Novak Hiles Architects

Design and Access Statement

Project Address:
Land to the Rear of 210 Hampden Way, London, N14 7LY

Client:
Caswell & Dainow

November 2023

Contents

www.novakhilesarchitects.com

1.0 INTRODUCTION

Above

Image of proposed development in context, viewed from Whitehouse Way

1.1 Executive Summary

This Design and Access Statement describes the proposed development of a currently vacant garden site with no planning designation (white land) situated in a suburban residential location, to provide a new high quality three bedroom five person family dwelling, which will contribute positively to LB Barnet's need for family homes as identified by the LB Barnet Local Plan and Housing Strategy policy documents.

The subject site is the lower part of the rear garden of the property at 210 Hampden Way, which is an unusually large garden for the area, and is to be separated from the garden of that property (with suitable garden space retained for 210 Hampden Way in accordance with planning policy). The site represents an anomaly in the streetscape and an awkward looking break in the building line and street scape when viewed from Whitehouse Way. The site represents an ideal opportunity to provide much needed additional family housing without negatively impacting on the existing property at 210 Hampden Way, or the wider surroundings of the area.

Furthermore, it presents an opportunity to improve the frontage to Whitehouse Way which currently detracts from its surroundings, and instead positively enhance the setting through the provision of new high quality small residential building with good quality landscaping which will improve the streetscene. The proposed design is considered to optimise the potential of the site whilst remaining appropriate in scale relative to its context.

The applicant has engaged Novak Hiles Architects to bring a design-led and contextually driven approach. Working in collaboration with the applicants Caswell & Dainow and West Green Planning Consultants, we have devised a development proposal that is specific to the unique opportunities and constraints of this location.

The form of the building has been carefully and conscientiously considered in response to issues of massing, existing building lines, privacy and outlook and architecture language relevant to this site and its relationship to adjacent existing properties, and the proposed design is therefore well integrated. The proposed building will offer a new dignified frontage to Whitehouse Way. It will maintain and reinforce the existing front building line along the street, and will maintain building gaps to its neighbours appropriate to the character of Whitehouse Way and its surroundings. The proposed building maintains the existing eaves lines of its neighbours, with a pitched roof to integrate it well into its context, whilst remaining subservient to prevailing building heights.

The proposed home will exceed London Plan Housing Design Standards LPG 2023 minimum size requirements and storage requirements, and LB Barnet Residential Design Guide SPD minimum sizes, providing a generous and practical dwelling. The proposal improves upon minimal sizes by achieving London Plan Housing Design Standards LPG 'Best Practice' space standards for a 3 bed 5 person home across two storeys, including both GIA and storage provision.

The building shall provide a generous provision of high quality external amenity space with year round planting and trees providing visual amenity and privacy as well as supporting biodiversity. Permeable surfaces will be used to ensure sustainable drainage. Design proposals to maintain privacy will ensure that the quality of existing adjacent amenity spaces is preserved.

The proposed design of the building compliments the character of the area through its appearance, use of materials and detailing, responding to distinctive local building forms and specific characteristics in a contemporary and creative way. The proposal shall therefore enhance the setting and contribute positively to a local sense of place.

1.2 About the Project Team

1.2.1 Caswell & Dainow / Developer & Client

Caswell & Dainow are a boutique, design-led property development company based in London.

We like to look at things differently to most developers and are passionate about unlocking awkward, often unloved urban sites using great design.

Working across existing gardens, garages, back-land sites, outbuildings, derelict spaces and everything in between, our ambition is to 'unlock London, one small plot at a time.'

Coming from an architectural background, we like to champion architectural talent and believe high-quality design is key to the sensitive urban densification required to deliver beautiful homes within existing communities.

We're proud of every project we undertake and aim to work productively with planners to navigate constraints and maximise each site's unrealized potential.

Caswell & Dainow and their developments have been featured in the Evening Standard, Architecture Today, The Architect's Journal and Building Design.

www.caswellanddainow.com

1.2.2 Novak Hiles / Architects

Novak Hiles Architects invests great energy and passion in delivering projects that are beautifully conceived and finely executed. We seek to understand and respond to the specific characteristics and opportunities of each project site and brief to develop a unique design that is both exceptional and deliverable. We strongly believe in architecture that is practical, sensitive to its context and infused with character and delight.

The practice is able to deploy its extensive professional expertise in conjunction with a rigorous and imaginative design process to draw out creative opportunities for challenging sites, a process that we find hugely rewarding.

What sets the practice apart is its ability to provide highly creative design solutions to uniquely difficult sites, many of which are often highly constrained. We see such constraints not as a negative but a positive, providing an opportunity for creativity and design flair, as well as a chance to develop unique, characterful homes and spaces that champion high-quality living standards using carefully considered materials.

The practice is currently working on a range of ambitious projects with clients who share its passion for design.

Novak Hiles Architects' work has been recognised with a number of awards and nominations including: BD Young Architect of the Year Award Finalist 2022, RIBA Practice of the Month June 2022, Archdaily Building of the Year Awards Nominated 2022, Don't Move, Improve! Awards Longlisted 2022, Don't Move, Improve! Awards Longlisted 2021, RIBA J Rising Stars Shortlisted 2020, Architect's Newspaper Best of Design Awards Honourable Mention 2020, Interior Design Magazine Best of the Year Award 2020, NLA Awards Home Category Shortlisted 2019.

Their projects have been featured in Dwell Magazine, The Architect's Journal, Building Design, The Modern House and Grand Designs Magazine.

Novak Hiles Architects is an ARB registered and RIBA chartered practice.

www.novakhilesarchitects.com

1.2.3 West Green / Planning Consultants

West Green Planning Limited likewise specialise in the delivery of small sites. We helped secure permission for Caswell & Dainow for a Novak Hiles Architects designed scheme in the London Legacy Development Corporation Area earlier in the year, which was featured in the Architects' Journal. This was a two-unit scheme on a small (88sqm) leftover piece of land adjoining an affordable housing block.

West Green Planning Limited has over 15 years experience in private practice and has a firm understanding of the development process and the challenges faced entering the planning arena. We believe in establishing good working relationships with our clients and with our counterpart planning officers.

www.westgreenplanning.co.uk


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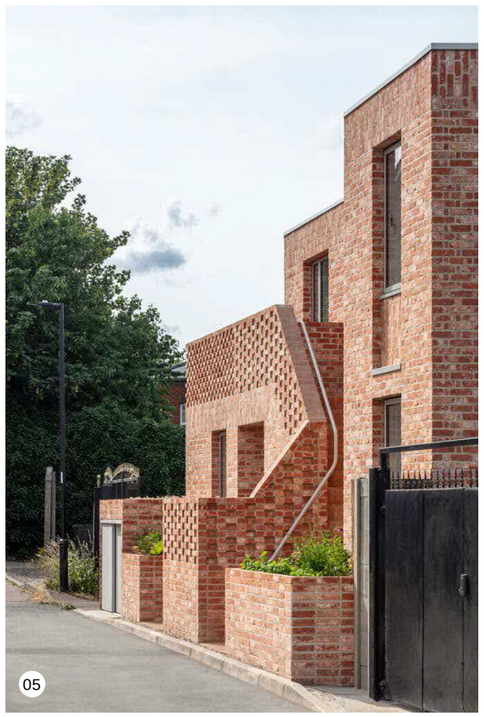
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Above, Left to Right

01 Eastway project, a collaboration between Caswell & Dainow, Novak Hiles Architects and West Green Planning

02 Grove End by Caswell & Dainow

03 Norton Road by Caswell & Dainow

04 Ivydale Road by Caswell & Dainow

05 Church Street by Novak Hiles Architects

1.3 Key Site Information

Application Site Address:
Land to the rear of 210 Hampden Way, London, N14 7LY
(Accessed from Whitehouse Way)

Land Use Allocation: No planning designation (white land

Application Site Area: 199m2 (0.0199hectares)

1.4 Overview of Pre-Application Feedback from LB Barnet

Prior to making this planning application, written pre-application feedback was sought from LB Barnet. A full design report was submitted in September 2023 including context analysis, drawings and images of the proposed scheme.

A meeting with the case officer was held in the Colindale Office on 20th September 2023, with the Council's Urban Design Officer in attendance. An addendum to the pre-application design report was issued to the case officer on the 22nd September 2023, following discussions within the meeting. Written pre-application feedback report was provided on 23rd October 2023, reference number 23/8289/QCE.

