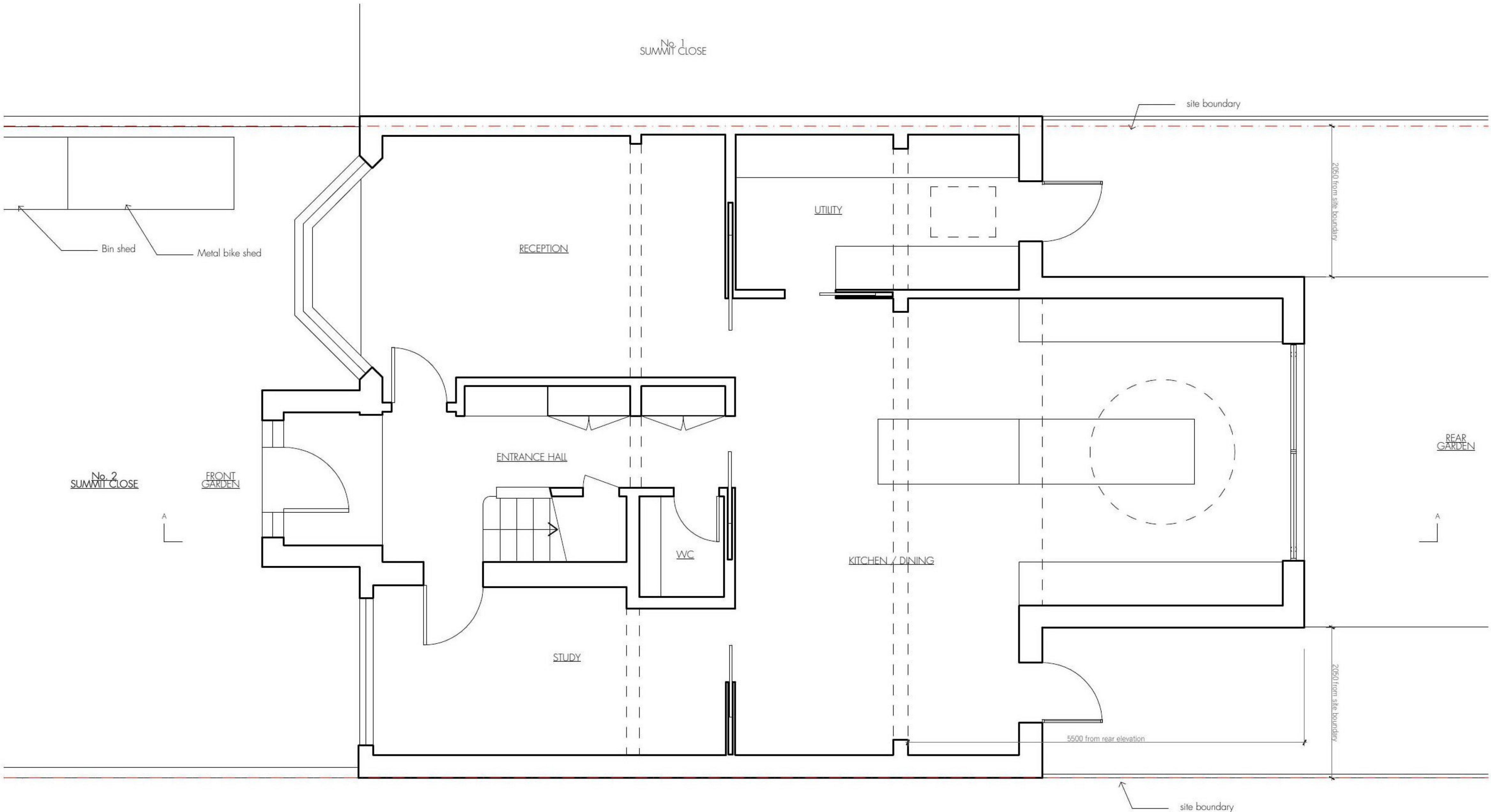


## 2 Summit Close, London, N14 7NR



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PROJECT  
**Summit Close**  
2 Summit Close London N14 7NR

DRAWING TITLE  
**Proposed Ground Floor Plan**

PROJECT NO. **21-004**  
PROJECT STATUS **PLANNING**  
DRAWING SCALE **1:50 at A3**

DRAWING NO. **P.200**  
REV. **-**





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PROJECT  
**Summit Close**  
2 Summit Close London N14 7NR



