

**47 Sunnyfield London NW7 4RD**

**Demolition of Existing Dwelling and Erection of 1No. Family Dwelling**

**Design and Access**

**September 2023**

**Mr & Mrs J Patel**

Date: 11<sup>th</sup> September 2023



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Contents Amendment Record

This report has been issued and amended as follows:

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Revision	Description	Date	Signed
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## Contents

1	Introduction .....	4
2	Site & Surroundings.....	5
2.1	Site Location .....	5
2.2	Site Context.....	5
3	Analysis .....	6
3.1	Opportunities & Threats .....	6
3.2	Design Intent & Strategic Brief .....	8
3.3	Key Design Guidance.....	8
4	Form & Site Layout .....	9
4.1	Site layout.....	10
5	Building Layout Access & Design .....	11
5.1	Floor Plans .....	11
5.2	Elevation.....	13
5.3	Accommodation Summary .....	13
5.4	Design Principles.....	14
6	Landscape & Amenity Space .....	15
6.1	Landscaping and Amenity Space.....	15
7	Access .....	16
7.1	Accessibility and Refuse .....	16
7.2	Security .....	17
8	Conclusion .....	18

# 1

## Introduction

This statement provides supporting information to a planning application on behalf of Mr & Mrs J Patel. The planning application seeks to demolish an existing house and erect a new family dwelling.

The site has been subject to a recent planning application for

*Part single, part two storey side and rear extension following demolition of the existing garage and shed. Roof extension involving side dormer window and 5 no. side and 1 no. front and rear facing rooflight (amended description and plans) ref: 23/0777/HSE approved on 9<sup>th</sup> May 2023.*

In order to avoid any pre—development conditions, the application is accompanied by the following:

- Construction Management and Logistics Plan
- Landscaping Plan with Levels
- Arboricultural Report
- Energy Statement

Since planning permission has been granted due the nature of the works, it appears it is more economical demolish the current house and rebuild a new home.

## 2

## Site & Surroundings

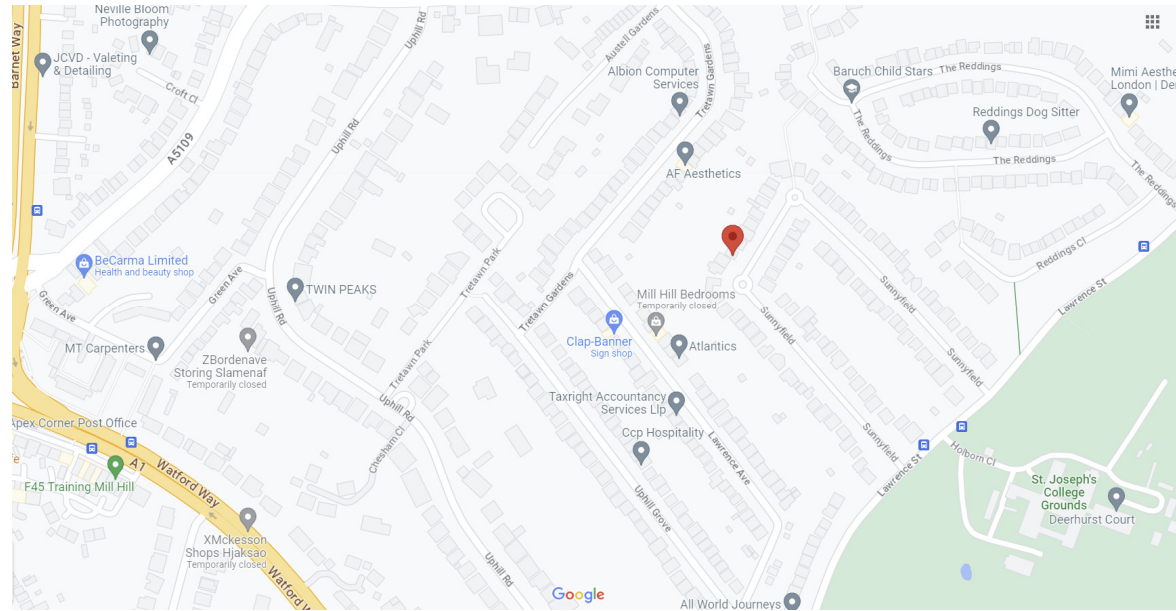
### 2.1

#### Site Location

The application is located in Mill Hill within in London Borough of Barnet. The application site is located on the north east side of Sunnyfield. The site is occupied by a detached house which is in poor condition. The building is 30's in style.