The proposed scheme was generally well received and the principal of residential development of the site was agreed. The overall design was praised. Some specific comments were raised within the written pre-application feedback report and these have been listed out in the schedule below. In the case of each specific point, following pre-application feedback the design has been developed further to resolve the issue ahead of the planning submission, and an overview of the design amendments is provided alongside each point, in green.

Schedule of Key Feedback Points Raised Within Written Pre-Application Feedback Report from LB Barnet and Design Amendments Made to Resolve Each Point

Key Feedback Points Raised	Design Amendments to Resolve Each Point Incorporated Into This Submission
Minor Amendments to Front Elevation The urban design officer requests that the front chimney to be made slightly narrower, three panels to the ground floor front window, and two panels to the first floor front bedroom window.	**Minor Amendments to Front Elevation** These requested amendments have all been incorporated into the design submitted.
Proposed Outdoor Amenity Space for the Development The proposed outdoor amenity space has been amended from 55sqm to 60sqm as part of a design addendum, following comments raised in the pre-app meeting. Whilst there would be no objection to an integrated bench seating in the proposed location, the 1.5m deep area to the side of the property may not be considered as part of the outdoor amenity space calculation. Barnet's Sustainable Design and Construction SPD (2016) explains that outdoor amenity space for houses should be provided in the form of rear gardens. The side access path does not form part of this area despite the addition of a side facing door. Whilst 1.5m is specified as a sufficient minimum depth for outdoor amenity within the London Plan (2021) Policy D6, this is applied where there are no higher local standards within the borough Development Plan Documents. This space would be considered as side access to the dwelling, and therefore the applicant should demonstrate that the scheme meets the 55sqm amenity space to the rear excluding the side access area–the outdoor amenity space currently measures 53sqm.	**Proposed Outdoor Amenity Space for the Development** The proposed rear boundary line of the development site has been formally changed through legal agreement and therefore additional space is provided to contribute to the proposed outdoor amenity space for the development without using any of the side access space. The outdoor amenity space provided to the rear is 58m2 which comfortably exceeds the minimum size requirement of 55m2. Since the previous configuration left more than 70m2 outdoor amenity space retained for the existing property at 210 Hampden Way, 70m2 is still achieved even with the revision to the boundary line. Dashed lines confirming the areas measured are included on the scaled planning drawings submitted with this application, for the avoidance of any doubt.
Retained External Amenity Space to 210 Hampden Way In regard to outdoor amenity space provision, it has been noted that at least 70sqm would be retained for 210 Hampden Way. This would appear to be sufficient however any forthcoming application should make it clear the number of habitable rooms (including rooms in excess of 20sqm which would be counted as 2 habitable rooms) for this unit to ensure that sufficient garden remains relative to the size of the property. the applicant should either provide internal photographs or floor plans of no. 210, for the LPA to be sure that the outdoor amenity space size corresponds correctly to the number of habitable rooms.	**Retained External Amenity Space to 210 Hampden Way** Additional information has been provided confirming the number of habitable rooms and that 70sqm is appropriate. Dashed lines confirming the areas measured are included on the scaled planning drawings submitted with this application, for the avoidance of any doubt.
First Floor Rear Windows & Distancing Some concerns were raised in the meeting regarding the short distances from the rear facing windows to the properties behind, which did not quite meet Barnet's Sustainable Design and Construction SPD minimum distances within the pre-app scheme. The design team provided an alternative design as part of an Addendum document, with angled rear windows to direct the line of sight away from 210 Hampden Way and towards no. 208, whilst maintaining a 21/22m distance between the proposed windows and 208's first floor rear windows. Whilst the LPA acknowledge that there are level differences between no. 210/208 Hampden Way and the application site, the perception of being overlooked and potential overlooking is still not mitigated enough through the amended design. An oriel window which directs the view of sight over to the garden of neighbouring no. 83 should be introduced to the single bedroom; whilst this would result in some overlooking on to neighbouring garden, on balance, it would not be considered to cause demonstrable harm given that first floor windows would naturally facilitate some overlooking. This would therefore avoid any mutual overlooking between habitable rooms of no. 210 Hampden Way. Directing the line of sight towards no. 83's garden should not be problematic, as the level of outlook into their garden would not be significantly different to the outlook that would arise from a typical first floor rear window. To the west, a window of a similar style and positioning to the front facing first-floor bedroom window should be introduced, in replacement of the current proposed positioning (an example location of the window was shown as a mark up diagram by the officer). The council would allow a clear glazed window facing towards the flank wall of no. 81A Whitehouse Way. 2.2m is maintained between their flank wall and the window, and whilst this is not the ideal, high-quality outlook that the council would normally seek, on balance, it is considered that a clear glazed window in this positioning would still provide adequate outlook, with the ability to view beyond no. 81A's flank wall to some extent. Whilst the side facing pane can be transparent, the rear-facing windowpane would need to be partially obscure glazed, up to 1.7m in height from the floor level, to avoid the mutual overlooking into 208/210 Hampden Way's habitable windows. The council would also welcome other suggestions for variations of window design to mitigate the overlooking, and this can be demonstrated through the formal application.	**First Floor Rear Windows & Distancing** The proposed design of the rear facing windows has been completely changed in response to the pre-application feedback. To the west, the window to the double bedroom has been changed to a corner window with obscure glazing to the rear and clear glazing to the side, in line with the officer's recommendation. This ensures that rearward views to/from the development are prohibited (and therefore privacy maintained) whilst still allowing in natural light from this direction. The side facing clear window element is of a good size and therefore still maintains good levels of natural light and a view over the top of the neighbouring garden which, as the officer has confirmed, would not be considered to cause demonstrable harm given that the relationship would not be significantly different to the outlook that would arise from a typical first floor rear window. The corner window arrangement will also compliment the wider development and the architectural features present along Whitehouse Way more generally. To the east, the window to the single bedroom has also been changed to a corner window, again with obscure rear facing element ensuring that rearward views to/from the development are prohibited (and therefore privacy maintained) whilst still allowing in natural light from this direction. The side facing clear window element would facilitate long views over the top of the garden to no. 83 Whitehouse Way in accordance with the officer's recommendation. Again this would not be considered to cause demonstrable harm given that the relationship would not be significantly different to the outlook that would arise from a typical first floor rear window. The corner window to the single bedroom does not extend along the side elevation quite as far as its counterpart on the other side, stopping well short of the rear elevation of the neighbour's building and staying well clear of the side window to the neighbouring property, so that direct overlooking is not possible. Having a corner window to both rear bedrooms provides a good visual balance to the rear elevation and overall is considered a good solution to distancing that is compliant with policy and maintains privacy.
Provision of Evergreen Trees to Rear Boundary Whilst the provision of evergreen trees along the rear boundary would provide an enhancement of biodiversity and mitigate mutual overlooking, the size and amount of trees must be carefully considered, as large trees across the whole span of the rear boundary could cause overshadowing to future occupants of the dwelling.	**Provision of Evergreen Trees to Rear Boundary** Since the revised first floor rear window proposals rely less on the trees for screening (owing to obscured glass), the number has been reduced from 5 at addendum stage back to 3 trees. This is considered a good balance between enhancing biodiversity and avoiding overshadowing to future occupants.
Cycle Storage / Parking Cycle storage / parking should be secure and weatherproofed. Officers would encourage details of the cycle storage / parking to be provided as part of any formal planning application to reduce the reliance on conditions.	**Cycle Storage / Parking** Full details for the cycle / storage parking have been provided as part of the planning drawing set, please refer to drawing NH114_A_3_01_800_P01.

2.1 Existing Site

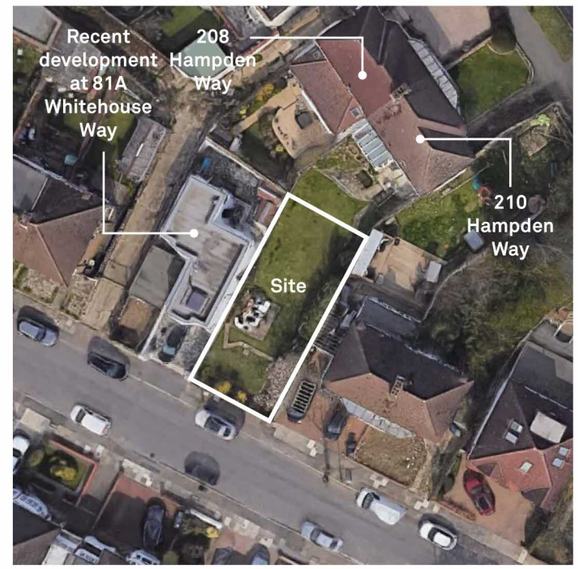
The subject site is the lower part of the rear garden of 210 Hampden Way, which is unusually large for the area, and is to be separated from the garden of that property (with suitable garden space retained for 210 Hampden Way). The subject site is currently vacant and there are currently no existing structures, nor is it particularly landscaped. The site is predominately low quality lawn with some shrubs along the perimeter, and is currently used as storage for debris.

