

5.0 Proposed Building Elevations

The rear elevation will be extended to the south west side along the existing ground floor plan footprint on two floors.

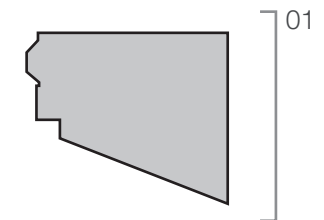
A very transparent openable glazed area allows daylight into dining area on the ground floor and a seamless connection to the rear patio and garden. The room is protected from the south sunlight by a continuous canopy.

The new first floor's floor to ceiling windows also aim to connect with the exterior sedum roof and the garden below.

The new roof's dormer extension has a similar language as the levels below in terms of openings and shares the same dark grey rain screen cladding finish as the ground floor extension.



01. Rear Elevation - Proposed



— Proposal Site

5.1 Materials and Finishes



01. Red Brick Options

02. Clay Roof Tiles

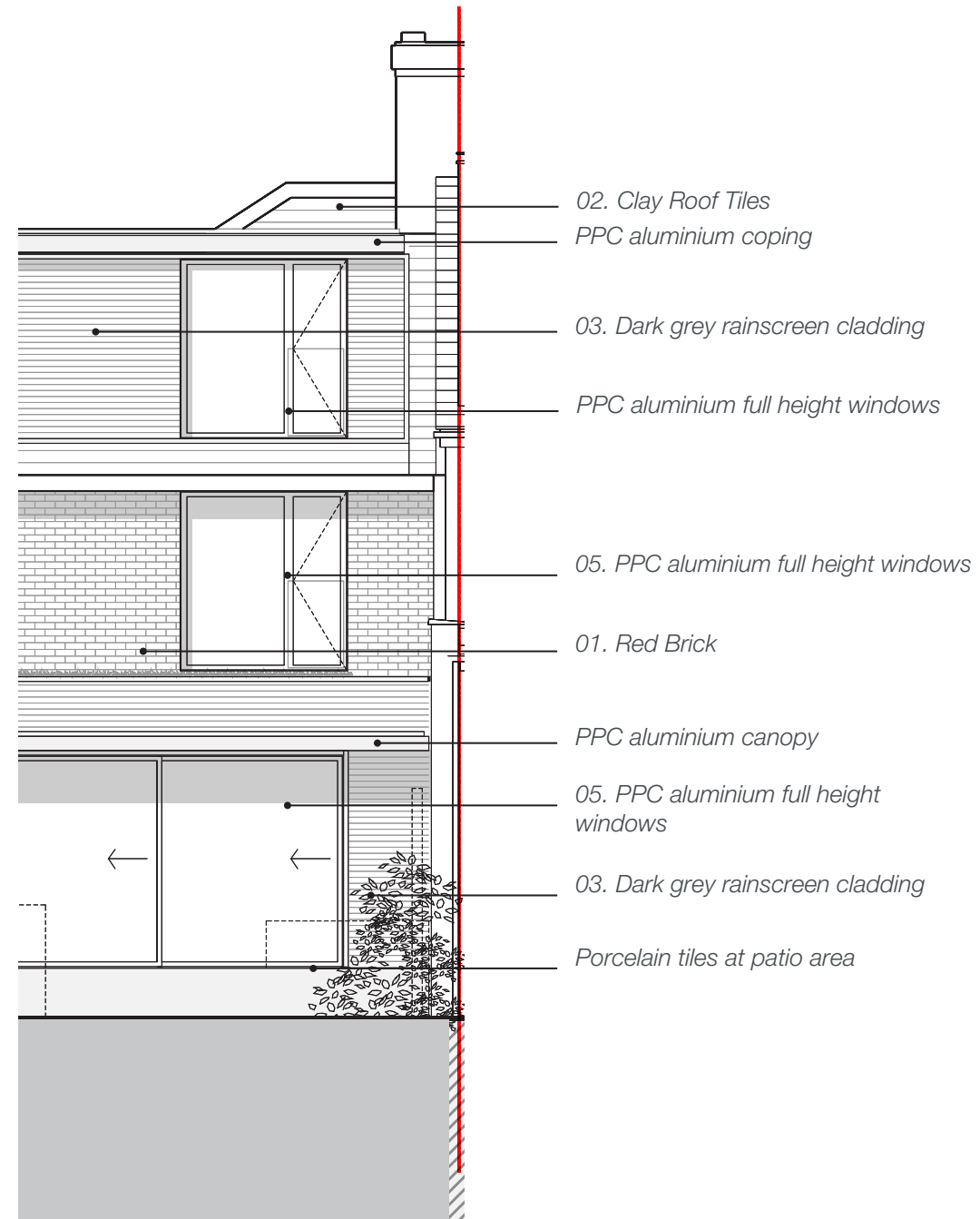
03. Metal panels



04. Timber Windows to Front Elevation



05. Aluminium Sliding Doors to Rear Elevation



Extract of Proposed Rear Elevation

Front elevation:

All current materials will be retained ensuring the building integrates with the surrounding buildings on the front elevations (e.g 04. timber windows) with a few more contemporary additions like the new entrance archway / door.

Side / Rear elevation:

They have more contemporary elements to them e.g. floor to ceiling windows, rain screen cladding (material to be agreed) or aluminium finishes, although the main existing materials have a continuation around them e.g. brick work and terracotta tiles in the roof.

5.2 Landscaping



Sedum roof with roof light



Garden with planting lining the area



Patio with garden



Garden trees lining neighbouring boundary



Proposed Roof Plan with External Area >

The rear garden concept is a series of terraced levels that follow the topography of the site and demarcate the different zones.

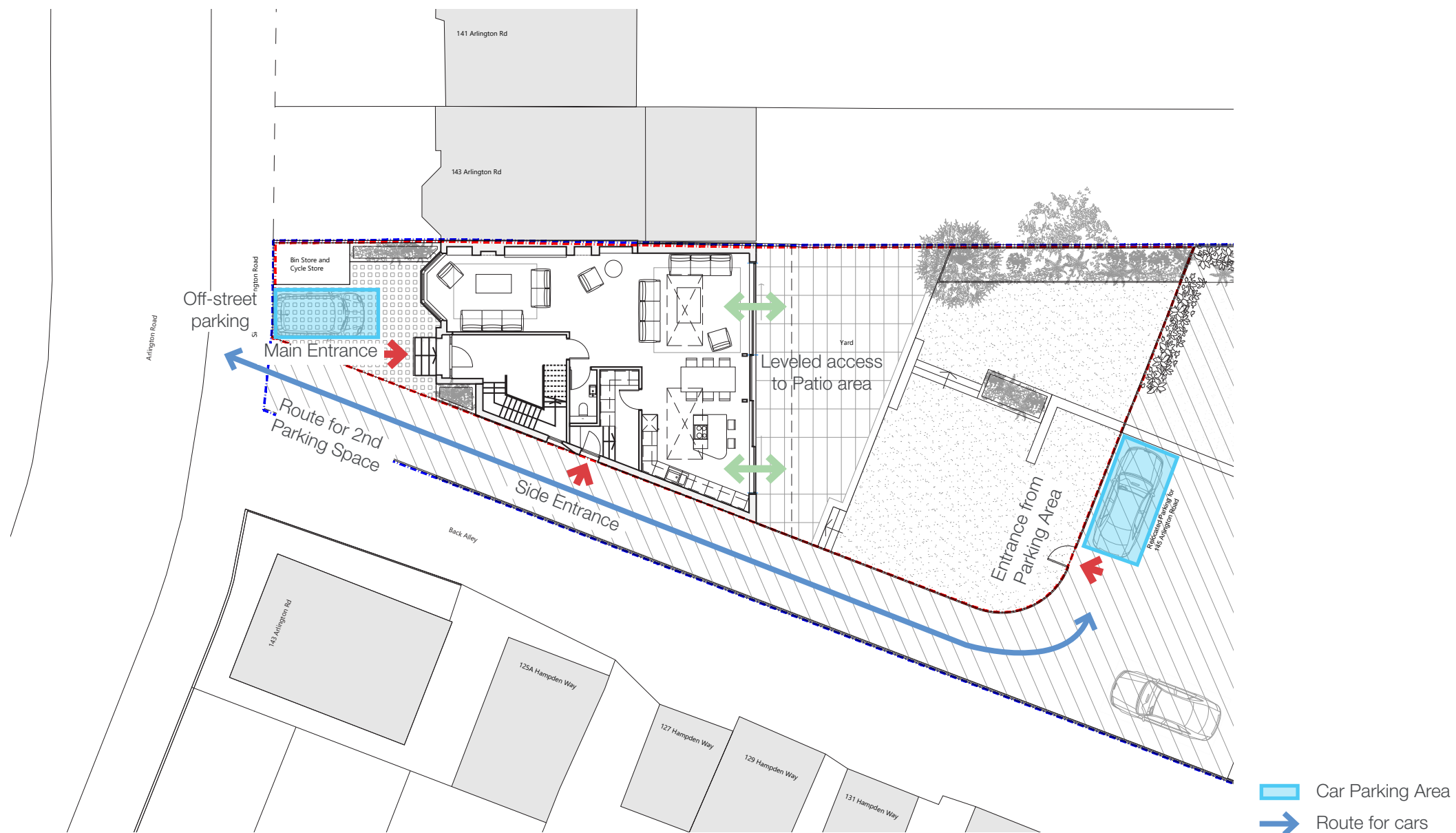
- The selection and layout of materials integrate and link the new house with the existing house and reads continuously
- The paved finishes demarcate the sitting zones and continue internally defining a seamless transition
- The brick retaining structures shape the different areas and connect with the finishes of the house
- A lightweight fence reduce overlooking, aiding privacy within the site.
- Trees and bushes lining the east boundary, create informal areas of the garden, allowing the formal paved patio space to be stepped down into the landscape and provides privacy to both sides of the fence.
- On the ground floor extension roof there is a sedum roof, adding to the overall biodiversity of the proposal.