The current building is setback from the road and allows for off street parking. The site benefits from a deep garden.

For is a residential road within 5 minutes walking distance to Hendon Central Tube station.



### 2.2

#### Site Context

The area is pre-dominantly residential. The current property is a house. In terms of architecture, the area contains a mix of building styles, heights and characters.

In terms of scale there are a number of 3-4 storey in scale.

### 3

## Analysis

### 3.1

#### Opportunities & Threats

The scheme is influenced by a number of factors, including physical/practical and viable. The site clearly offers the potential for redevelopment and thus developed with the following opportunities and threats.

- Defines street frontages.
- Considers proximity of neighbouring buildings particularly low rise residential block adjoining the property.
- Considers noise and pollution from the road.
- Considers building orientation.
- Opportunity to create a modern house.





47 Sunnyfield



49 Sunnyfield



55 Sunnyfield



### 3.2 Design Intent & Strategic Brief

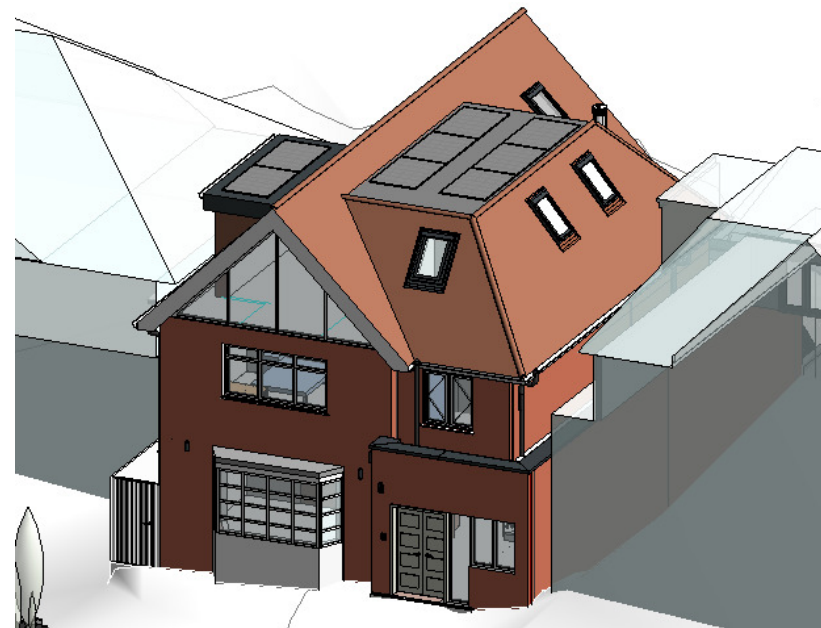
### 3.3 Key Design Guidance

Our design has been developed with appropriate form, scale and massing mind:

- The creation of a strong frontage.
- Imaginative use of massing and orientation to resolve scale.
- Formation of viable and sustainable development and use that responds to local need.
- Creation of a critical mass of development appropriate to the level of accessibility.

We have used the following drivers to measure our design against:

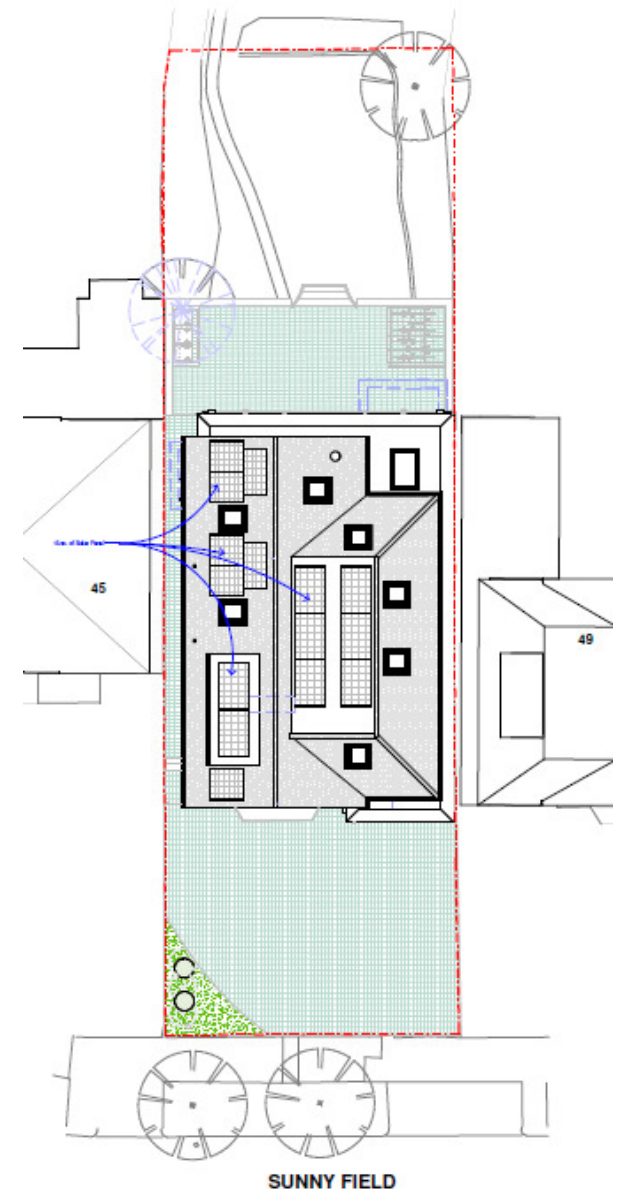
- Create a contemporary structure which sits well within the context.
- Provide a strong street frontage.
- Provide a massing that responds to the context.
- Create high quality and sustainable development.