The site represents an anomaly in the streetscape and an awkward looking break in the building line and street scape when viewed from Whitehouse Way. The front of the site facing Whitehouse Way has a high boundary of 2m timber fencing which is in poor condition.

The subject site has no planning history. It is not located within a Conservation Area or near to any listed buildings. There are currently no Neighbourhood Plan or Area Action Plans in place.

It is intended that the proposal will present a significantly improved frontage to Whitehouse Way and contribute to the requirement for additional 3 bedroom family dwellings within the borough.

The site at 81A Whitehouse Way (to the rear of 208 Hampden Way), which is located directly next door to the subject site, has been developed relatively recently. Permission was granted at appeal for a new build two storey three bedroom house with basement. Planning ref - B/04790/13. “Construction of two-storey dwelling incorporating basement”. Rear garden of 208 Hampden Way. That property is located directly next to an existing electrical substation, although the substation is not visible from the subject site described herein.



Key

01 View of the site from Whitehouse Way
02 View of the site from Whitehouse Way
03 View of the site from Whitehouse Way
04 View of the site from 210 Hampden Way
05 View from the site to 210 Hampden Way

2.2 Site Context

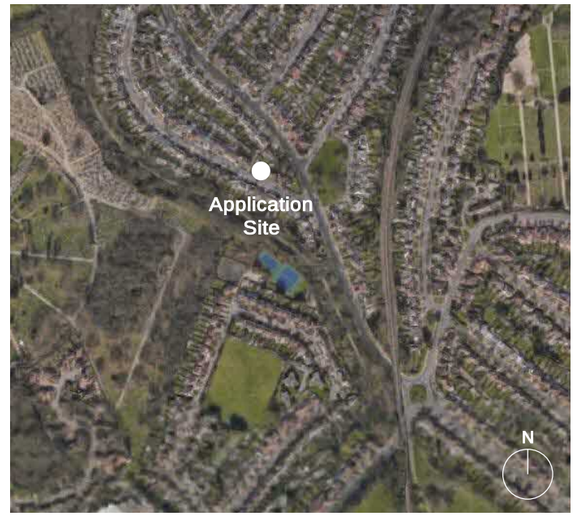
The site is situated in a suburban location. The existing context around the subject site is a variety of suburban residential properties dating from the 1930s and later.

Whitehouse Way has10 flat roofed, white rendered modernist suburban houses dating from the 1930s, featuring corner windows, curved front bays and entrance canopies, as well as pitched roof modernist suburban houses which share many of the same features as their flat roofed counterparts.

The pitched roofed houses along Whitehouse way are predominately render with some brick features.

To the north of the application site is 210 Hampden Way, which is a semi detached property with expansive garden.

The area is suburban in nature, with semi-detached properties, green open areas, gardens and front gardens, albeit mostly converted into hard surface parking at the front of the properties.



Historic OS Map from 1936

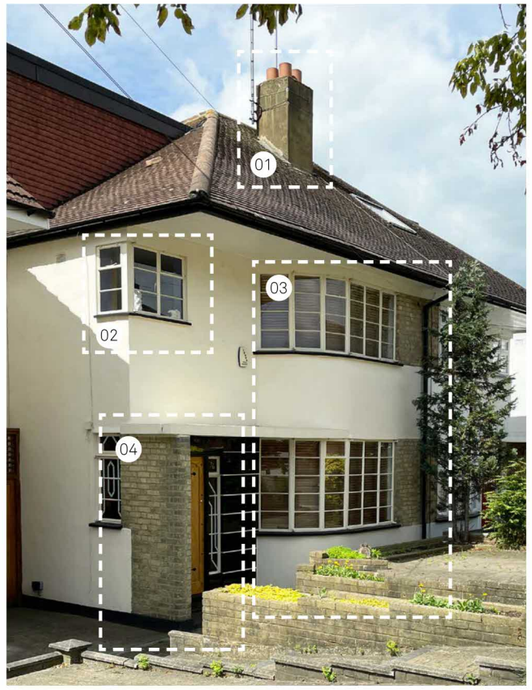
Modernist houses on Whitehouse Way, 1930s

Modernist houses on Whitehouse Way today

New build property next to adjacent site (03)

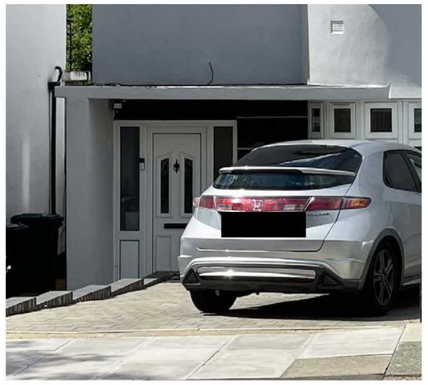
Key

01 Subject site (application site)
02 Existing house, 210 Hampden Way
03 New build development, next to subject site
04 Whitehouse Way
05 Hampden Way
06 Green space
07 Access lane to rear garages
08 Electrical substation
09 208 Hampden Way
10 Examples of original modernist houses on Whitehouse Way

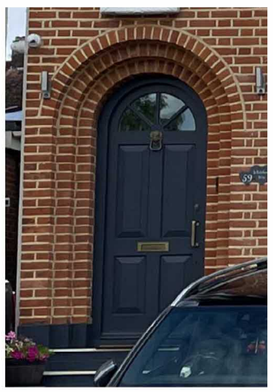


01 Rendered chimneys
02 Corner windows
03 Curved or square bays
04 Celebratory entrances
05 Staggered roof form

Overview of key architectural features and characteristics of the modernist properties along Whitehouse Way (see above)



Examples of prevailing modernist entrance type on Whitehouse Way: Inset entrance meeting curved bay with canopy above, many with glazed tiles



Examples of other later entrance types along Whitehouse Way, inset without cover, some with corbled brick arches and others with rendered reveals

2.3 Existing Architectural Features Within the Surrounding Context

Although the houses on Whitehouse Way vary in form and roof profile, there are number of key architectural features that repeat predominantly across most of the properties and these serve to reinforce the suburban character of the road.

These key architectural features have been documented and analysed and this has fed into design development of the proposal described herein.

Nearly all of the properties have chimneys which are a common theme even when the roof forms vary.

Almost all of the properties have front bay windows extending across both ground and first storey, with a curved profile that returns to the building line almost always on the entrance side, such that the curved bay and entrance have a clear relationship to one another, which is a clear architectural feature of the road.

The original modernist buildings (with flat roofs) and many of the other pitched roof examples on Whitehouse Way have a horizontal canopy covering the entrance way and this is also an important part of the relationship between curved front bay and entrance. The strong form of the canopy reinforces the modernist character of the properties. Many of the covered entrance spaces created by the canopy are finished with glazed tiles which lends a celebratory feel.

The repeating motifs of the curved front bays with covered entrances, and chimneys, collectively provide a visual sense of scale and rhythm to the street which is again an important part of the suburban character of the road and lends a particular sense of place.

Also important to the character of the street are the corner windows located at first storey on almost all of the properties along Whitehouse Way. This is a key architectural feature which again contributes to a sense of scale and rhythm.

It is noted that the new build three bedroom property adjacent to the subject site, at 81A Whitehouse Way (to the rear of 208 Hampden Way) references this corner window motif.

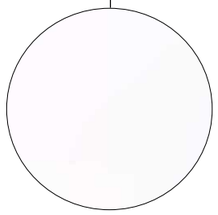
Some later properties have non-covered entrances with rendered reveals or other detailing to retain a celebratory feel.

In some cases, entrances have been altered with different finishes, or additional porches added, but the original modernist language of the street is nevertheless evident to see.