5.3 Accessibility

The site can be accessed only from Arlington Road.

The existing main entrance is from the Arlington Road, there is also a secondary entrance from the share access with 145b Arlington Road and a rear entrance is also provided from the parking in adjoining site.

The second parking space will be relocated and provided at the adjoining site (application reference-22/0393/FUL) in the rear to maintain existing parking provisions.



Proposed Ground Floor Plan with External Area

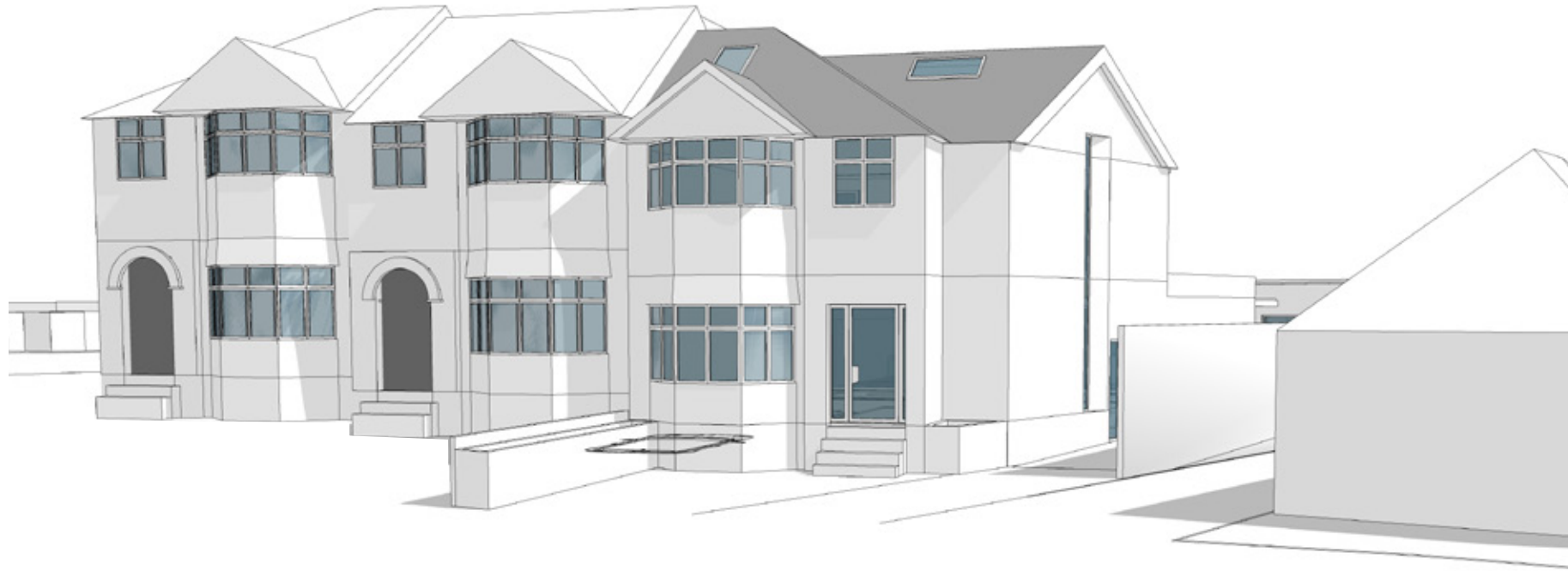
5.4 3D views

We have prepared a detailed 3D model to check and ensure the roof extension is not visible from the street. These images demonstrate this.

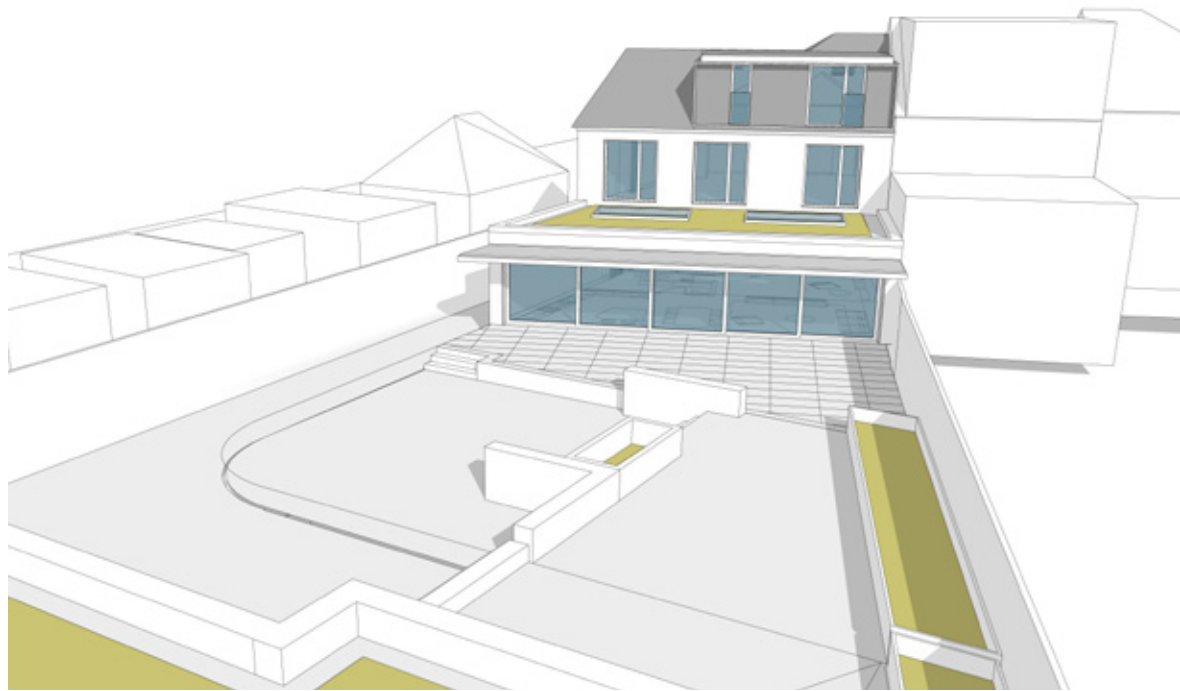
Also to ensure the side extension fits within the surrounding context in terms of massing.