4

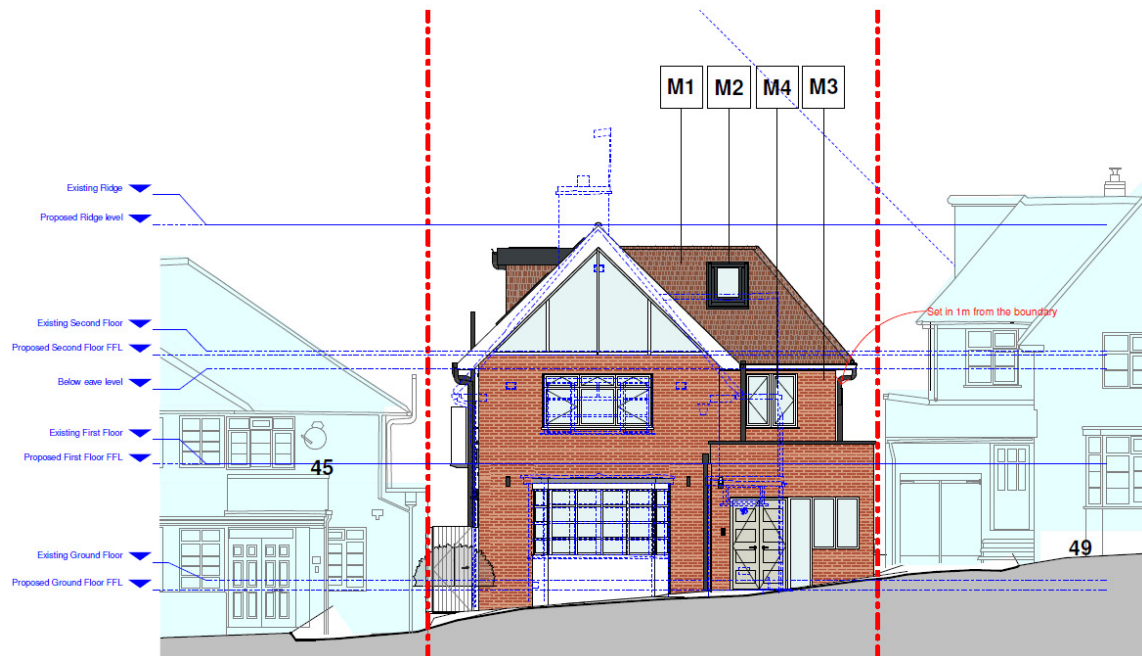
Form & Site Layout



## 4.1 Site layout

The form and layout of the scheme has been developed with the context in mind as well as good urban design principles. The scheme respects the streetscape and continues the existing building line, relationships with neighbouring properties, movement and amenity.

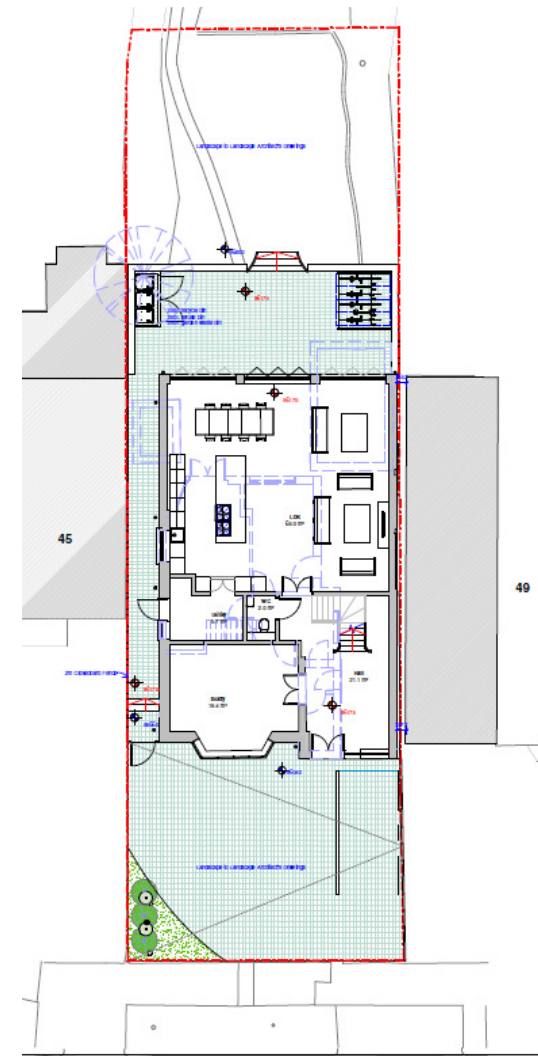
The street has a varied eaves and ridge line. We are only proposing to raise it by 700mm. Thus would be in keep with the character of the area.



