



# DESIGN AND ACCESS REPORT

## GROUND FLOOR REFURBISHMENT & ROOFLIGHT

63 UNION STREET, BARNET, EN5 4HY

CSUS 7052

FEBRUARY 2022

**RS ARCHITECTS**

31 Kenerne Drive Barnet UK EN5 2NW  
+44 (0) 20 84495441 +44 (0) 7803 260 216 info@RSarchitects.co.uk  
www.RSarchitects.co.uk

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RIBA   
Chartered Practice

# INTRODUCTION

63 Union Street is an end of terrace property located within Wood Street conservation area that requires some rehabilitation and development, most importantly, at the rear ground floor area.

Adjacent land consists of several terrace houses and also a commercial building (63a).

This application follows an application (21/6415/HSE) that was recently refused mostly due to the amount of glass proposed on the new rear ground floor extension and for the nature of the rooflight not sitting flush with the roof. This application aims to address all outstanding requirements to obtain planning approval.





# INTRODUCTION

LOCATION

This location is under conservation status, entitled Wood Street conservation area, consisting of several cottages, some recent developments on residential zoning and certain listed buildings at some distance from the property in question. The location in general transpires tranquillity and this application aims to not only enhance the aspect of the property in question but also to augment the general area.

The surrounding materiality is diverse and the proposal considers nearby most recent textures, and previously approved applications in the area.

There is a small tree on the land, that is being removed along with the proposed scheme. Considering the surrounding vegetation at proximity it seems that no other trees will be affected by the proposal.

Ground floor footprint's length and the area has not changed. In terms of external privacy, adjacent grounds have several bushes and vegetation close to the boundary, making it a safe barrier for privacy.



98 & 96 Union Street



53 & 55 Union Street



57, 59 & 61 Union Street



63 Union Street



63a Union Street



At the front of the property, the alterations will not be noticed. The new conservation rooflight being recessed blends itself with the roof, resulting in a very discreet visual impact. *(the drawings do not reflect precisely the conservation rooflight - please refer to page 7)*

Respecting the surrounding limitations and without much disturbance, we aim to enhance internal space quality.

The proposal puts forward a new double pitch roof with a rooflight at the ground floor level, facing the rear of the site replicating existing features present on the property.

The idea behind the development is to increase daylight into the internal space and to provide a more permanent and thermal efficient fixture, comparing it to the existing features *(refer to following page's images)*.

Regarding privacy, the neighbour's window on the first floor serves a bathroom and half the window has frosted glass. For better privacy, we aim to install blinds on the larger rooflight to ensure that the development does not jeopardize the existing level of privacy for both parties.

## CONCEPTUAL DESIGN

RENOVATION IMPACT



Existing Facade of Property



Existing Front Elevation

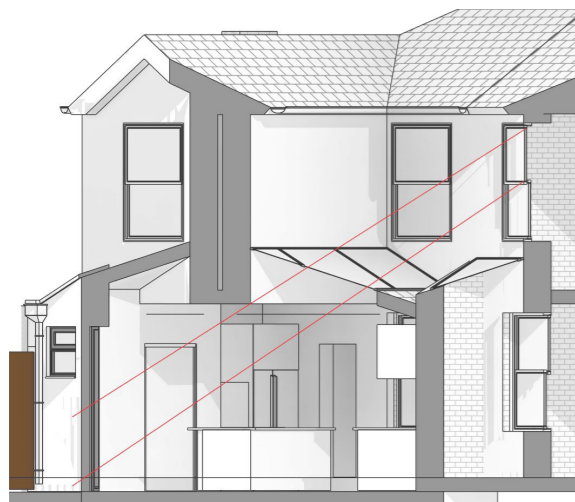


Proposed Front Elevation

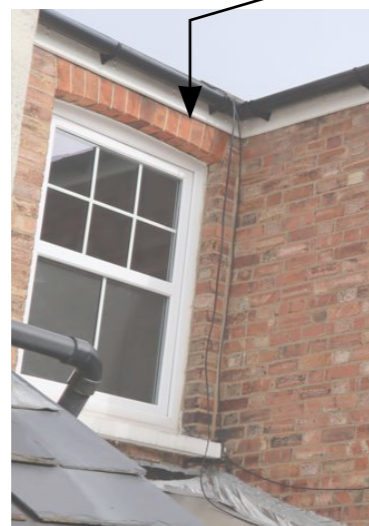


The materiality proposed in this application aims to follow existing tendencies, textures and rhythms. We are mimicking current existing aspects while registering a classical while modern presence, utilising materials that demonstrate cutting edge performance and local consistency, maximising quality of life.