The stepped down volume of the side extension from the original roof ridge line follows the downwards profile of the street helping to intergrate it within the local townscape.

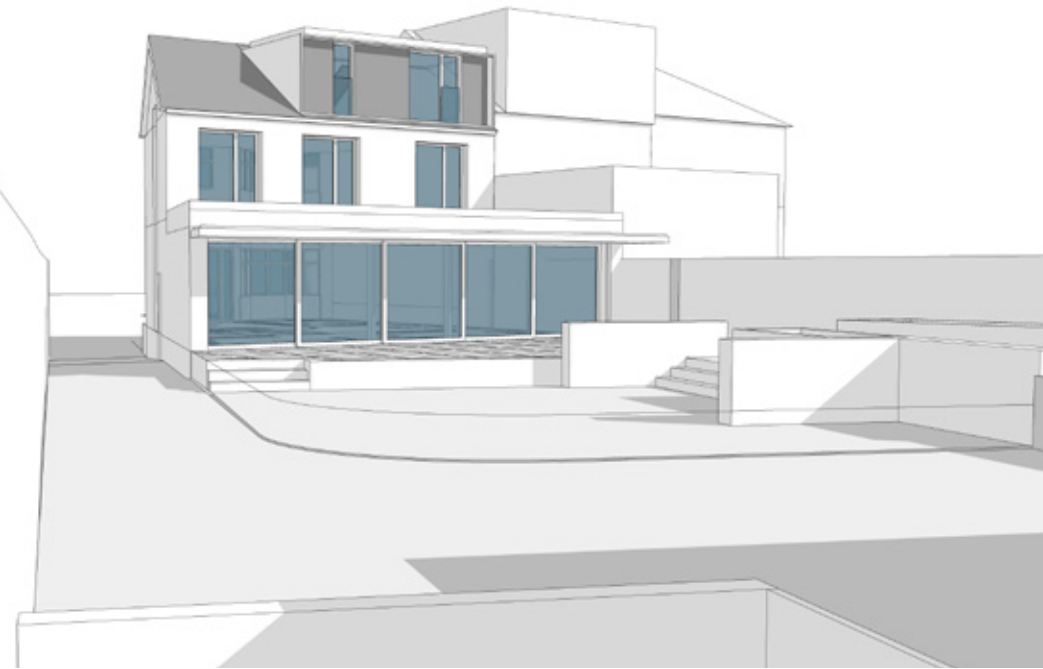
The set back from the main facade also helps read it as subsidiary to the main house.