DRAWING TITLE  
**Proposed Rear Elevation**

PROJECT NO.  
PROJECT STATUS  
DRAWING SCALE

**21-004**  
**PLANNING**  
**1:50 at A3**

DRAWING NO.  
**P.302**

REV.  
-









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SCALEBAR  
1:1250



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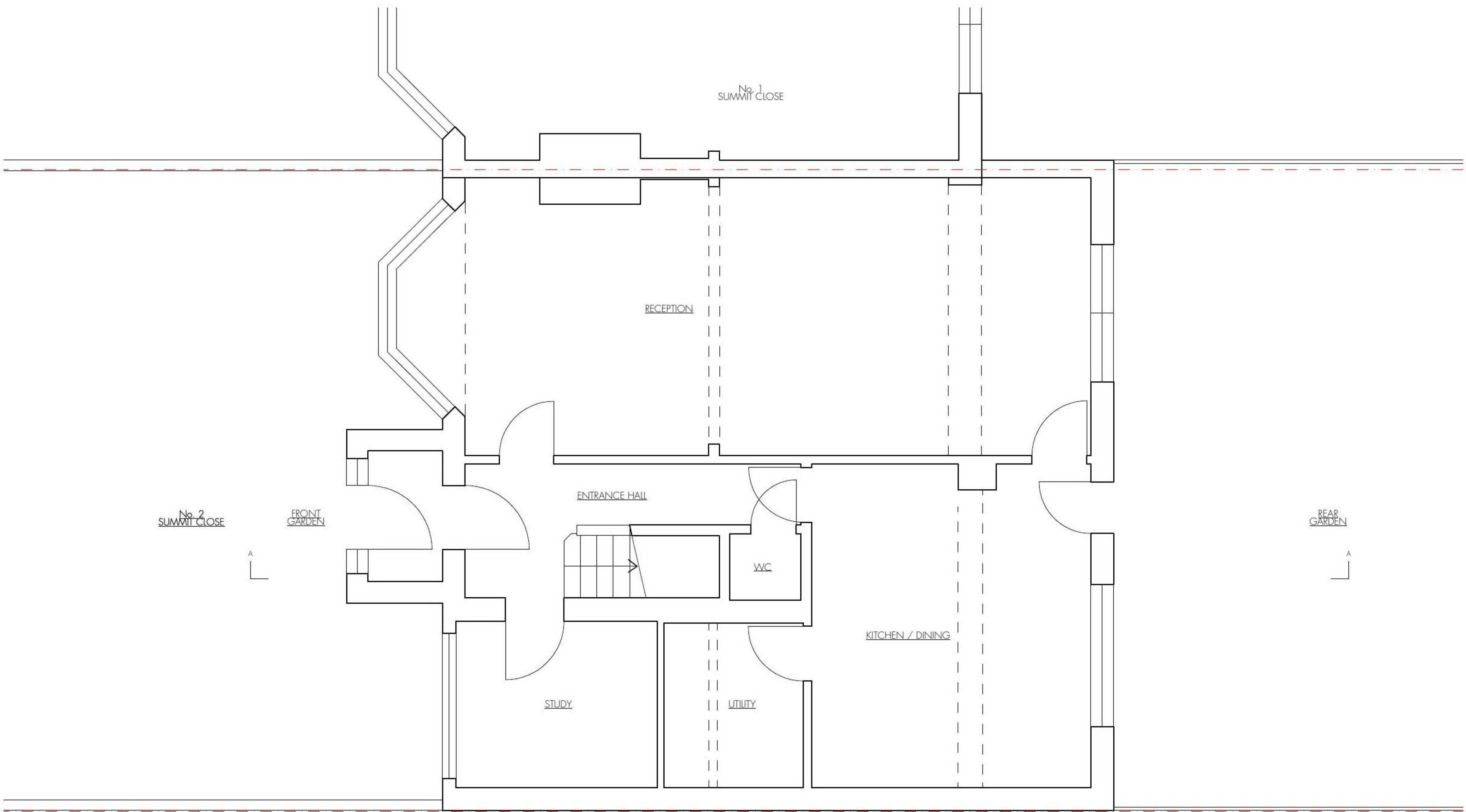
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PROJECT	
<b>Summit Close</b>	
2 Summit Close London N14 7NR	
	
DRAWING TITLE	
<b>Site Location Plan</b>	
PROJECT NO.	21-004
PROJECT STATUS	PLANNING
DRAWING SCALE	1:1250 at A3
DRAWING NO.	P.000
REV.	A





SCALEBAR  
1:50

0.5m  
1m  
2.5m

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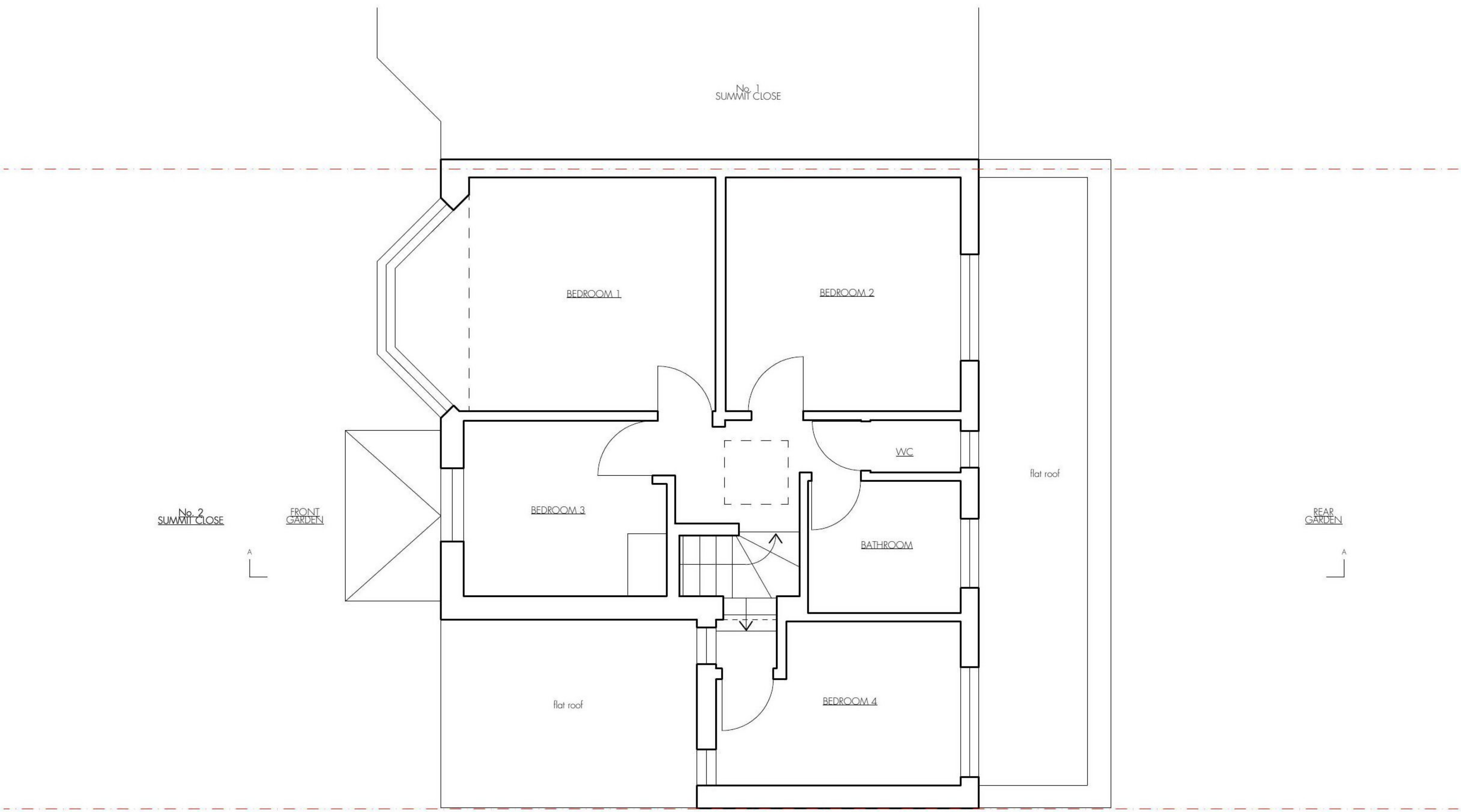
PROJECT  
**Summit Close**  
2 Summit Close London N14 7NR

