



**Design & Access Statement**  
**145 Arlington Road,**  
**London,**  
**N14 5BA**

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## 1.0 Introduction

HCL architects have been appointed to develop the refurbishment and extension of the existing house to optimize the land available and bring it to the living standards of a modern family accommodation.

The purpose of this document is to explain and illustrate the scheme in its context and demonstrate how our proposals to refurbish and extend the existing house will be good fit and an enhancement to this neighborhood.

The report presents the proposed scheme and provides a detailed description and assessment of the proposal.



Location Plan - Existing

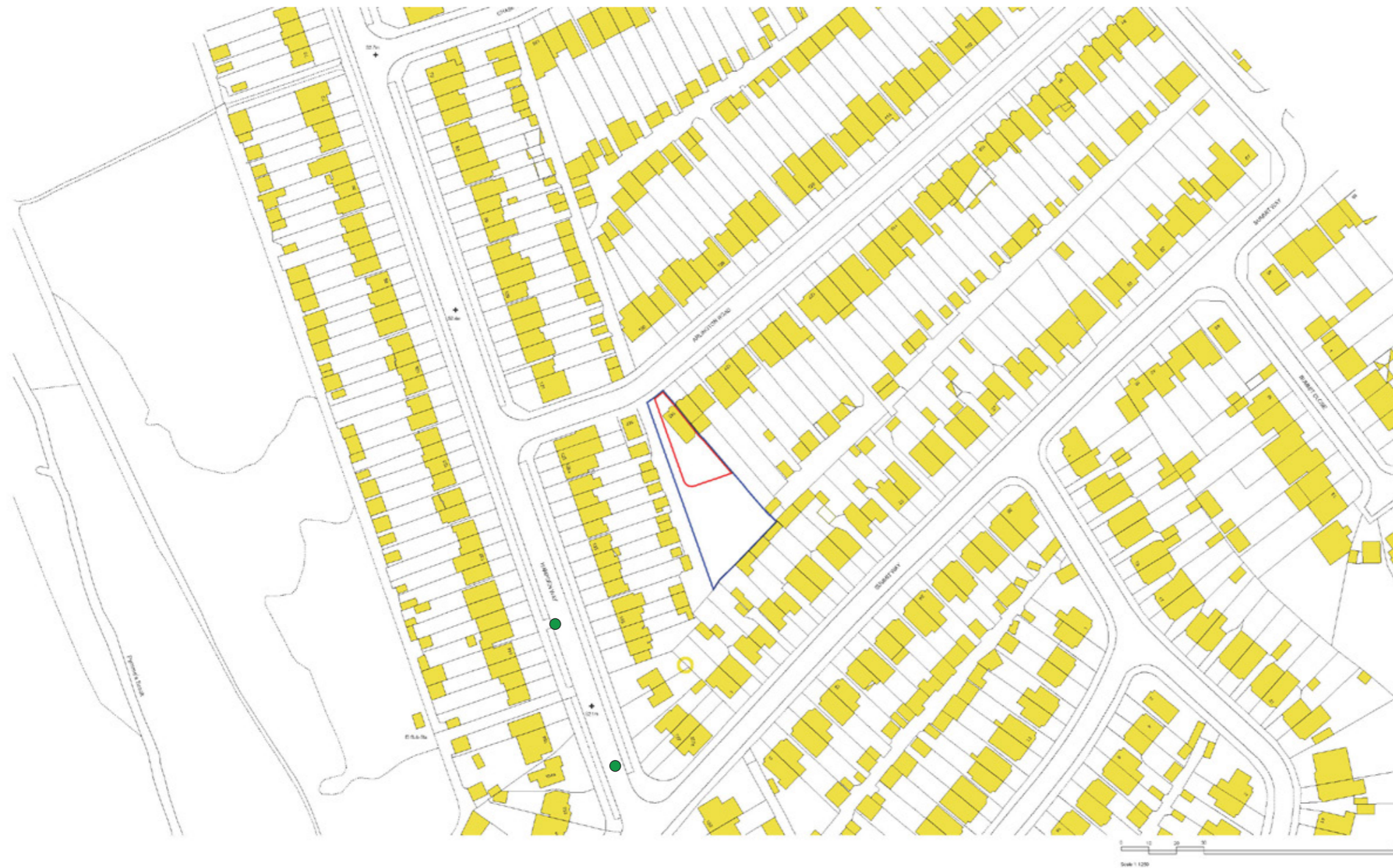
## 2.0 Site Location






The site is situated on Arlington Road and is located towards the South-West end of the road, adjacent to Hampden Way, the main road through Osidge. The building is not listed and forms part of a row of three semi detached houses. It is set back from Arlington Road allowing space for potential off-street parking.