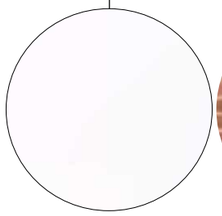
The proposed development will provide a new frontage to Whitehouse Way and therefore it is considered appropriate for the dwelling to reflect the best of these architectural features in an attractive and contemporary way, so that it will compliment the character of the area and respond to a local sense of place.

Above Left

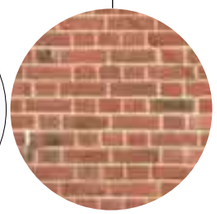
Existing architectural features particular to Whitehouse Way



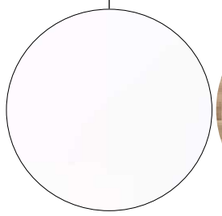
White smooth render



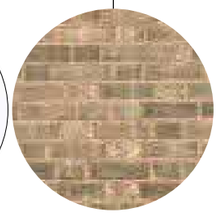
White smooth render



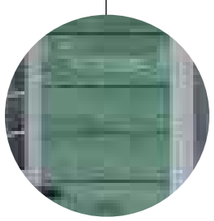
Red brick



White smooth render



Pale brown brick



Tiled entrances to modernist houses

Red / brown roof tiles

2.4 Existing Material Palette of Whitehouse Way and Surroundings

The material palette in the immediate surrounding area of the site consists predominantly of white render with some secondary red and brown brick areas on later properties.

There are several fully white rendered buildings along Whitehouse Way. These include the original flat roofed modernist style properties from the 1930s, which have led the material language of the street, and several of the pitched roof modernist examples also. Where properties have a mixture of materials, white render appears widely across those buildings.

Some of the pitched roofed houses that were only partially rendered have also been fully or predominantly rendered over the years.

The remaining pitched roofed houses have white or cream rendered bays at the front, with the rest of the property constructed from either red or yellow blended bricks.

As such white render reads as the predominant material type and contributes significantly to the visual language and suburban character of Whitehouse Way, the rear of Hampden Way, and surrounding area.

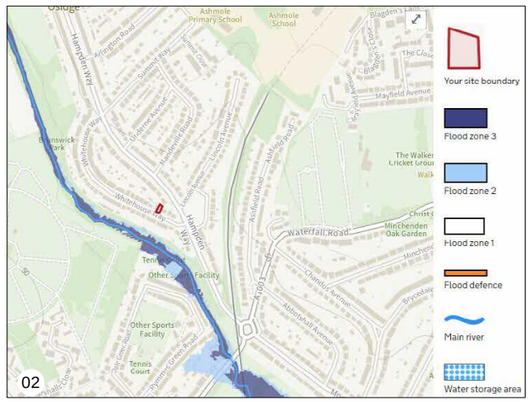
The pitched roof properties predominately have red or red/ brown clay roof tiles.

Many of the covered entrance spaces created by entrance canopies along Whitehouse Way are finished with glazed tiles which lends a celebratory feel.

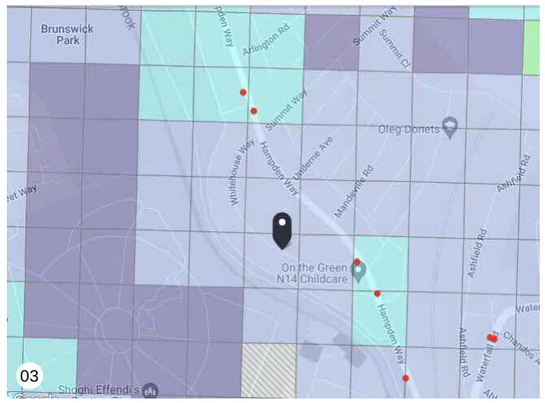
It is noted that the new build property adjacent to the subject site, at 81A Whitehouse Way (to the rear of 208 Hampden Way) uses white render across all elevations.

Above Left

Existing material palette along Whitehouse Way



Flood Risk Map (UK Government) with application site highlighted



PTAL Map (TFL) with application site highlighted

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2.5 Transport Links / PTAL

The subject site has a PTAL rating of 1b therefore has limited public transport in the immediate area.

The site is around 15/20min walk from the nearest tube or railway station, however, there are several bus stops close by within a 1 minute walk, with access to the 184 bus route.

Due to the low PTAL rating, it is anticipated that a car parking space would need to be provided on the site to serve the new family dwelling.

The development will provide appropriate cycle storage provision to encourage sustainable transport.

2.6 Local Green Open Spaces & Local Amenities

There are several public green open spaces within walking distance, such as at Brunswick park and Arnos Park.

The site is a 15 minute walk from a collection of shops and amenities.

There is a primary and secondary school a short walk from the site, making it an ideal location for a family dwelling.

2.7 Flood Risk

The subject site is within Flood Risk zone 1 in accordance with the 'Flood Risk Map for Planning Purposes' service offered by the UK government.

Therefore, there is not considered to be any risk of flooding.

The site is also not considered to be within a surface water flooding risk zone.

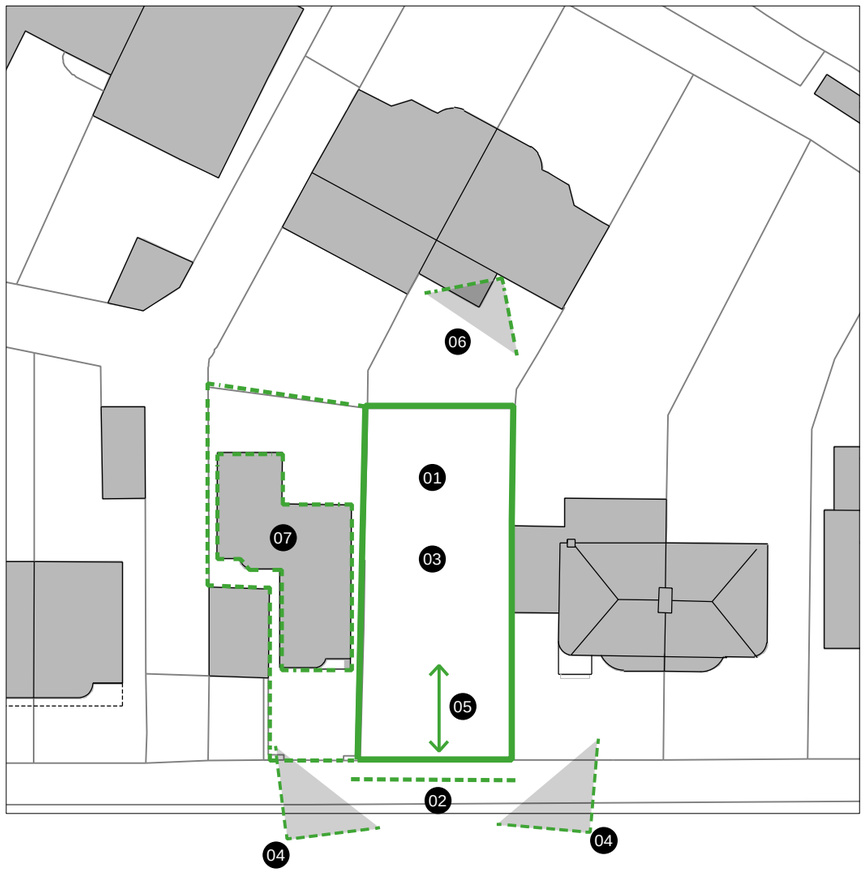
A Flood Risk Assessment is therefore not considered to be required to accompany the main application.

