

48 Ramillies Road NW7 4LX

Design and Access Statement

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KYL architecture | W: kylarchitecture.com | E: yan@kylarchitecture.com | T: 07983021305

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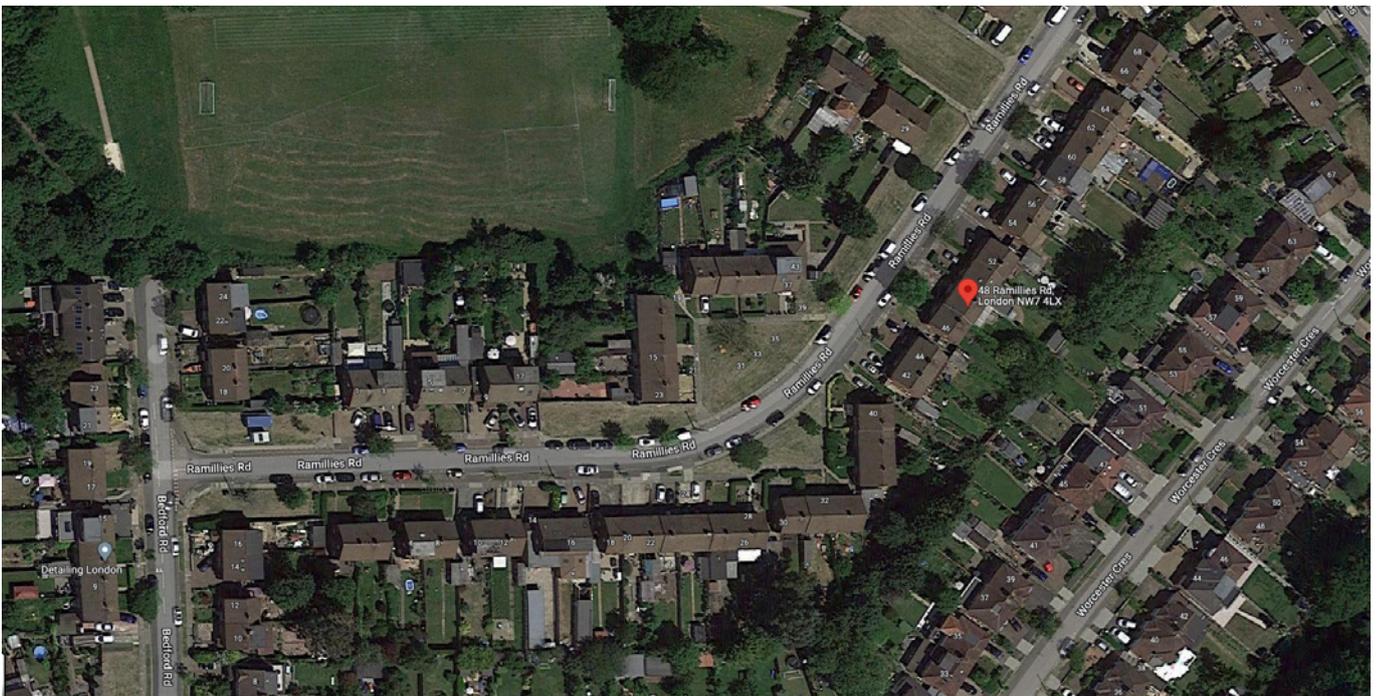
1.0 Introduction

1.1 This Design and Access Statement accompanies an application for the covenant consent and a 'Prior Approval : Larger Home Extension' application for the erection of a single-storey rear extension and refurbishment of an existing two storey terrace dwelling house on the application site.

1.2 The applicant has purchased the property recently and would like to refurbish and extend it prior to moving in with his family. The existing house is in despair and in need of a full refurbishment. The applicant would

also like to extend the existing kitchen on the ground floor to include a utility room, laundry, guest WC and a family dining in order to have a more self-sufficient family home.

1.3 The applicant seeks to exercise the permitted development rights for the proposed development.



Site Arial Photo (Applicaiton site pinned in red)

2.0 The Application Site and Property

2.1 The application site is situated on 48 Ramillies Road, London, NW7 4LX within the London Borough of Barnet.

2.2 The house is set back from Ramillies Road; it has a front driveway and a deep rear garden with on-site parking provision. There is a gated side passage providing a shared access to the rear garden with the neighbour no.50.

2.3 Ramillies Road is a residential area characterised by predominantly two-storey 1970's family-sized terraced houses. Loft conversions, dormer extensions and rear

extensions to existing houses are commonly seen in the local vicinity. The nearest example is the loft conversion and rear extension at the adjoining neighboring property at no.50.

2.4 The application site is not situated within any conservation areas and not in the proximity of any listed buildings.

2.5 The Environmental Agency's Flood Map for Planning indicates that the site is situated within flood zone 1, an area with a low probability of flooding.



Existing Google Earth photo of the property

3.0 Planning History

3.1 There is no planning history record of the application site.

4.0 Design and Planning Analysis

4.1 The proposed development follows the rules on The Town and country Planning (General Permitted Development) (England) Order 2015 – Schedule 2, Part 1, Class A, F and G.

4.1.1 The proposed enlargement, a single-storey rear extension, to the house follows the rules of the Permitted Development Order under Class A:

A.1

(a) The dwellinghouse was constructed for the use as a dwellinghouse originally.