DRAWING TITLE  
**Existing Ground Floor Plan**

PROJECT NO. **21-004**  
PROJECT STATUS **PLANNING**  
DRAWING SCALE **1:50 at A3**

DRAWING NO. **P.100**  
REV. **-**





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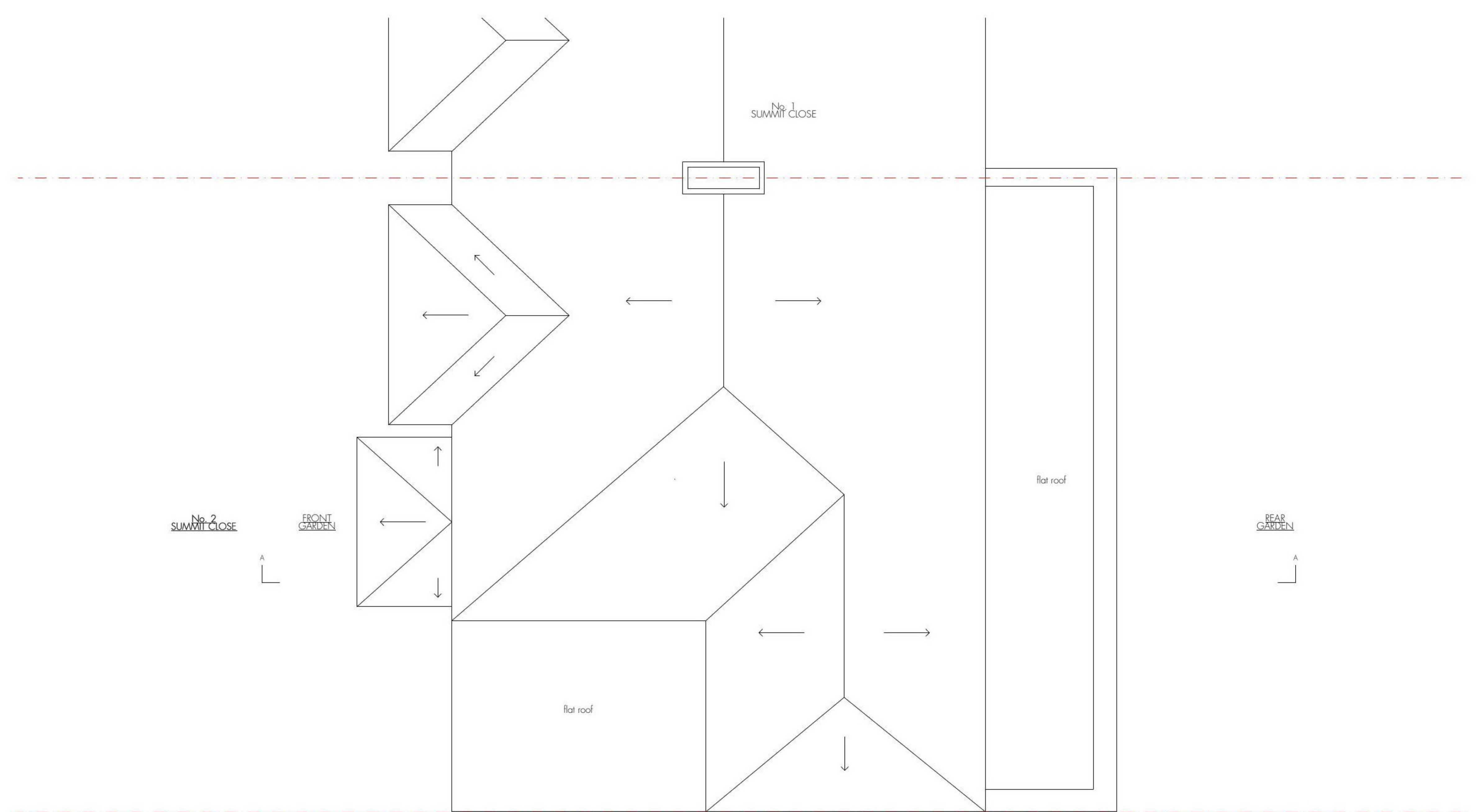
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PROJECT	
<b>Summit Close</b>	
2 Summit Close London N14 7NR	
DRAWING TITLE	
<b>Existing First Floor Plan</b>	
PROJECT NO.	<b>21-004</b>
PROJECT STATUS	<b>PLANNING</b>
DRAWING SCALE	<b>1:50 at A3</b>
DRAWING NO.	<b>P.101</b>
REV.	-