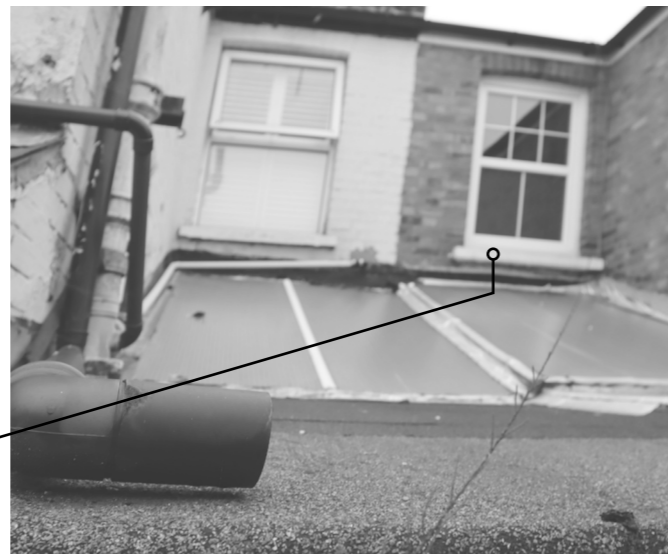
We understand the importance of a concise overall pattern over all the different properties and we believe this proposal holds the potential to inspire the character of Union Street in terms of property renovations.



Visible zone from neighbour's window top panel



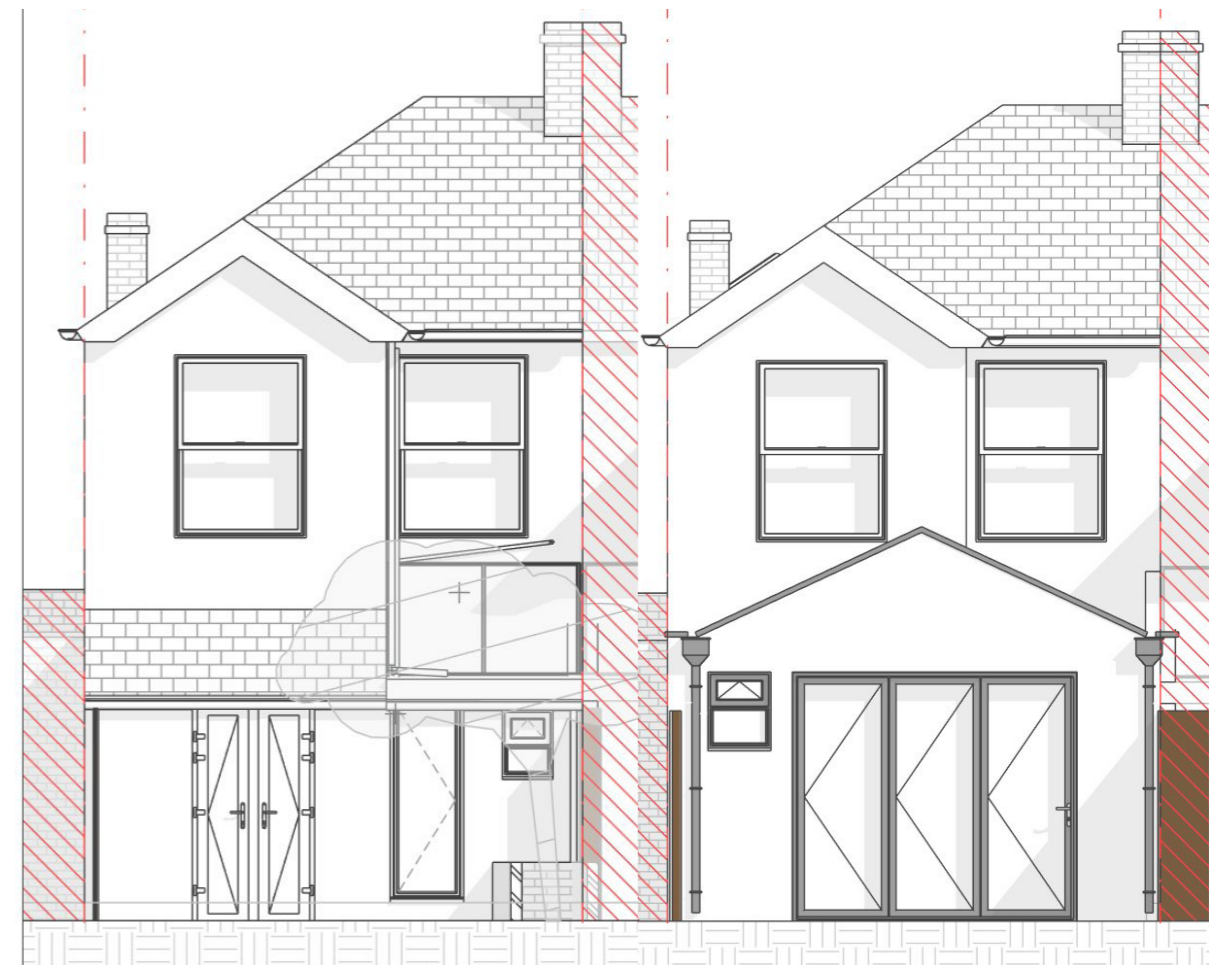
Bathroom Window  
Lower half of bathroom window is frosted glass