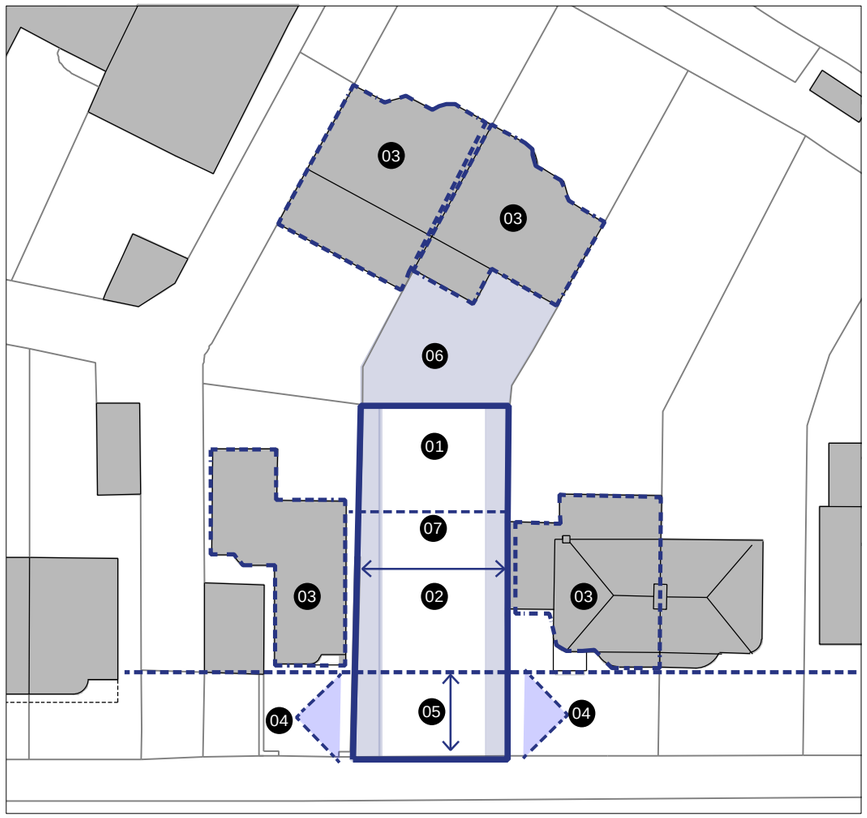
Key

01 Aerial site plan showing local amenities within a walk-able distance from the subject site

02 Flood risk map showing subject site

03 PTAL transport connectivity map showing subject site





2.8 Existing Opportunities & Constraints

Following analysis of the existing site, the following opportunities and constraints have been identified.

Where opportunities have been identified, these have informed initial design development and optioneering in order to maximise the experiential quality of the proposal for the users of the building and people living in proximity to it.

Where constraints have been identified, these have been considered from the outset of design work and proposals have been developed to mitigate those constraints through a considered and cohesive design approach.

Opportunities (highlighted in green)

01 Develop a currently under-utilised site with an suburban infill scheme that will enhance the road and provide much needed new family housing whilst maintaining existing building lines.

02 Provide a presentable, practical and considered frontage to Whitehouse Way.

03 Provide high quality housing within an existing residential suburban area.

04 Provide improved views from Whitehouse Way, currently an inactive frontage.

05 Site area will allow the building to be set back from the road allowing ample parking space and defensible space to the front of the building.

06 210 Hampden Way is angled away from the site which will reduce overlooking issues as it is not direct.

07 The adjacent development at 81A Whitehouse Way (to the rear of 208 Hampden Way) was granted permission at appeal in 2013 and this serves as a precedent for development. This is a three bedroom property with five habitable rooms. Note the retained garden space to 208 Hampden Way.

Constraints (highlighted in blue)

01 Site footprint and garden boundaries

02 Width of the site will dictate massing and layouts and has been an important consideration during design. The proposed building will also need to be set in from the side boundaries to maintain a visual gap to the neighbouring buildings appropriate to the street scape.

03 The proximity of surrounding properties / gardens

04 Overlooking in relation to the adjacent buildings either side of the site is to be considered and tested through analysis and inform building design.

05 Existing building line of neighbouring properties will need to be maintained with good set back from road

06 Area of retained external amenity for No.210 Hampden Way will need to be 70sqm owing to the number of existing habitable rooms (described later in this document)

07 Building will need to be set back from side facing corner window to the rear of the neighbouring property at 81A Whitehouse Way (to the rear of 208 Hampden Way)

N

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Opportunities and Constraints diagrams

3.1 Massing, Scale and Key Design Moves

The proposed development will provide a single 3-bedroom family home. Following an initial design exercise this is considered to be an appropriate scale of development. Whilst a pair of semi detached houses can be accommodated on the site, it would be more challenging to meet amenity space requirements which is an indication of potential overdevelopment.

The proposed single detached dwelling will be two storeys to reflect and reinforce the scale and size of buildings along Whitehouse Way and within the wider area. It will be of similar width to dwellings along Whitehouse Way (i.e. half a semi-detached 'pair').

The eaves line of the proposed building will match those of its immediate neighbours, and not extend above it. The proposed roof design for the development is a hipped pitched roof which acknowledges and compliments the hipped pitched roof examples nearby, but shall be of a lower height in order to remain subservient to the existing properties around it.

3.1.1 Front Building Line and Bay Window Frontage

The current vacant site is an anomaly in the streetscape and an awkward looking break in the building line and street scape.

The proposed building shall be situated so that its front building line aligns with the existing front building line of its neighbours, to maintain and continue this building line and positively reinforce the existing street scape, as well as improve the visual cohesion of this part of Whitehouse Way compared to the existing awkward break in the row of buildings.

It will be set back from the street to maintain the same generous spacing from the pavement as its neighbours and provide a good quality front garden space as well as breathing room relative to the road.

The proposed single dwelling shall have a curved bay window to the front in clear reference to the architectural modernist suburban language of Whitehouse Way and its surroundings, which shall be of a depth comparable to those of its neighbours. This reflects the local distinctiveness of the area. The frontage will have a setback covered entrance providing further visual cohesion much like the modernist examples along the road. The overall design of the front elevation has been carefully designed to be attractive and characterful, as well as positively enhance and reinforce the best features of Whitehouse Way, in a contemporary manner.

The entrance shall be covered, providing a celebratory feel appropriate to the character of the street, as well as practical cover during rain, with a planter above to provide visual greening that will enhance the street (described in further detail later in this document).

The front building line, in conjunction with the good levels of spacing to the side of the building, ensure that the proposed building will sit well alongside its neighbours and not have a crowding or overbearing effect. It will maintain the line of the existing buildings and positively enhance the streetscape.

3.1.2 Side Spacing and Gaps to Neighbouring Buildings

Along both flanking sides, the building is to be set in significantly from the boundary lines, maintaining breathing space to the neighbouring buildings and ensuring that the proposed development does not feel cramped. The proposed gap to the side elevation of 83A Whitehouse Way (the more recent development to the left/west when looking front on) is 2.2m and the proposed gap to 81 Whitehouse Way (to the right/ east when looking front on) is 3.7m.

These clear visual gaps to the side will reinforce and maintain the existing rhythm and spacing of the buildings along Whitehouse Way, where the gaps between buildings are generally circa 2 –3m.

The gaps to the side also ensure good access all around the proposed building for usability and maintenance.

3.1.3 Rear Building Line

The rear building line of the surrounding properties, and indeed generally along Whitehouse Way, are more varied and less aligned than the front building line. However in any case, the rear building line of the proposed building has been set back behind the rear corner window of the more recent development next door at no. 81A Whitehouse Way, to avoid crowding this window. This means that the building also does not project rearwards as far as the ground floor extension to no. 83 Whitehouse Way. In all respects the rear building line is subservient to its neighbours to ensure it shall not be overbearing.

Pre-application feedback from LB Barnet stated that:

"6.30 The proposal will not have a detrimental impact upon neighbouring no. 83. The ground floor element of the new dwelling will not protrude beyond their rear building line at ground floor, meaning no loss of light, overshadowing or outlook will occur.