No. 3  
SUMMIT CLOSE  
EXTERNAL PATH

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PROJECT	
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DRAWING TITLE	
<b>Existing Roof Plan</b>	
PROJECT NO.	<b>21-004</b>
PROJECT STATUS	<b>PLANNING</b>
DRAWING SCALE	<b>1:50 at A3</b>
DRAWING NO.	<b>P.103</b>
REV.	-





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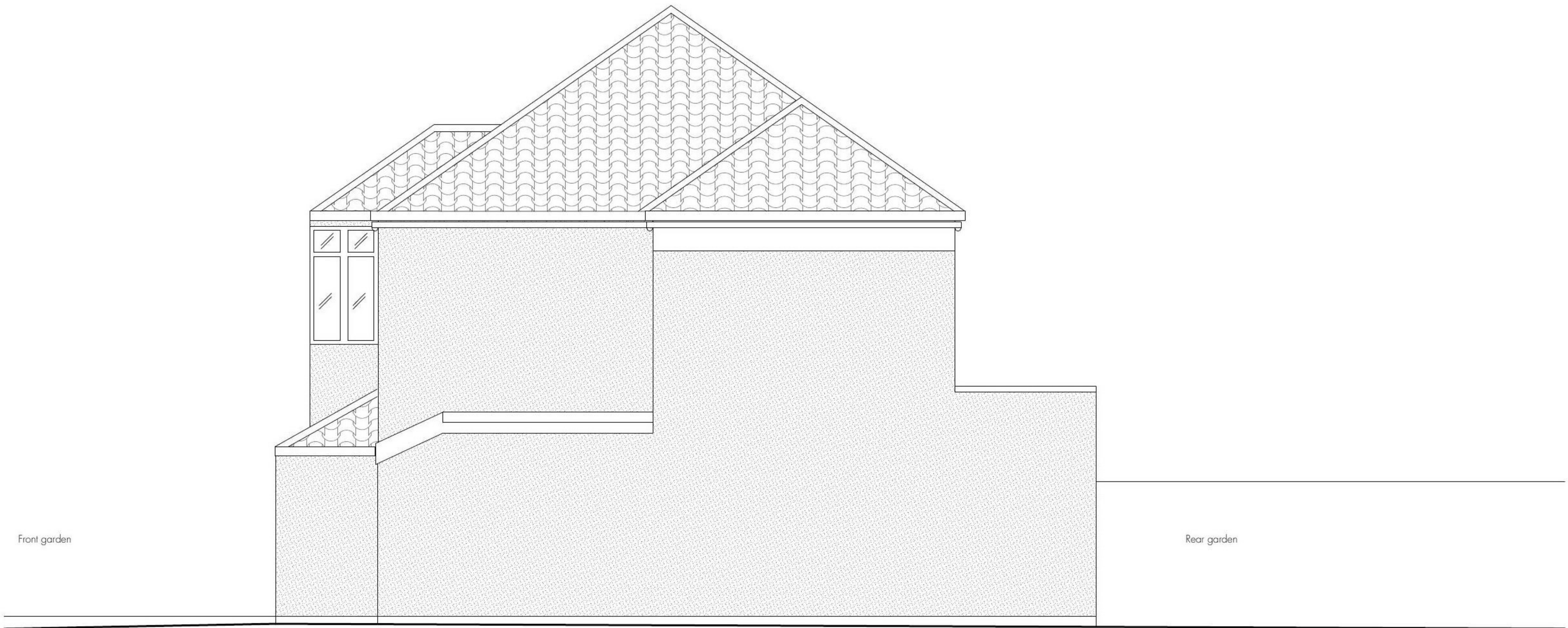
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PROJECT	
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2 Summit Close London N14 7NR	
DRAWING TITLE	
<b>Existing Front Elevation</b>	
PROJECT NO.	<b>21-004</b>
PROJECT STATUS	<b>PLANNING</b>
DRAWING SCALE	<b>1:50 at A3</b>
DRAWING NO.	<b>P.130</b>
REV.	-



No. 2 Summit Close



SCALEBAR  
1:50



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PROJECT  
**Summit Close**  
2 Summit Close London N14 7NR