Rear existing features of the property

## CONCEPTUAL DESIGN

### MATERIALITY & TEXTURES



Existing Rear Elevation

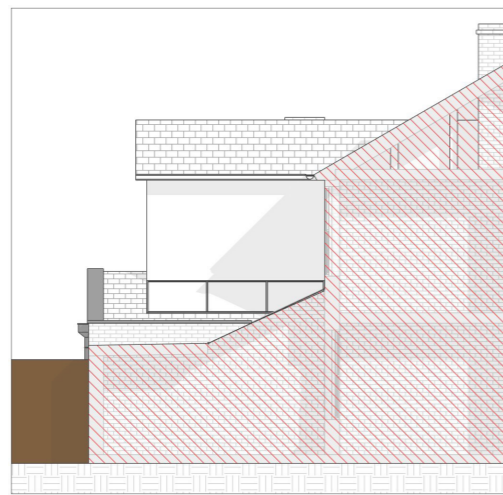
Proposed Rear Elevation

Visually, the new proposal is re-using the natural welsh roof slates on the new roof, and on the right-hand side, we aim to bring natural light into the newly refurbished space by a large rooflight.

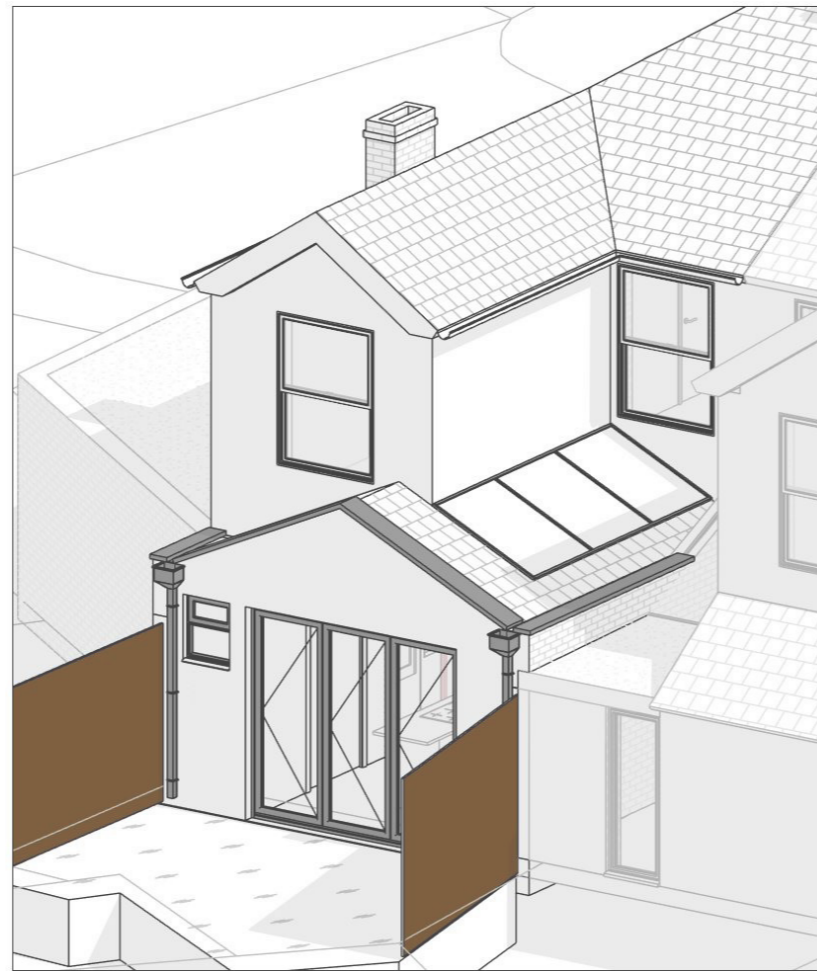
The new roof follows the original first-floor extension pitch roof orientation, delivering a pleasant rhythm and sympathetic feeling towards the back of the property.