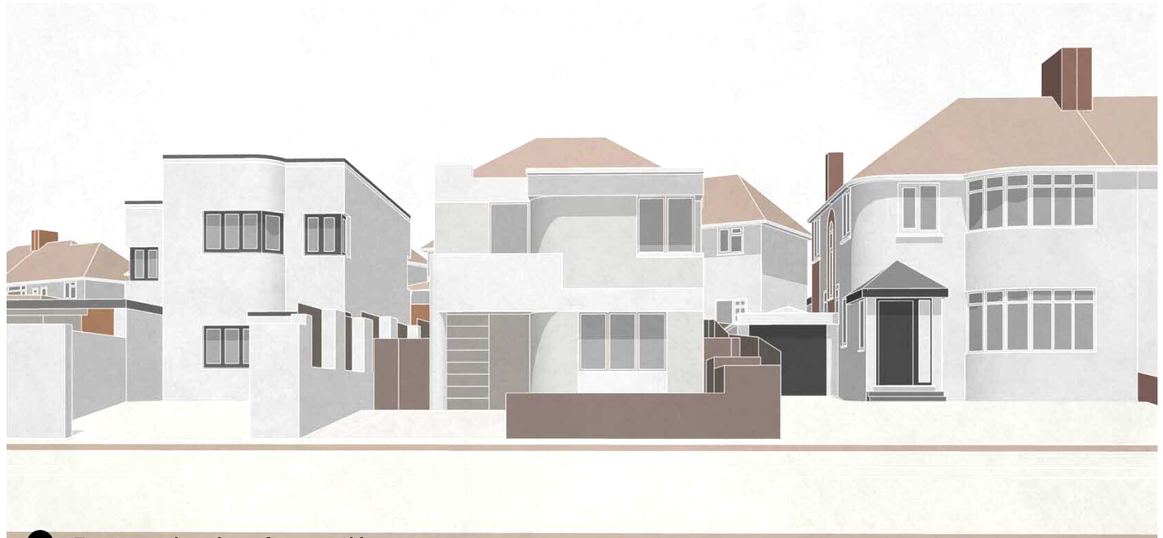
6.31 Regarding the first floor, the first-floor rear wall will protrude beyond no. 83 by 1.30 metres, however this is a moderate depth, combined with an offset of 1m from the shared boundary, that will not detrimentally impact the light and outlook of neighbouring no. 83."

3.1.4 Roof Form and Eaves Lines in Relationship to Context and Neighbouring Buildings

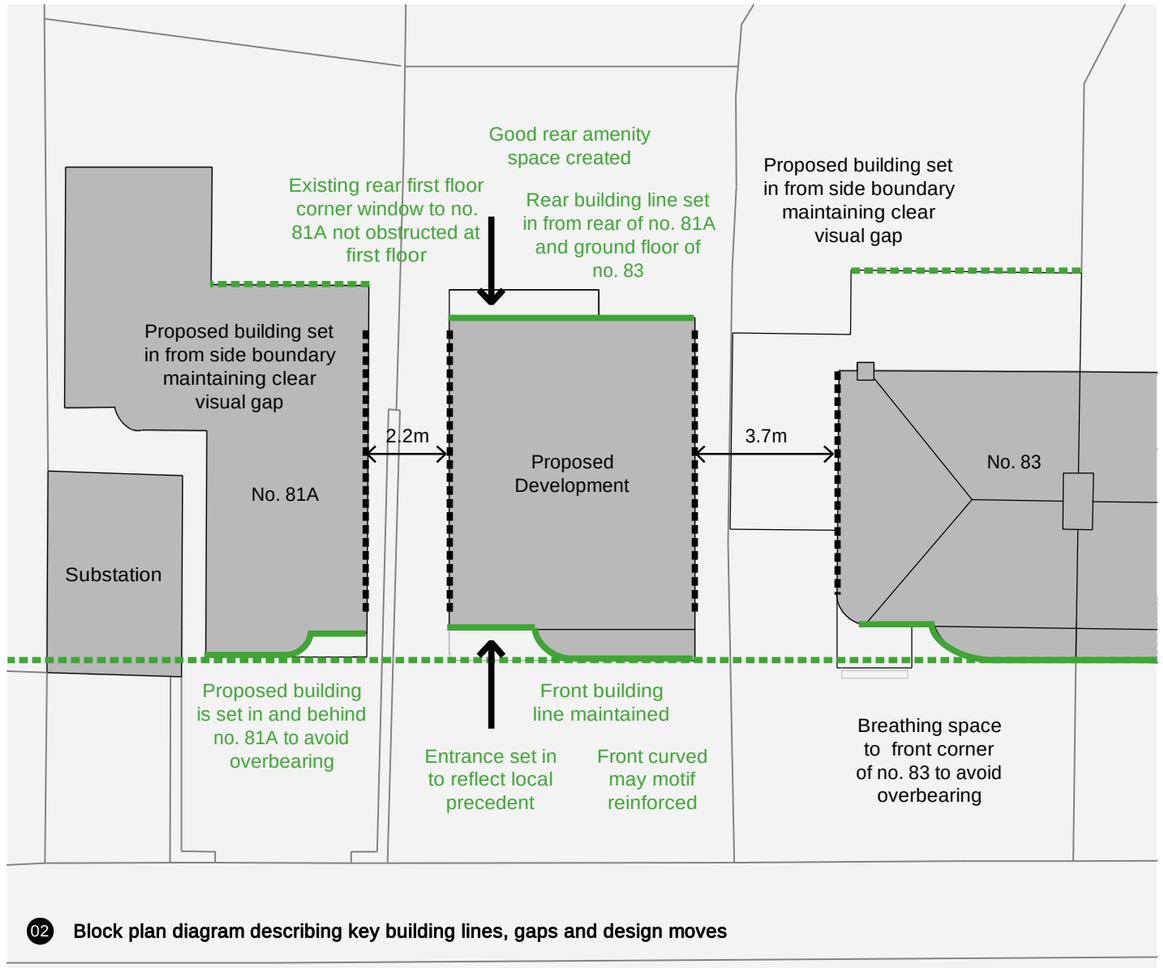
The roof forms of the properties within the surrounding context along Whitehouse Way and to the rear of Hampden Way are a mixture of flat roof modernist forms as well as pitched roof forms. The adjacent buildings have a variation of roof forms and eaves lines, which are not consistent.

The semi-detached neighbouring property at 83 Whitehouse Way, to the right (east) of the application site, has a hipped pitched roof with a continuous eaves line which extends out with a flat section to emphasise the bay window at the front of the property.

The more recent development at 81A Whitehouse Way has a flat roof with an eaves line that sits higher than the property at no. 83.



01 **Front massing view of proposal in context**



02 **Block plan diagram describing key building lines, gaps and design moves**

Key

01 Front massing view of proposal in context

02 Block plan diagram describing key building lines, gaps and design moves

01 **Front elevation of proposed building in context, viewed from Whitehouse Way**

The proposed roof design for the application development is a hipped pitched roof which acknowledges and compliments the hipped pitched roof examples nearby, but shall be of a lower height in order to remain subservient to the existing properties around it. This allows the roof form to mediate and provide a balance between the flat roof at no. 81A (no pitch) and the pitched roof at no. 83. It also gives the building a pleasing sense of proportion and suits the scale of the proposal without causing the frontage to appear overly narrow or cramped.

The hipped roof is of a gentle pitch angle so that the building sits comfortably within its context. The higher part of the hipped roof provides a generous roof light allowing lots of natural light into the stairwell of the building, ensuring that the centre of the house will be uplifting and well-lit. It also provides an opportunity for the internal ceiling of the master bedroom to be vaulted with exposed roof rafters providing visual character and a feeling of generosity. The roof space above the rear bedrooms provides additional useful storage.

It is proposed that the roof pitch would be tiled externally to compliment the setting.

The proposed building shall reflect the eaves lines of its immediate neighbours. When viewed from the front, the eaves line follows the lines of the eaves to 83 Whitehouse Way next door, with a projecting front eaves line to the front bay as a clear contextual reference which emphasises and reinforces the modernist suburban character of Whitehouse Way.

The proposal incorporates a small chimney to the front left corner (chimneys are a common feature within the surrounding buildings) which allows the eaves line of the building to step up to acknowledge the eaves line of its neighbour at no. 81A Whitehouse Way, which is higher than the eaves line at 83 Whitehouse Way, thereby successfully mediating and providing balance between the varying eaves lines of the two neighbouring properties. The chimney has been made narrower in line with pre-application feedback from LB Barnet.

This ensures a cohesive appearance and allows the building to sit comfortably within the setting of the street scape, reflecting the eaves lines of its immediate neighbours. The chimney provides character and balance to the front elevation. It shall also act as a rooflight providing an opportunity to bring additional natural light from above into the en-suite bathroom below, further enhancing the quality of the interior.

The proposed front bay section, with curved leading corner, is a clear contextual reference which emphasises and reinforces the modernist suburban character of Whitehouse Way. This also has a flat roof with projecting eaves line, which is a contemporary reference to the existing language of the surrounding buildings.