The Borough of Barnet is largely suburban and contains a variety of typologies reflecting its historical development. It is mainly made up of a mix of detached, semi detached and terraced housing. The immediate area surrounding the site consists of other semi-detached rows of houses dating around the mid 20th century.

The site is situated in close proximity to Ashmole Academy/Ashmole Phoenix Gymnastics club and Barnet and Southgate College to the East, and the New Southgate Cemetary to the south-west.

The nearest green space is Brunswick Park, a five minute walk from the site.



-  N
-  Bus Stops
-  Residential Units
-  Adjoining Ownership
-  Proposal Site

Location Plan - Existing

## 2.1 Existing Site Context

The neighbouring buildings along the street vary with slight differences in regards to appearance. However, a number of properties utilise similar materials including red brick and white render.

A number of them had modified the appearance of the original buildings by painting the rendered areas in different colours, modifying the entrance archway, painting the facade's cladding clay slates, etc.

The site is currently a three bed semi-detached family home towards the North boundary of the site, facing Arlington Road. There is a area of hard standing in front of the existing house, creating a paved garden and parking.



1. Street View of 141-145 Arlington Rd.



2. Street View of 123 Arlington Rd.



3. Street View of 110-114 Arlington Rd.



4. Street View of 94 Arlington Rd.



5. Street View 81 Arlington Rd.

## 2.2 Local Planning Context

The site is surrounded by a mix of two storey detached or semi-detached houses, with similar design and finishes, including clay tiled bay window, red brick and white render.

There are many similar applications along Arlington Road, most of them relate to a single or two storey side, rear and roof extensions.

Most of the adjacent properties have been extended towards the rear and have roof extensions facing the back gardens.

The side extensions are more limited to the properties that have enough land around them to extend to. Examples of successful extensions can be found at 81,150,127 Arlington Road and 123 Hampden Way.



Consented Schemes  
 Application Site

113 Arlington Rd

The application relates to single storey rear extension.

127 Arlington Rd

The application relates to two storey side extension

139 +150 Arlington Rd

The applications relate to a single storey rear and two storey side extension

141 Arlington Rd

The application relates to a single storey rear extension and a rear garden outbuilding.

123 Hampden way

The works relate to a two storey side extension.

147 Arlington Rd

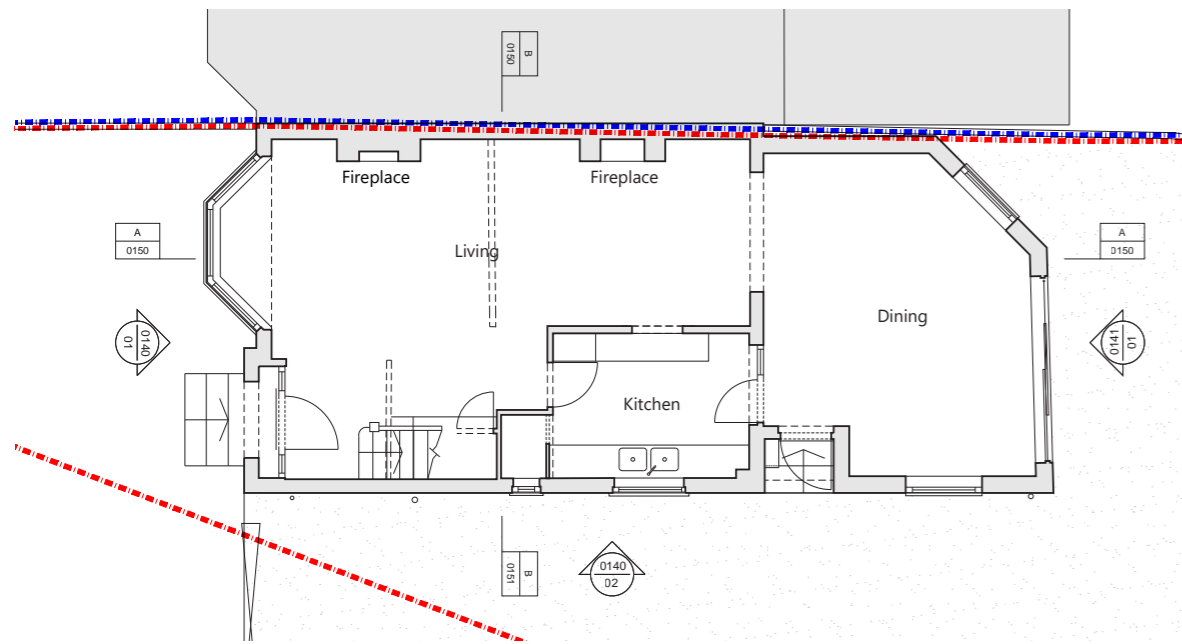
The application relates to a single storey side garage extension