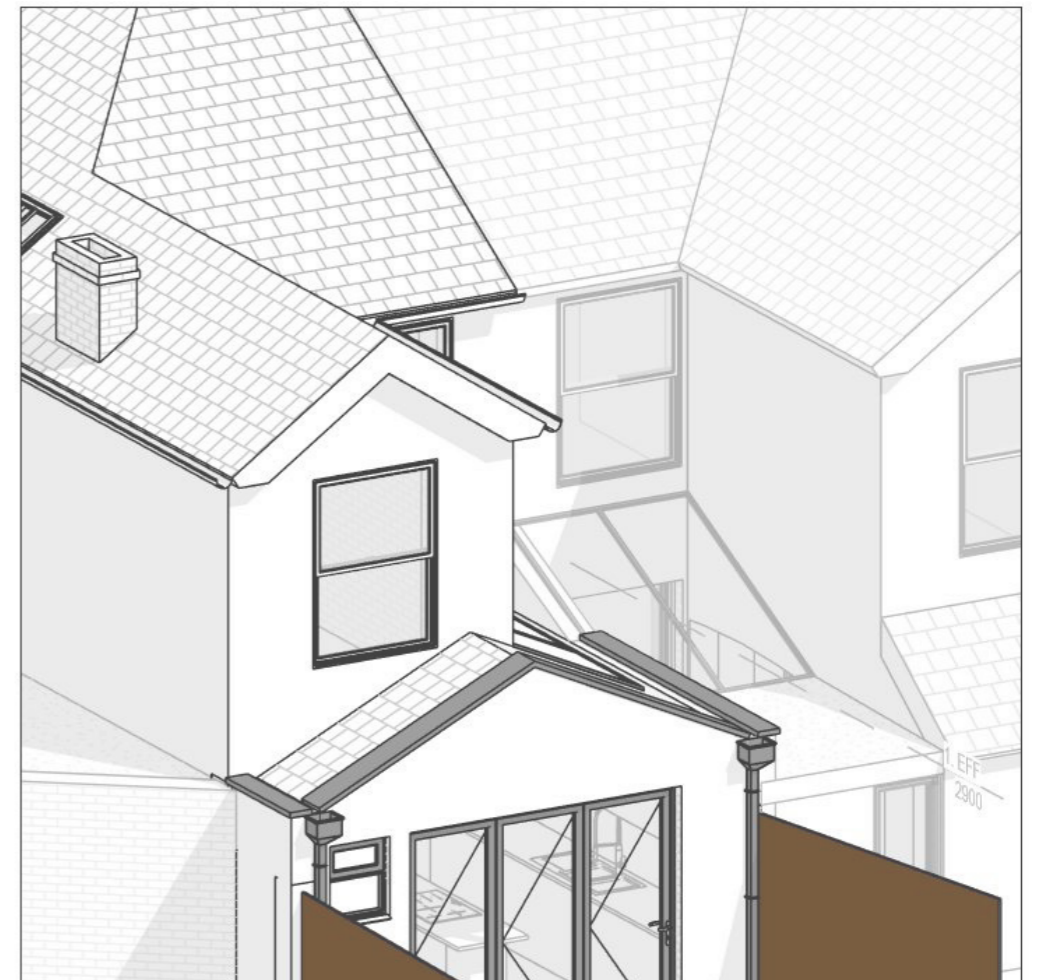
Conservation Rooflight Velux UK04



West Elevation



Rear Aerial View A



Rear Aerial View B

## CONCEPTUAL DESIGN

VISUAL SCHEME



## CONCLUSION

This proposed scheme aims to address the considerations that were reason to refuse, delivering a fresh appearance for the rear part of this property preparing it for long term stability. Previously we proposed a half glass roof, and now we understand that this would result inconsistently with the property.

The new appearance will deliver up-to-date textures and details, guided by a trustworthy visual quality.

Without a doubt we proud ourselves of the proposed layout, respecting the fellow neighbours and the urban limitations of the area. This new proposal will not only enhance the overall appearance of Wood Street conservation area but also prepare it for the future.

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