(b) As a result of the works, the total area of the ground covered by the buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) is only 14% (below the limit of 50%) of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

(c) The height of the part of the dwellinghouse enlarged would not exceed the height of the highest part of the roof of the existing dwellinghouse. This is clearly illustrated in the drawings.

(d) The height of the eaves of the part of the dwellinghouse enlarged would not exceed the height of the eaves of the existing dwellinghouse.

(e) The enlarged part of the dwellinghouse is situated at the rear garden and not visible

from the highway.

(i) It does not form the principal elevation of the original dwellinghouse.

(ii) It does not front a highway.

(f) Not applicable

(g) The application site is not on article 2(3) land nor on a site of special scientific interest. The enlarged part of the dwellinghouse would have a single storey and –

(i) extend beyond the rear wall of the original dwellinghouse by less than 6 metres.

(ii) not exceed 4 metres in height

(h) The enlarged part of the dwellinghouse has only one storey

(i) The enlarged part of the dwellinghouse has its eave below 3 metre high throughout

(j) Not applicable. The original dwellinghouse has no walls forming a side elevation.

(k) Not applicable

A.2

Not applicable. The application site is not on article 2(3) land

A.3

(a) The materials used in any exterior work will be of similar appearance to those used in the construction for the exterior of the existing dwellinghouse.

(b) Not applicable. The dwellinghouse has no

side elevations.

(c) Not applicable. The enlarged part of the dwellinghouse has only one storey

4.1.2 The proposed refurbishment includes the repair of the driveway following the rules of the Permitted Development Order under Class F:

F.1

(a) The dwellinghouse was constructed for the use as a dwellinghouse originally. A hard surface was originally constructed at the driveway and its repair is incidental to the enjoyment of the dwellinghouse.

(b) The damaged and cracked existing tarmac hard surface at the driveway will be replaced in whole with brick pavers.

F.2

(a) The existing and proposed hard surface is situated on the driveway directly in front of the principal elevation of the dwellinghouse.

(b) The existing driveway was entirely covered by an impermeable hard surface (tarmac) in whole, with an area exceeding 5 square metres. The proposed repaired hard surface will be made to direct run-off water to the permeable planting beds flanking the driveway at either sides.

4.1.3 The proposed refurbishment includes relocation of the exiting soil vent pipe and boiler flue following the rules of the Permitted

Development Order under Class G:

G.1

(a) The dwellinghouse was constructed for the use as a dwellinghouse originally.

(b) The height of the soil vent pipe and boiler flue will not exceed that highest part of the roof.

(c) The dwellinghouse is not on article 2(3) land.

Layout

4.2 The proposed extension provides a family dining area and laundry area which are in lack at the original dwellinghouse. The previous owner placed the washing machine at the exterior rear patio. A guest WC/shower room is introduced to improve personal hygiene by encouraging hand wash at arrival.

4.3 The proposal provides more rooms at the gateway access to the rear garden from the side passage.

Scale

4.4 The proposed rear extension will be single-storey and subservient to the two-storey main house following the rules of the Class A Permitted Development Order.

4.5 The proposed rear extension will not extend as far back as the one next door at no.50.

4.6 There is a full height party wall and ivy climbing wall present between the rear garden of no.48 and no.46, hence, the proposed rear extension will not have significant impacts on no.46.

Character

4.7 The proposal will have no impact on the character of the local area.

Appearance

4.8 The appearance of the proposed extension will be in coherent with the original dwellinghouse. It will feature facing bricks and windows which match with the existing.

4.9 The existing satellite dish attached to the rear elevation is proposed to be removed.

Access

4.9 The proposed layout offers a ground floor WC which is handy for elderly and children.

4.10 The proposed rear extension features

bi-fold doors which offers open and wide access between the kitchen dining area to the rear patio.

4.11 The proposed layout complies with Building Regulations Part M and Part B.

Amenity

4.12 The proposed extension is situated in the rear garden sandwiched in between the no.50 rear extension and the party wall with no.46. There is no negative impact to the neighbours' amenity.

4.13 The damaged existing driveway is proposed to be renewed offering an improved appearance and enhancing the streetscape. The new brick paving will look coherent and match with the neighbours'.

Sustainability

4.14 The proposal seeks to improve the thermal performance and energy efficiency of the building fabric. Internal insulation will be retrofitted to the inside face of all external wall. All existing external windows and doors will be upgraded to offer better thermal performance.

Other Repairs and Improvements

4.15 The existing collapsed shed to the rear of the garden will be removed.

4.16 The leaning boundary fencing will be repaired or replaced like-for-like.

4.17 The external brick will be made good, repointed and washed clean.

4.18 The interior of the dwellinghouse will be refurbished and redecorated.

5.0 Conclusion

5.1 The proposal is for the refurbishment and erection of a single-storey rear extension to the original terraced dwellinghouse. The intention is to revitalise the existing dwellinghouse, which is currently not in a habitable condition.

5.2 The application site is neither situated within any conservation areas nor in the proximity of any listed buildings.

5.3 The proposed rear extension follows the permitted development rules under Class A, F and G, Part 1, Schedule 2.

5.4 The proposal does not have any detrimental impacts to the amenity of the neighbouring properties.

5.5 The proposed repair and replacement of the damaged driveway paving contributed positively to the streetscape.

5.6 The proposal removes the existing satellite dish and the garden shed which are in breach of the restrictive covenant as advised by the solicitor.