Bird's eye view

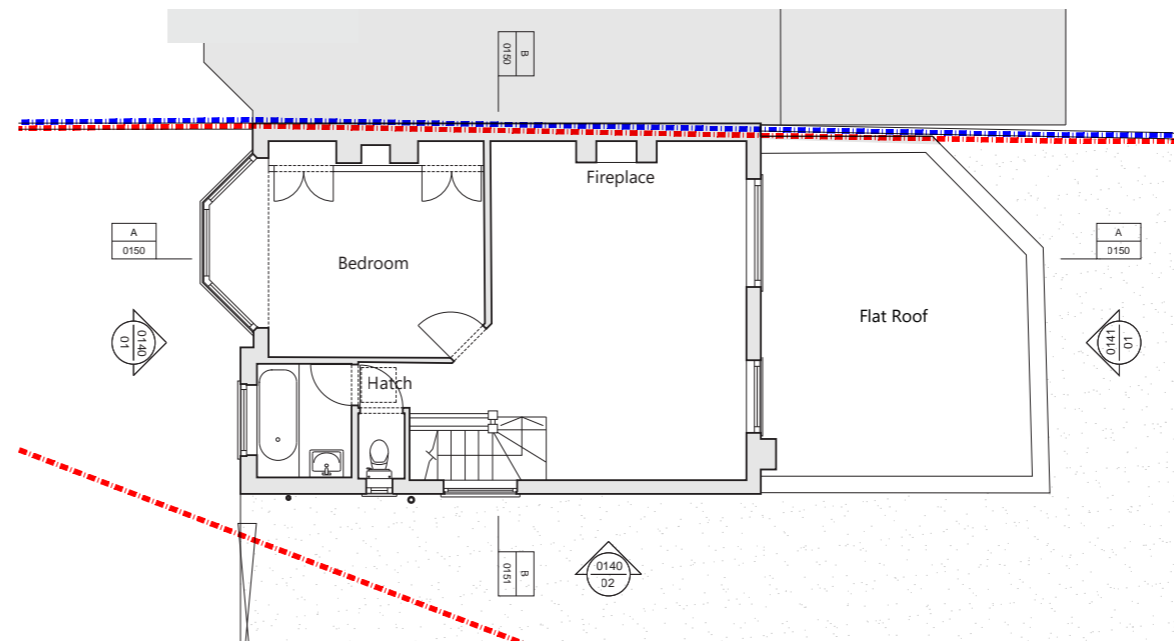
### 3.0 Existing Building Plans

The existing house has two floors above ground and an old ground floor rear extension.