DRAWING TITLE  
**Existing Side Elevation**

PROJECT NO. **21-004**  
PROJECT STATUS **PLANNING**  
DRAWING SCALE **1:50 at A3**

DRAWING NO. **P.131**  
REV. **-**





SCALEBAR  
1:50



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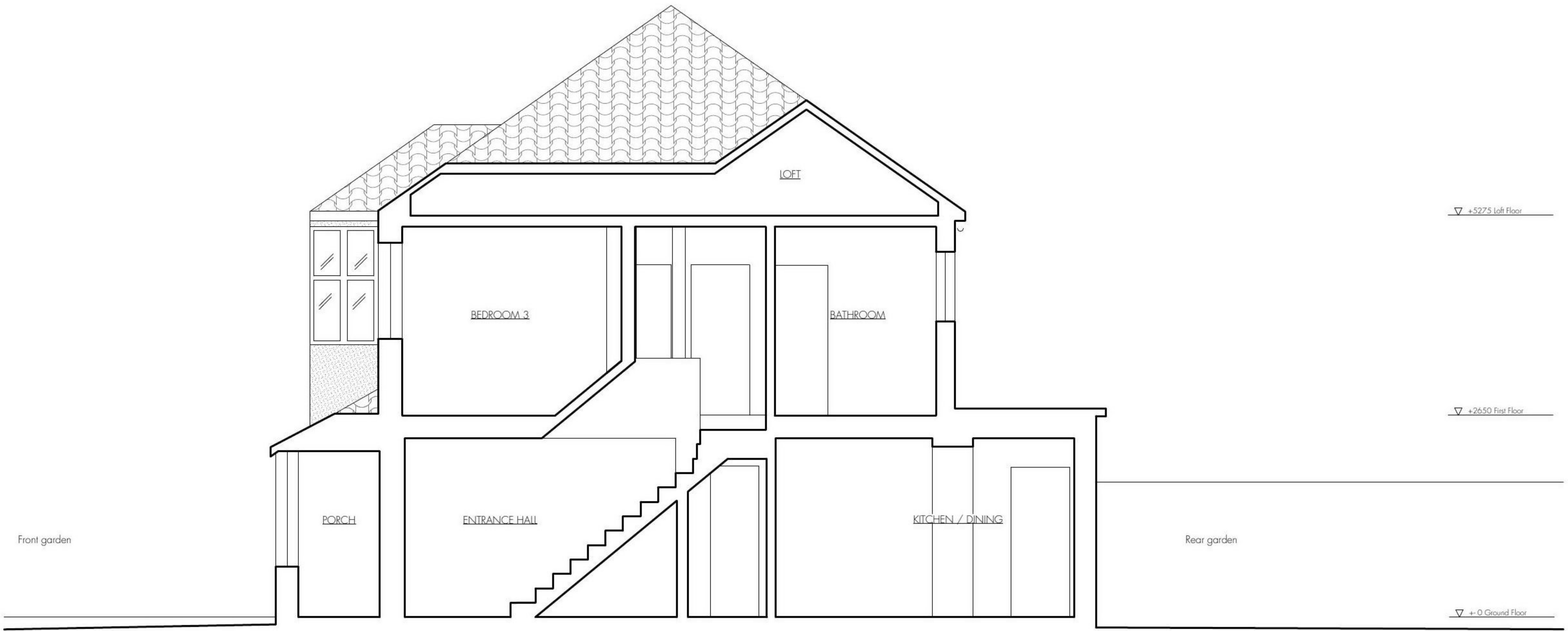
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PROJECT	
<b>Summit Close</b>	
2 Summit Close London N14 7NR	
DRAWING TITLE	
<b>Existing Rear Elevation</b>	
PROJECT NO.	<b>21-004</b>
PROJECT STATUS	<b>PLANNING</b>
DRAWING SCALE	<b>1:50 at A3</b>
DRAWING NO.	<b>P.132</b>
REV.	-



No. 2 Summit Close



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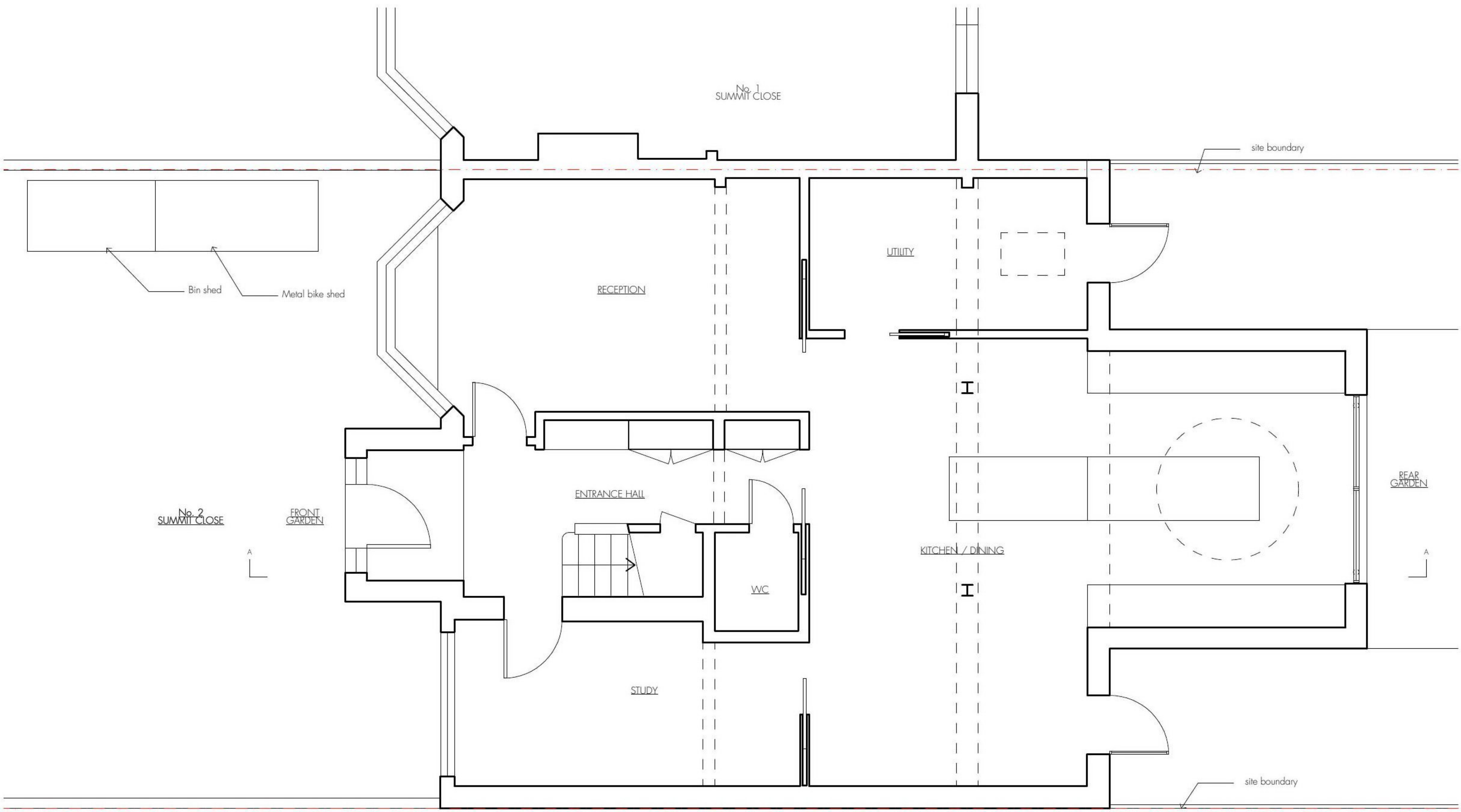
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PROJECT	
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2 Summit Close London N14 7NR	
DRAWING TITLE	
<b>Existing Section A-A</b>	
PROJECT NO.	<b>21-004</b>
PROJECT STATUS	<b>PLANNING</b>
DRAWING SCALE	<b>1:50 at A3</b>
DRAWING NO.	<b>P.140</b>
REV.	-