Proposed main and side elevation view from the north



Proposed rear elevation view from the south east



Close-up, proposed rear elevation view from the south west

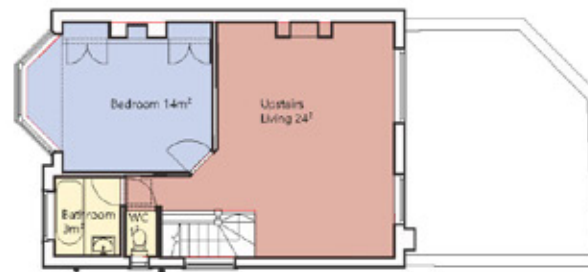
6.0 Proposed Areas Diagrams

The proposed house has a gross internal area of 199 sqm. or 2,142 sqft



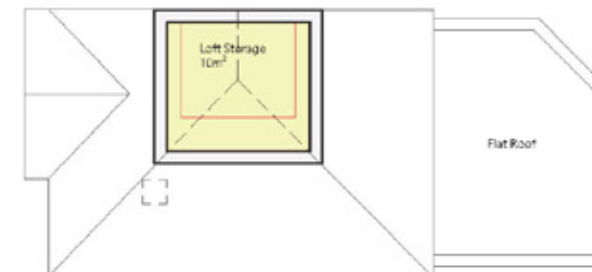
Total GIA
67

Ground Floor - Existing



Total GIA
45

First Floor - Existing



Gross Internal Area with
more than 1.6m headroom
6

Second Floor - Existing



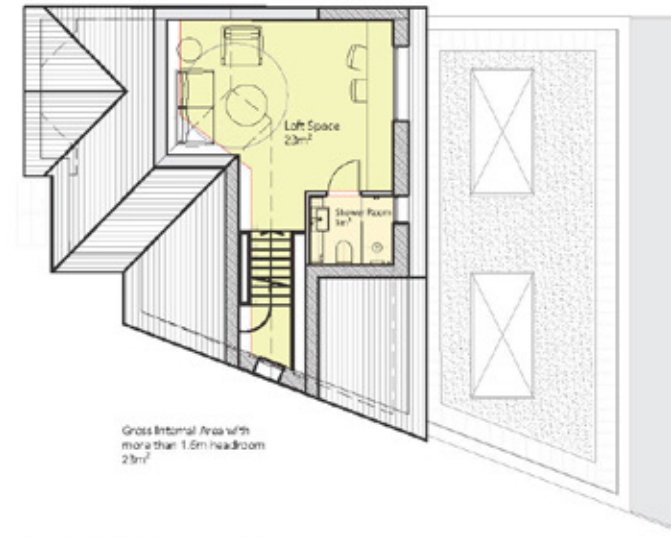
Total GIA
111

Ground Floor - Proposed



Total GIA
62

First Floor - Proposed



Gross Internal Area with
more than 1.6m headroom
23

Second Floor - Proposed

Key- Area Breakdown	
	Bathrooms
	Bedrooms
	Living/Dining
	Kitchen
	Loft Space
	Circulation/BoH

Gross Internal Areas:	
Existing House:	
GF:	67 sq.m
L01:	45 sq.m
L02:	6 sq.m
Total:	118 sq.m
Proposed House:	
GF:	111 sq.m
L01:	62 sq.m
L02:	26 sq.m
Total:	199 sq.m

7.0 Planning Policy Framework

The London Borough of Barnet's Housing Strategy 2010-2025, states the need to 'increase the housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents'.

3. Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents

Barnet is a successful place where people want to live and work, which is reflected in high property prices. The population is set to grow by some 60,000 people from 331,500 in 2008 to 361,000 by 2016 and to 394,000 by 2031. The council's emerging Local Development Framework Core Strategy, which sets out planning priorities for Barnet, has identified capacity for 28,000 new homes that can be delivered by 2026 to accommodate this increase in population. This is reflected in the current London Plan targets (see below).

Our analysis has shown that since 2008 when the housing market downturn started, prices in Barnet have fallen relatively little, with the main difficulty being a shortage of funding for mortgages. This has meant that whilst housing market activity has reduced, the underlying demand has remained strong both amongst people already living here, but also those wishing to come to the area. Unlike other parts of London, the market for low cost home ownership has remained buoyant.

We are undertaking a Strategic Housing Market Assessment (SHMA) which will identify future housing requirements for all types of housing in Barnet for the coming 5 years. Draft results from the SHMA suggest that there is a need for 650 new homes a year once household formation and migration in and out of the borough are taken into account. This is significantly lower than the existing annual London Plan target of 1960 for Barnet, which the Mayor has indicated he wishes to increase further to 2225 in the new draft London Plan, and reflects the council's position of having the capacity to deliver more housing than is needed locally and making a significant contribution to London's overall growth as a Successful London Suburb and Opportunity Borough².

8.0 Conclusion

The design proposals in this submission have been developed with great care and consideration of their impact into neighboring properties.

The main design objective has been to optimize the use of the existing house and transform it to a contemporary family living, whilst maintaining the character of the original house facing the street.

- The design proposal is a sensitive adaptation of an obsolete building, bring its return to a full and vibrant use.
- The character is maintained; the extensions are of very low visual impact.
- A Sustainable Design will bring the house to the 21st century; new construction portions of the scheme shall have an optimised high efficiency thermal envelope and renewable energy from a photovoltaic (PV) panels as the main examples.