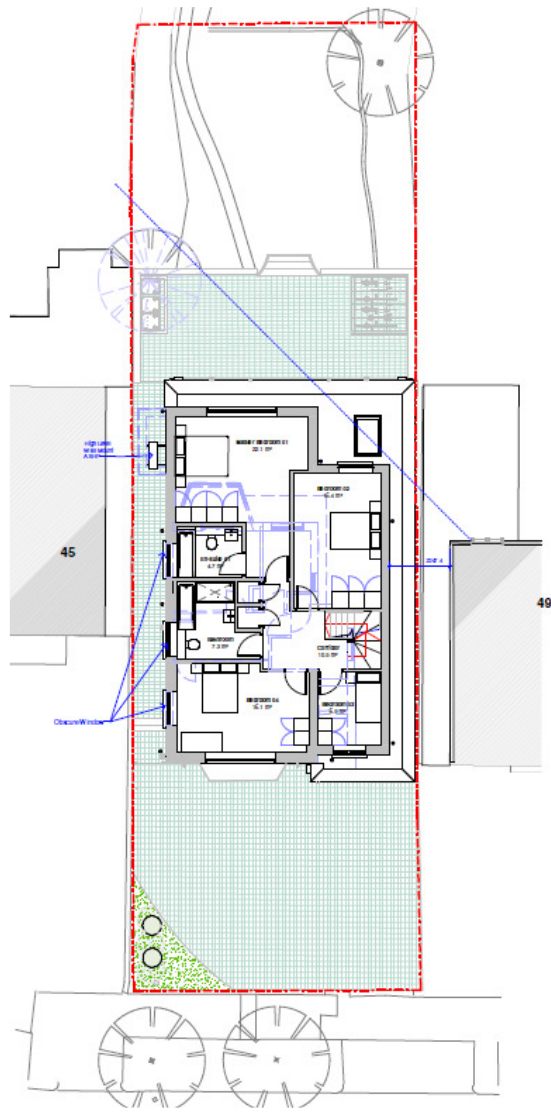
# 5 Building Layout Access & Design

## 5.1 Floor Plans

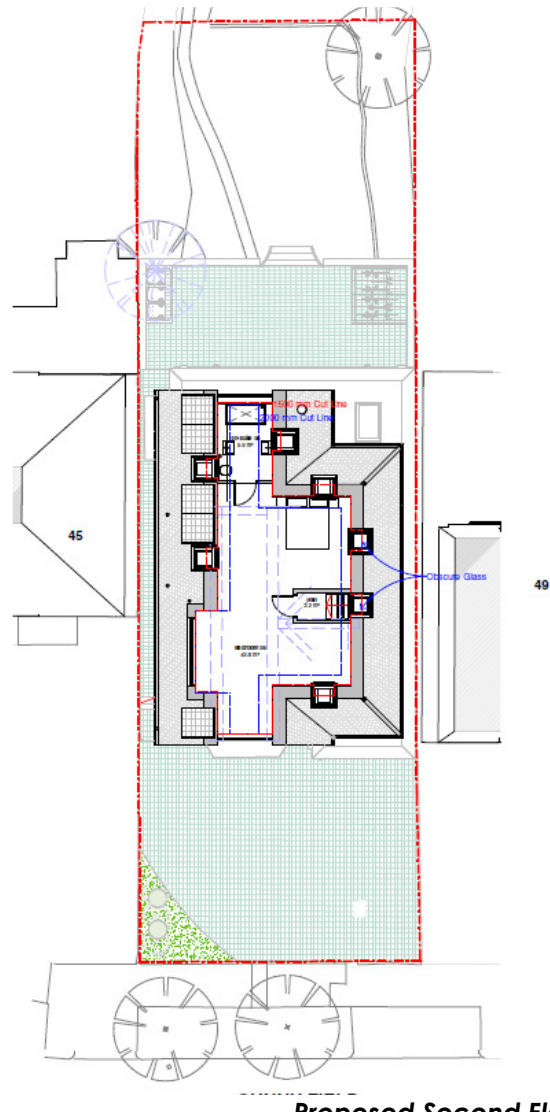
- Ground floor comprises of entrance to the house, with living dining kitchen and study.
- Four bedrooms on 1<sup>st</sup> floor
- 1 bedrooms on the 2<sup>nd</sup> floor