No. 3  
SUMMIT CLOSE  
EXTERNAL PATH

SCALEBAR  
1:50

0.5m  
1m  
2.5m

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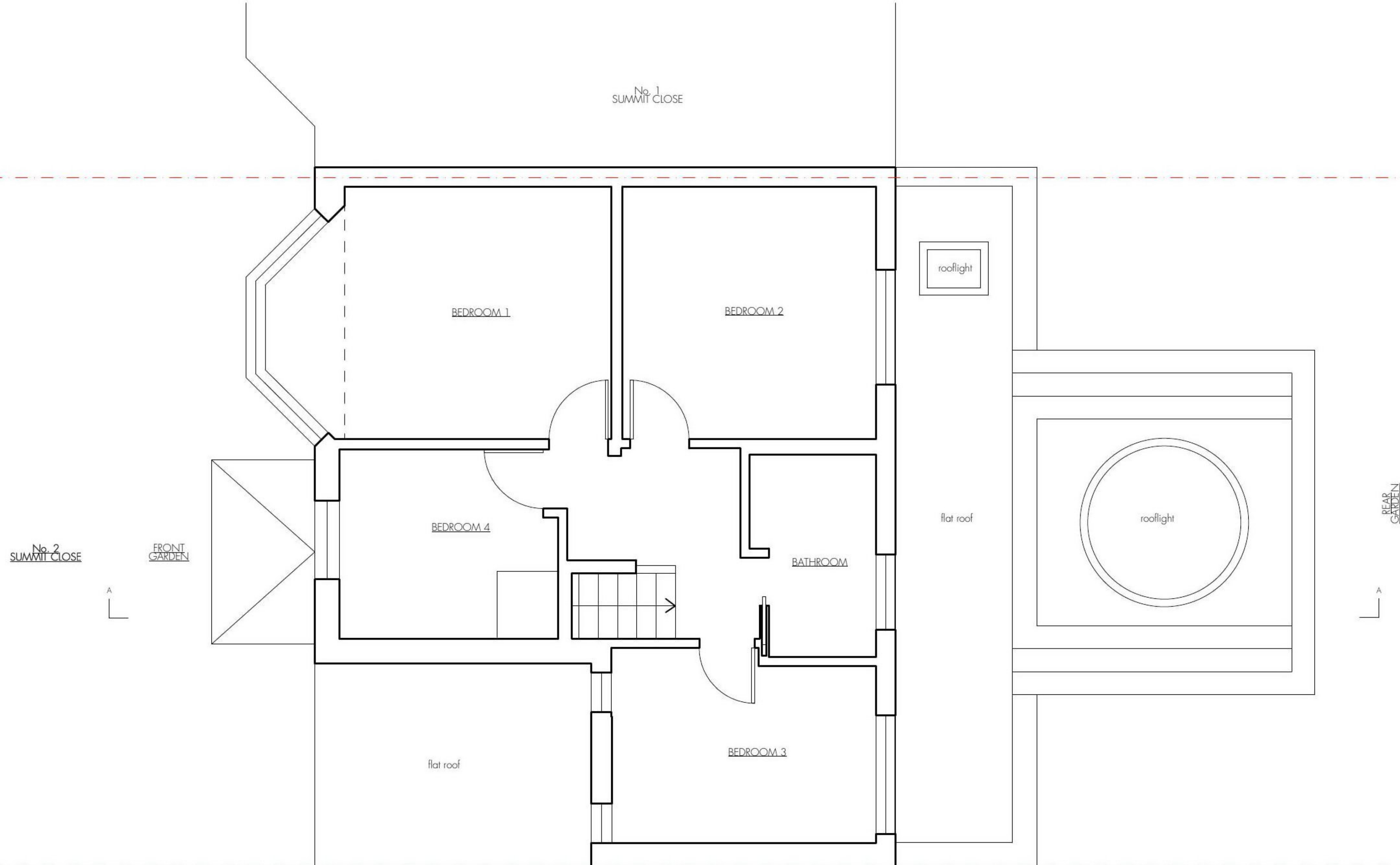
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PROJECT	
<b>Summit Close</b> 2 Summit Close London N14 7NR	
DRAWING TITLE	
<b>Proposed Ground Floor Plan</b>	
DRAWING NO.	REV.
<b>P.200</b>	<b>A</b>
PROJECT NO.	21-004
PROJECT STATUS	PLANNING
DRAWING SCALE	1:50 at A3