3.1.5 Maintaining the Existing Rhythm of Buildings Along Whitehouse Way

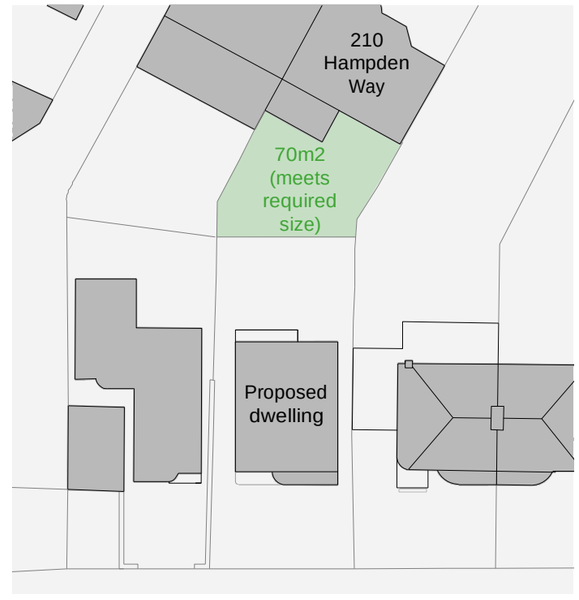
The proposed width of the building is very similar to that of the existing dwellings along Whitehouse Way (i.e. half a semi-detached ‘pair’). The width and proportion of the front bay reflects those extant along the street, as does the placement of the covered entrance. The building also maintains similar gaps either side so that the spacing of the building is appropriate to its context. Furthermore the chimney also aids the visual rhythm of the building relative to others along the road. Collectively these key design moves ensure that the building will maintain the existing spacing and rhythm of buildings along Whitehouse Way so that it sits comfortably within its setting and reinforces the existing suburban character of the street.

3.2 Retained Amenity Space for the Existing Property of 210 Hampden Way

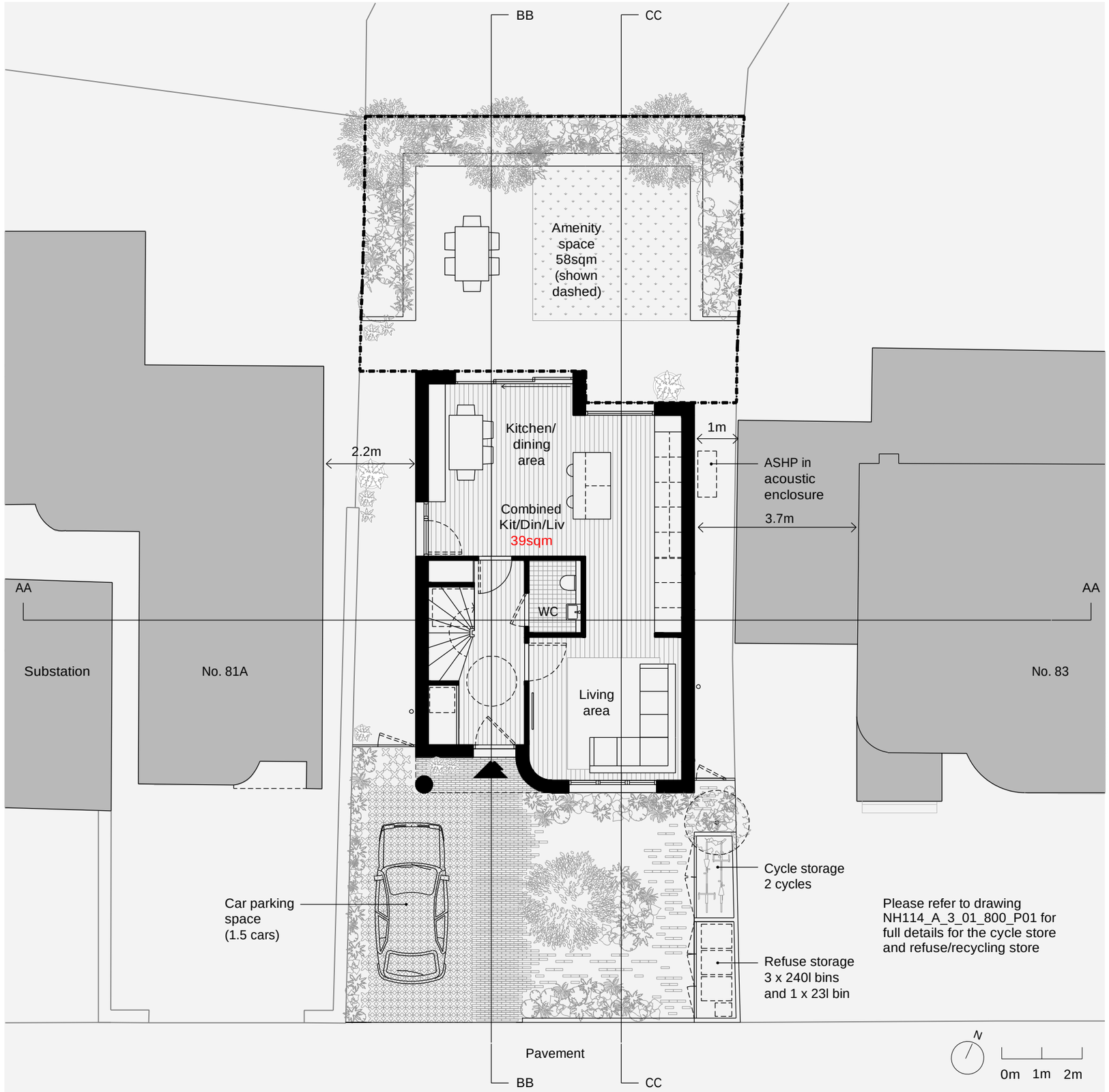
The existing property at 210 Hampden Way has a generous street-facing garden that is unusually large for the area. The space available and the ease of access to Whitehouse Way to the rear, the surrounding residential use of the area, as well as the existing precedent of a similar development immediately next door at 81A Whitehouse Way, makes the proposed application site an ideal location for the provision of an additional 3 bedroom family home to contribute positively towards the borough’s housing need, in accordance with the LB Barnet ‘Housing Strategy’.

The existing building at 210 Hampden Way is a four bedroom house. In accordance with the LB Barnet Residential Design Guidance SPD the external amenity space that would need to be retained for this property should be calculated based on the number of habitable rooms. LB Barnet guidance states the following definition of a habitable room: “*A room within a dwelling, the primary purpose of which is for living, sleeping or dining, including kitchens where the total area is more than 13m2 (including fittings), or the dining space if it is divided from the working area by a moveable partition. Rooms exceeding 20m2 will be counted as two*”. The kitchen is under13m2 and therefore would not count, but the living/dining is over 20m2 and therefore would count as two habitable rooms.

210 Hampden Way is a four bedroom house with a total of 6 habitable rooms and therefore in accordance with LB Barnet Residential Design Guidance SPD the external amenity space that would need to be retained for this property would be 70 m2, which is achieved. Dashed lines confirming the areas measured are included on the scaled planning drawings submitted with this application, for the avoidance of any doubt.



02 **Retained amenity space to 210 Hampden Way**



3.3 Overview of Proposed Dwelling

The proposed development will provide a good quality 3 bedroom family house as follows:

- 3 Bed 5 Person Dwelling
- Dual Aspect
- GIA total: 104m2
- Internal floor to ceiling heights: 2.5m minimum throughout
- External amenity space: 58m2
- Storage: 5m2 (+ loft space)
- Cycle storage: 2 Cycles
- Recycling and refuse provision: 3 x 240l bins and 1 x 23l bin

Note: The proposal exceeds London Plan Housing Design Standards LPG 2023 minimum size requirements and storage requirements, providing a generous and practical dwelling.

The proposal improves upon minimum sizes by achieving London Plan Housing Design Standards LPG ‘Best Practice’ space standards for a 3 bed 5 person home across two storeys, including both GIA and storage provision.

The current and emerging LB Barnet Local Plan and Housing Strategy policy documents state that 3 bed family homes are the priority housing typologies across the borough. The proposed typology is therefore considered to make a positive contribution to housing need in the borough.

The proposed typology is also considered highly appropriate to the suburban character of this area of the borough.

The proposed family dwelling will be dual aspect with excellent levels of natural light.

The proposed layout is compliant with Building Regulations Part M Cat 2 with regard to inclusive and accessible use.

3.4 Proposed Ground Floor Layout

The proposed ground floor layout has been designed with good quality flexible family living in mind.

It features a staggered open plan arrangement, which informs a sense of functional zoning without excessively enforcing it, thereby providing a degree of organisation and structure for every day living whilst maintaining an open and bright feeling. The interior layout is inherently flexible with an open plan arrangement between kitchen and living room that allow views forward and backward from the interior, maximising the dual aspect feel.