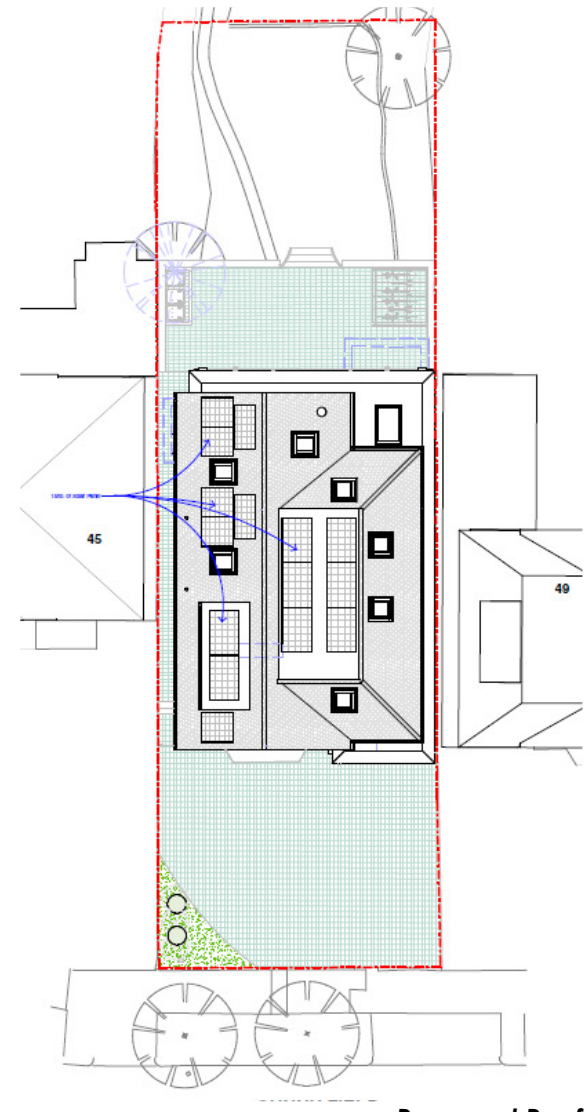
**Proposed Ground Floor**



**Proposed First Floor**



**Proposed Second Floor**



**Proposed Roof**

## 5.2 Elevation

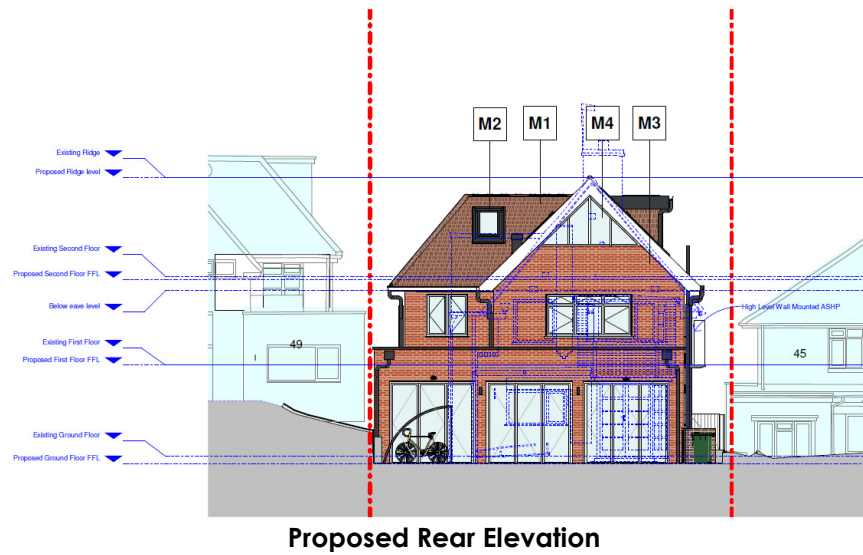
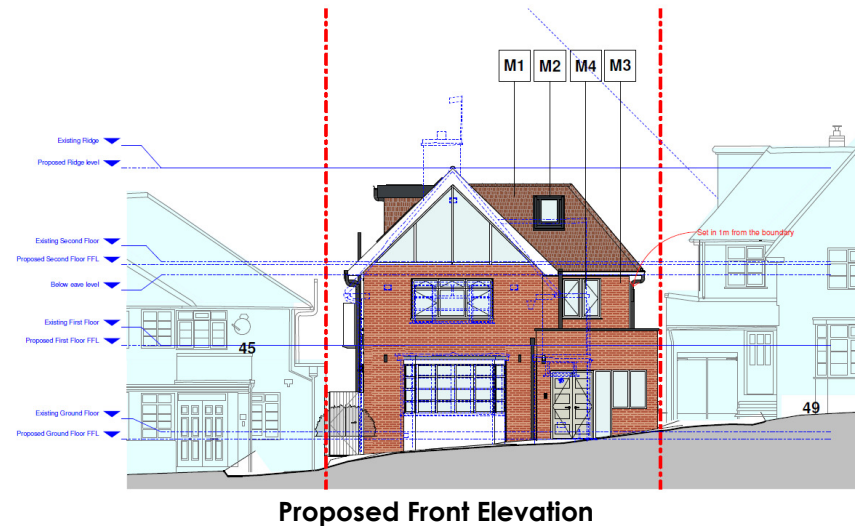
The road is characterised by varied style of architecture. Our intention is to re-build in the current style.