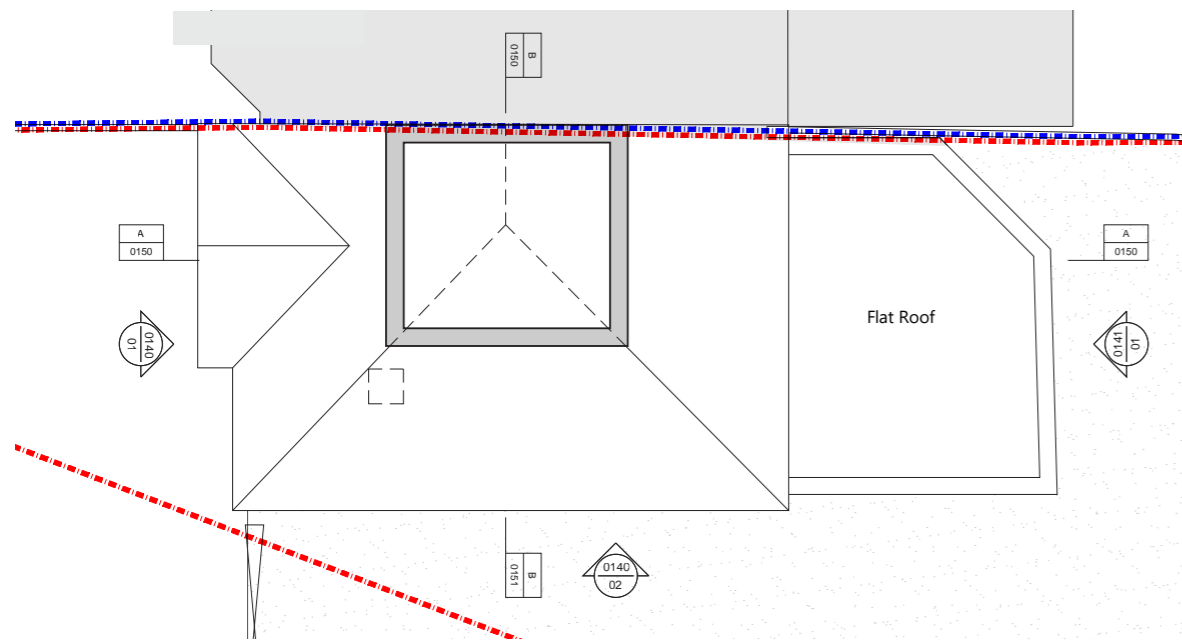
The interior is tired and in need of a refresh to bring it back to a modern living.



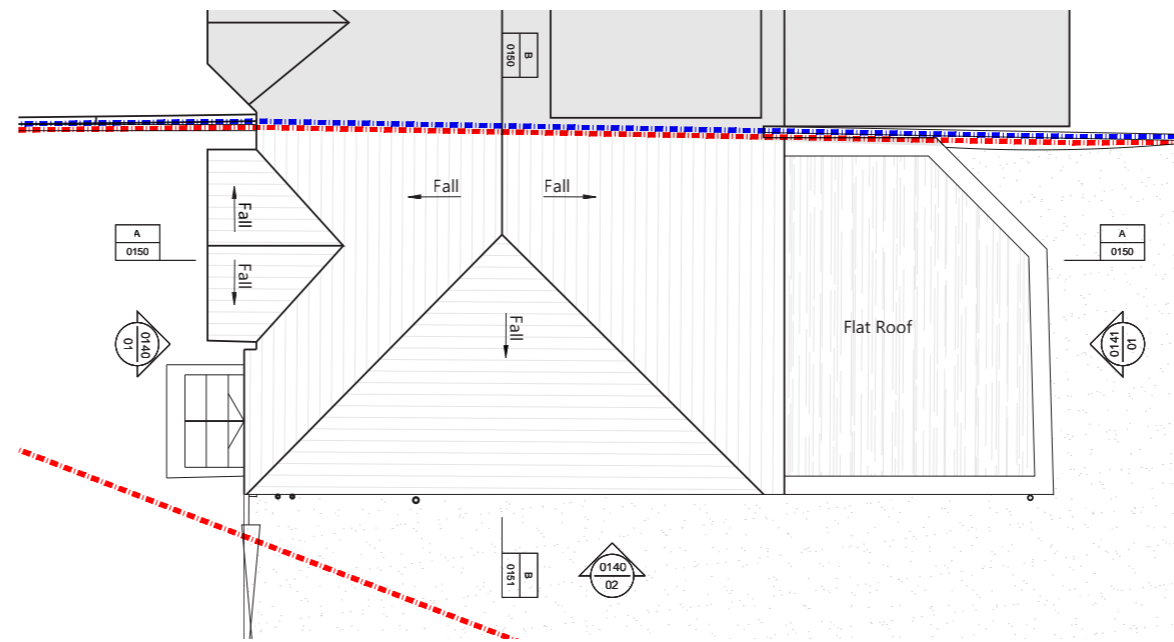
Ground Floor Plan - Existing



First Floor Plan - Existing



Second Floor Plan - Existing



Roof Plan - Existing



- Adjoining Ownership
- - - Proposal Site

### 3.1 Existing Building Elevations

It is a semi-detached house part of a ground of three houses that step down following the topography of the street.

The main elevation is built using red brick and the upper elements is white render with brick accents as used by much of the Arlington Road.

The feature bay window with a blank dormer element top is another typical design element in the street in this case is clad in flat clay tiles.



Front Elevation - Existing



Side Elevation - Existing

— Proposal Site