No. 2  
SUMMIT CLOSE

FRONT  
GARDEN

No. 1  
SUMMIT CLOSE

REAR  
GARDEN

BEDROOM 1

BEDROOM 2

BEDROOM 4

BATHROOM

BEDROOM 3

flat roof

flat roof

rooflight

rooflight

No. 3  
SUMMIT CLOSE  
EXTERNAL PATH

SCALEBAR  
1:50

0.5m  
1m  
2.5m

REV	DATE	DESCRIPTION
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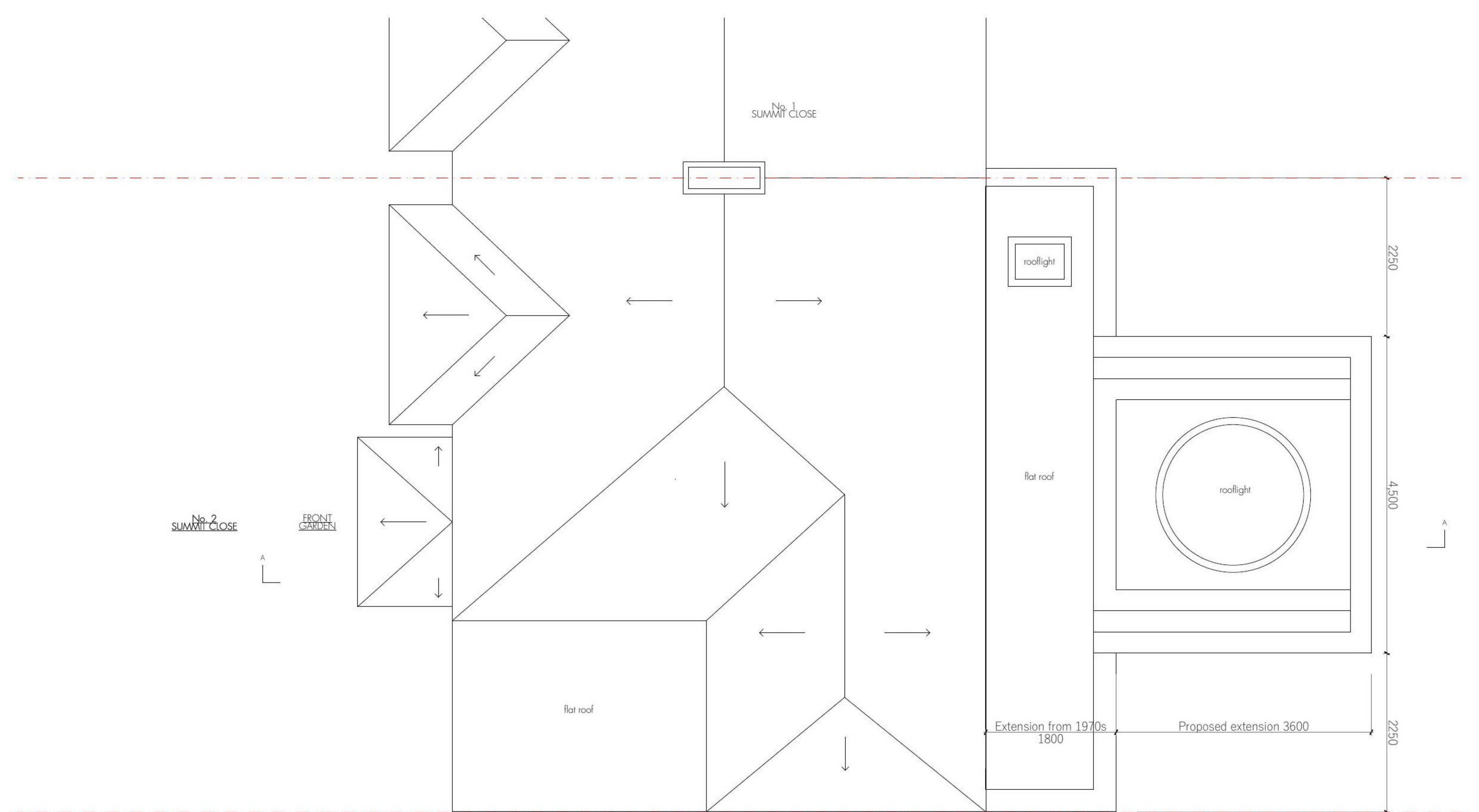
PROJECT  
**Summit Close**  
2 Summit Close London N14 7NR

DRAWING TITLE  
**Proposed First Floor Plan**

PROJECT NO. **21-004**  
PROJECT STATUS **PLANNING**  
DRAWING SCALE **1:50 at A3**

DRAWING NO. **P.201**  
REV. **-**





No. 3  
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EXTERNAL PATH

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REPORT ANY ERRORS, CONTRADICTIONS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY

PROJECT	
<b>Summit Close</b> 2 Summit Close London N14 7NR	
DRAWING TITLE	
<b>Proposed Roof Plan</b>	
PROJECT NO.	21-004
PROJECT STATUS	PLANNING
DRAWING SCALE	1:50 at A3
DRAWING NO.	REV.
<b>P.203</b>	-





REV	DATE	DESCRIPTION
-	09/12/2021	Issued for Planning

**OFFICE TEN**  
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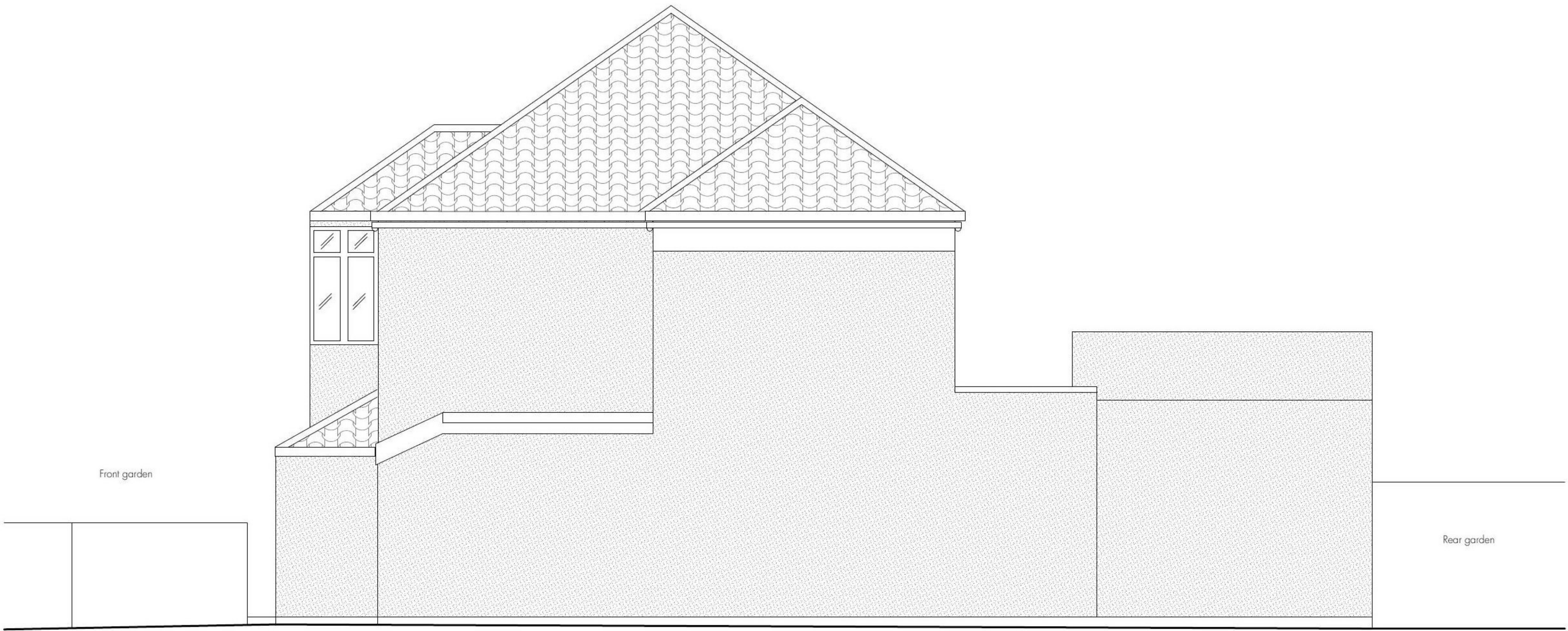
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PROJECT	
<b>Summit Close</b> 2 Summit Close London N14 7NR	
DRAWING TITLE	
<b>Proposed Front Elevation</b>	
PROJECT NO.	<b>21-004</b>
PROJECT STATUS	<b>PLANNING</b>
DRAWING SCALE	<b>1:50 at A3</b>
DRAWING NO.	<b>P.300</b>
REV.	-



No. 2 Summit Close



REV	DATE	DESCRIPTION
-	09/12/2021	Issued for Planning

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PROJECT	
<b>Summit Close</b>	
2 Summit Close London N14 7NR	
DRAWING TITLE	
<b>Proposed Side Elevation</b>	
PROJECT NO.	<b>21-004</b>
PROJECT STATUS	<b>PLANNING</b>
DRAWING SCALE	<b>1:50 at A3</b>
DRAWING NO.	<b>P.301</b>
REV.	-





SCALEBAR  
1:50



REV	DATE	DESCRIPTION
-	28/09/2021	Issued for Prior Notification of Householder Extension
A	09/12/2021	Issued for Planning

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PROJECT	
<b>Summit Close</b>	
2 Summit Close London N14 7NR	
DRAWING TITLE	
<b>Proposed Rear Elevation</b>	
PROJECT NO.	<b>21-004</b>
PROJECT STATUS	<b>PLANNING</b>
DRAWING SCALE	<b>1:50 at A3</b>
DRAWING NO.	<b>P.302</b>
REV.	<b>A</b>



Architectural section drawing of a house, showing the ground floor, first floor, and loft floor. The drawing includes a scale bar indicating 3900 units and a vertical axis with levels: +5275 Loft Floor, +2650 First Floor, and +0 Ground Floor.

Rooms and areas shown:

- Front garden
- Bedroom 4
- Bathroom
- Entrance Hall
- Kitchen / Dining
- Rear garden



DRAWING NO.	REV.
P.400	-