Thus there will be no change in architecture.

The entrance and ground level of the property has been lowered to allow extra floor to ceiling height on the ground floor.

## 5.3 Accommodation Summary

The scheme provides a house which is 274 m<sup>2</sup>





## 5.4 Design Principles

We have looked at the local architecture to inform our design. The architecture in the immediate area has a strong cohesion but lack of individual characteristic.

A robust design is proposed by using brick as the main material of the scheme. The bricks will be coursed in a Stretcher bond. With the use of red clay roof tiles, the scheme reflects the traditional root of the property and it will create an attachment to the area.

The elevations have a well-considered composition, producing a consistent architectural language. They look to combine an elegant and playful feel with the right proportions and view of depth which are pleasing to the eye. This approach creates a context-responsive dwelling to immediate neighbourhood.

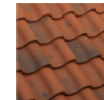
The projecting bay on the ground is intended to reflect the existing and traditional bay windows. The use of light render façade in the bay has also created a visually interesting contrast on the elevation.

The legibility in the fenestration pattern is responding to the internal layout. The elevation of the building corresponds well with the internal function of the building. To add a distinctive character to the property, a modern feeling element of triangular glazing on the top floor.

The architectural form of the building such as setback on the first floor and side dormer ensure the building has depth. They create both light spots and shadows on the front elevation.



M1 Tiles



Product Name	Lincoln Pantile
Manufacturer	Marley
Reference	MA74087
Colour	Rustic Red
Texture	Slightly Textured
Thickness	-
Sizes	370mm x 247mm
Technical Specifications	BS 5534

M3 External Brick



Product Name	Oakthorpe Red Stock
Manufacturer	Forterra
Reference	SMEAORS1600VO
Technical Specifications	BS EN 771-1
Dimensions	215 x 102 x 65 mm
Configuration	Frogged
Voids (%)	5-18%
Compressive Strength (N/mm <sup>2</sup> )	25
Active Soluble Salts	S2
Water Absorption (% weight)	13
Durability	F2
Gross Dry Density (Kg/m <sup>3</sup> )	2.2

## 6 Landscape & Amenity Space

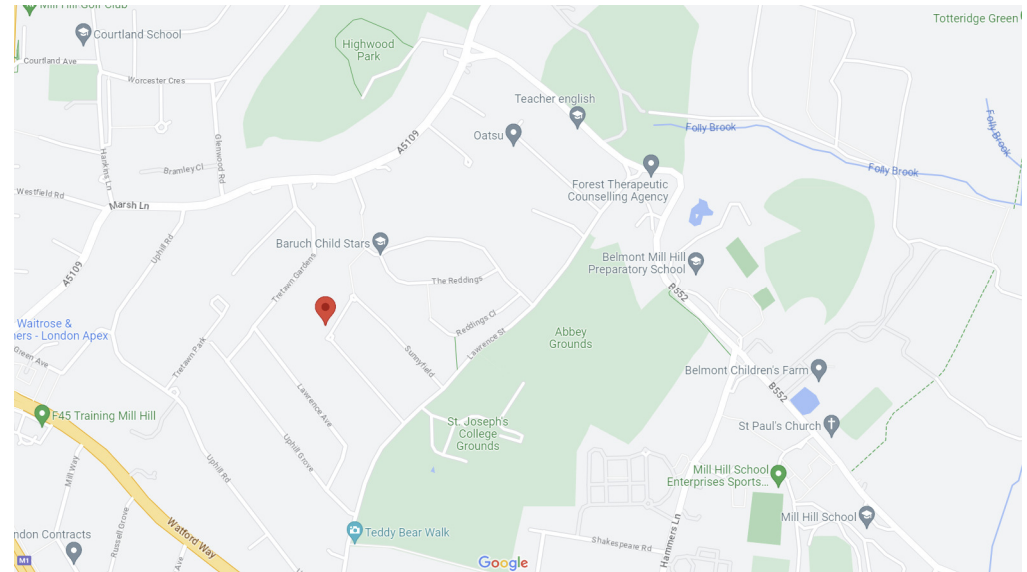
### 6.1 Landscaping and Amenity Space

The scheme has a large private garden. The revised scheme is designed to respect the existing surrounding trees on site.

