

# DESIGN & ACCESS STATEMENT

Re Development of: Cotswold Lodge, Stapylton Road,  
Barnet, EN5 4JD

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## 1- Introduction

This Design and Access Statement is in support of the full planning application for Cotswold Lodge, Stapylton Road, Barnet EN5 4JD.

The application is for the extension and reconfiguration of the above property. Currently, four self-contained flats are being two x two-bedroom flats and two x one-bedroom flats. The proposed scheme will have two x two-bedroom flats and two x one-bedroom flats. The building will be laid out:

- Ground Floor: 2 Bedroom Flat
- First Floor: 1 Bedroom Flat
- Second Floor: 2 Bedroom Flat
- Duplex 1 Bedroom Flat

The documents included within this application are:

- - Planning Form
- - Design and Access Statement (this doc.)
- - Location & Block Plan
- - Existing Plans
- - Proposed Plans
- - Existing Elevations
- - Proposed Elevations

## 2- Site Description

Cotswold Lodge is a corner property and the junction of Stapylton Road and Salisbury Road.

The building itself is currently spread across four floors' being – basement, ground, first and second floors.

The basement is an unused space which has an access staircase from the cupboard under the existing staircase leading to the First Floor.

The ground floor has one x two bedroom flat to the left side, which is in an extension previously built. To the far right side is the ground floor level to a split level one bedroom flat. This flat is small and has a steep spiralled staircase.

The First Floor to the left side again has a one- bedroom flat which is within the extension, and to the right side is the First Floor of the split level flat which has the bedroom and bathroom area.

Within the second floor is a one-bedroom flat which is within the roof space of the building.

The age of the building is Victorian, which has the benefit of high ceilings, wide stairwells, large sliding sash windows and ornate stone features. The original parts of the building are very attractive and architecturally well designed, showing the era of construction. However, the two-storey side extension to the left of the building was built circa 1980 and is significantly dilapidated and structurally unsound. The materials do not match with the existing structure and have a painted render which is outdated and is unsympathetic to the original Victorian design. The internal layout of both room arrangement and mechanical services are inadequate, has a low standard of current regulation and requires constant maintenance.

Currently, there is no official parking on the site as there is limited space to the front and side of the building. The occupant to the ground floor flat has a small car and benefits of using the front side area for parking; however, this is not sufficient space for a large vehicle.

The garden area for the flats are to the front and side and are limited in space as there is currently extensive hedging to the perimeter.

The materials of the existing building are as below:

Walls - Originally London Red Stock Bricks, the extension, constructed from rendered block walls. We suspect that given the poor construction methods used there are insufficient foundations as there has been significant cracking both internally and externally leading to wall movement which is a concern (as stated in the structural report).

Roof- Pitched tiled roofs with slate covering.

Windows- A mixture of timber sliding sash and uPVC windows.

### 3- The Proposed Scheme

The proposed development has been simplified with the approved extension area, but with a reconfiguration of the internal layout to relay the current existing flats in a similar design and formation. There are variations as to how the flats are, but they will now have a better and improved and enlarged layout that will suit the future occupants.

The applicants have decided to remove the basement and the HMO from the building due to several reasons, predominantly being the time of the works to complete these as well as the disruption the works would have on the local area. Whilst the approved scheme was well received from potential tenants and agents, the reconfigured flats incorporating the extensions have also been well received and will still meet the needs of the current and future tenants whilst meeting the housing numbers for the local authority.

All areas and roof spaces have been utilised and incorporated into the living spaces of each flat, simple alterations have improved the living areas and overall quality of design creating an overall better development.

#### 4- The Design

The proposed development externally has not changed from the approved application 20/1798/FUL, the only alteration is the ground floor flat in the replacement extension where the left side flat now has its own entrance, therefore avoiding having to use the main entrance. The existing flat in this position currently has a side entrance which has now been relocated to the front of the building. The side area of the extension will now be utilised as an amenity area for this flat by having a small garden area.

The internal layout has been simplified but predominantly improved the current flat designs. The entrance and staircases have been kept in place and remain untouched. The floor levels and window openings have also all been kept in place thus reducing the scope of the works.

Whilst the flats are being simplified and reduced in scale, there will still be special considerations to soundproofing, and improving the overall energy rating of the building by increasing insulations as well as the services to reduce the energy consumption of the building.

The extension has been designed to be in keeping with the original building by incorporating matching brickwork, matching window design and stone headers and sills. The roof covering will also match to maintain a consistent visual appearance from the street scene.

The materials in the proposed structure are

Walls – Exposed Facing Red Brickwork

Roof – Pitched Roof Slate Tiles with the rear dormer clad with slate tiles and a felt flat roof covering.

Windows – uPVC double glazed which will have a sliding sash window appearance.

Chimneys – All Chimney Stacks will be kept and repaired/ rebuilt.

Boundary Treatments – The hedges and boundary walls will be kept. The timber fences will be replaced where necessary.

## 5- Conclusion

Overall, this application has been deemed a more simplified and downscaled application by reducing the scope of the works. The number of future occupants has been reduced by removing the HMO as well as removing the basement area. Whilst the scheme has been reduced the development is still considered a vast improvement and asset to the local area as the flats are in high demand and will suite the needs of the future occupants with the current tenants wanting to be able to move back in once the works are complete. The applicants are also addressing the concerns of the immediate neighbours because of the disruption of the building works, particularly with the basement excavation. As the size of the development has downscaled the construction time has nearly halved therefore the impact and disruption has been reduced which will appease the local neighbours.

We are hoping to have a well-received application from the neighbours and local authority and look forward to working with Barnet Council Planning Department again to hopefully be able to receive a positive outcome from this application.