The site benefits from a number of open spaces within the locality. We have identified 2 main area which is:

- Highwood Park

The park is within 10minutes walk and provide playing areas for young and older children.





## 7

## Access

### 7.1

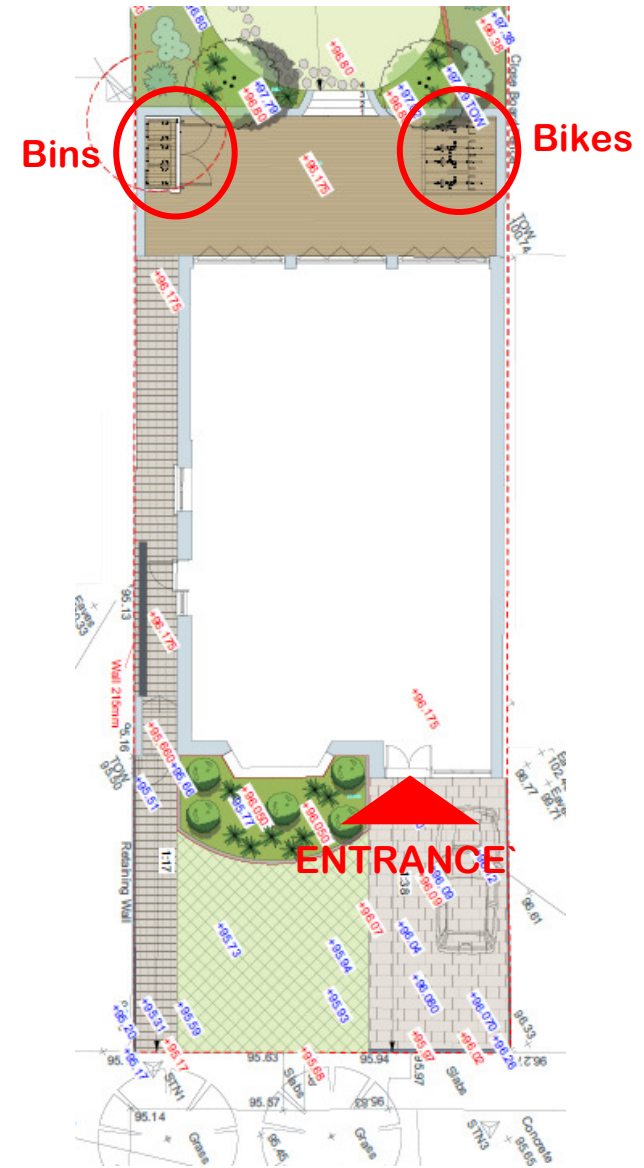
#### Accessibility and Refuse

The scheme is designed to comply with Part M4 (2).

In designing the scheme we have been mindful of creating a safe pedestrian access for all residents.

We have allowed for the refuse bins to be located to the rear of the property, thus ensuring it is not an eyesore.

Bikes will be located to the rear. The site has off street parking for 1 cars. Thus the site has a PTAL rating of 1a.



## 7.2 Security

This development must be a safe and secure environment to live for residents as well users. The scheme will adopt 'Secure by Design' accreditation. This will be reinforced with Part Q of the building regulations.



## 8

# Conclusion

The Design and Access Statement illustrates the design rationale behind the redevelopment of 47 Sunnyfield.

The proposed scheme provides high quality architecture, meets both national and local planning policies.

The scheme meets the following criteria:

- A sustainable development which reflects the housing needs and is environmentally responsible.
- Contemporary design with use of robust and high quality materials which responds to the local heritage.
- The proposal responds to the councils advise.