The rear kitchen and dining space at ground floor would open out onto a private rear garden, with landscaping, planting and trees providing a pleasing, private outlook from the interior.

The ground floor living room at the front of the property would look onto the front garden landscaping and planting.

The entrance space provides lots of storage and a ground floor WC cloakroom.

A ground source heat pump is situated externally within an acoustic enclosure.

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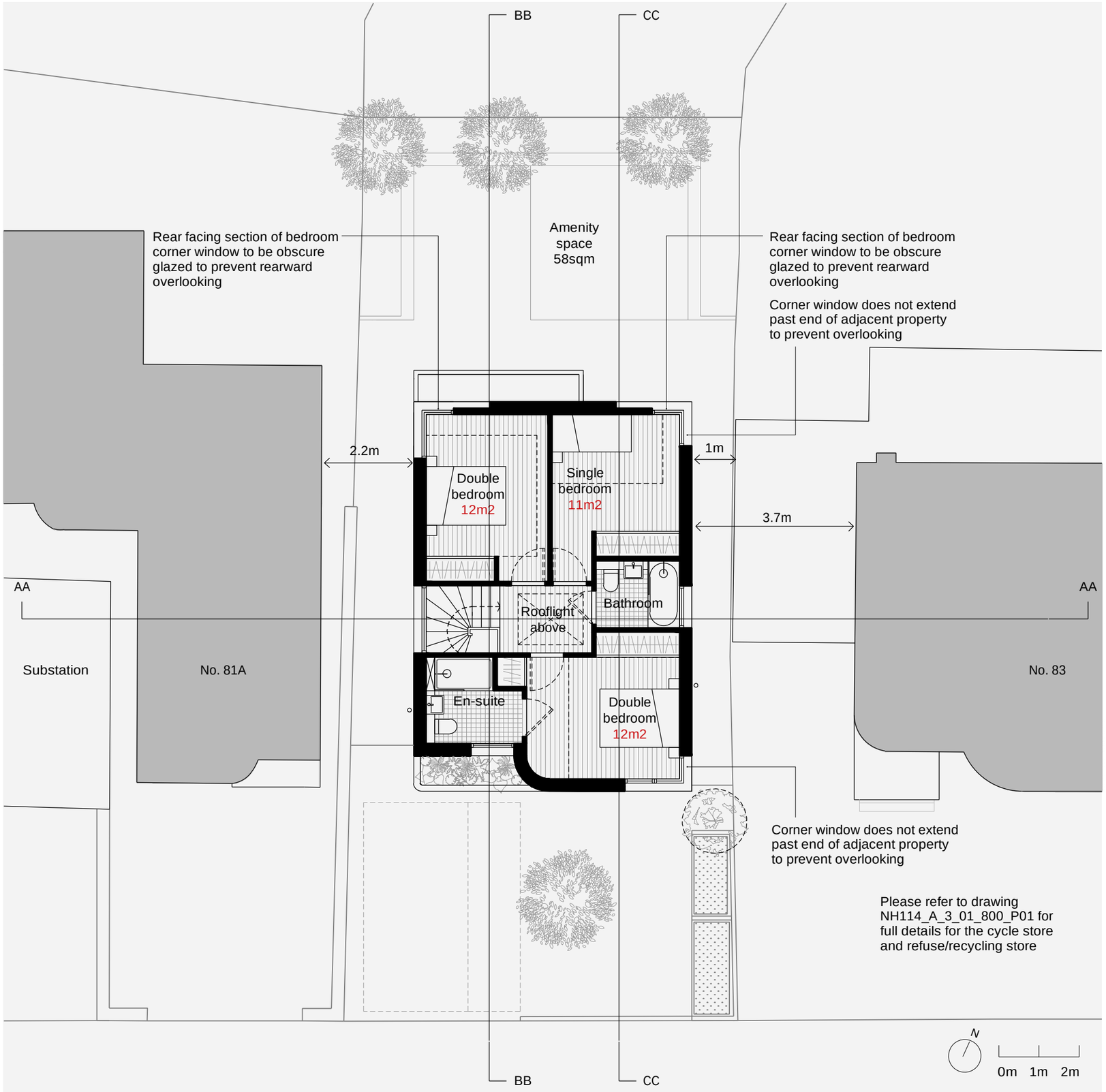
Proposed Ground Floor Plan



3.5 Proposed First Floor Layout

The first floor layout provides three bedrooms, including a master double bedroom with en suite, a second double bedroom to the rear, with a single bedroom adjacent.

There is also a main bathroom accessed from the landing.

A large landing provides a spatial feel, with a rooflight above offering considerable natural light. A further window is provided to the stairway, and a fully obscured window is provided to the bathroom.

The frontage maintains the same bay window form with curved profile returning to the building line.

The setback to the frontage on the left side ensures that the proposed development reflects the formal qualities of the surrounding contest and does not overbear no. 81A Whitehouse Way. It also allows a covering to be provided to the entrance below, giving the entrance a celebratory feel, much like the modernist examples along the road, providing further visual cohesion to the street scape.

This also offers an opportunity for a fixed integrated planter over the entrance, with plants providing visual greening that will enhance the frontage and the street. The plants will be set at a height of circa 900mm from the internal first floor level, so that plants can be safely tended to from the bathroom window with no risk of falling, in compliance with building regulations.

Lots of storage is provided to all bedrooms, exceeding minimum requirements.

The rear building line of the proposed building has been set back behind the rear corner window of the more recent development next door at no. 81A Whitehouse Way, to avoid crowding this window. This means that the building also does not project rearwards as far as the ground floor extension to no. 83 Whitehouse Way. In all respects the rear building line is subservient to its neighbours to ensure it shall not be overbearing.

The proposed design of the rear facing windows has been changed in response to the pre-application feedback. To the west, the window to the double bedroom has been changed to a corner window with obscure glazing to the rear and clear glazing to the side, in line with the officer's recommendation. To the east, the window to the single bedroom has also been changed to a corner window, again with obscure rear facing element to the rear and clear glazing to the side. In both cases, this ensures that rearward views to/from the development are prohibited (and therefore privacy maintained) whilst still allowing good natural light from this direction. The side facing clear window element would facilitate long views over the top of the gardens of the adjacent properties and into the distance, in accordance with the officer's recommendation. Again this would not be considered to cause demonstrable harm given that the relationship would not be significantly different to the outlook or visibility that would arise from a typical first floor rear window. The corner window to the single bedroom on the east side does not extend along the side elevation quite as far as its counterpart on the other side, stopping well short of the rear elevation of the neighbour's building and staying well clear of the side window to the neighbouring property. This is to make sure that direct overlooking to/from the side window at no. 83 is not possible.

Above Left

Proposed First Floor Plan

3.6 Proposed Roof

The proposed roof design for the application development is a hipped pitched roof which acknowledges and compliments the hipped pitched roof examples nearby, but shall be of a lower height in order to remain subservient to the existing properties around it. This allows the roof form to mediate and provide a balance between the flat roof at no. 81A (no pitch) and the pitched roof at no. 83. It also gives the building a pleasing sense of proportion and suits the scale of the proposal without causing the frontage to appear overly narrow or cramped.

The hipped roof is of a gentle pitch angle so that the building sits comfortably within its context. The higher part of the hipped roof provides a generous roof light allowing lots of natural light into the stairwell of the building, ensuring that the centre of the house will be uplifting and well-lit. It also provides an opportunity for the internal ceiling of the master bedroom to be vaulted with exposed roof rafters providing visual character and a feeling of generosity. The roof space above the rear bedrooms provides additional useful storage.

It is proposed that the roof pitch would be tiled externally to compliment the setting.

The proposed building shall reflect the eaves lines of its immediate neighbours. When viewed from the front, the eaves line follows the lines of the eaves to 83 Whitehouse Way next door, with a projecting front eaves line to the front bay as a clear contextual reference which emphasises and reinforces the modernist suburban character of Whitehouse Way.

The proposal incorporates a small chimney to the front left corner (chimneys are a common feature within the surrounding buildings) which allows the eaves line of the building to step up to acknowledge the eaves line of its neighbour at no. 81A Whitehouse Way, which is higher than the eaves line at 83 Whitehouse Way, thereby successfully mediating and providing balance between the varying eaves lines of the two neighbouring properties.

This ensures a cohesive appearance and allows the building to sit comfortably within the setting of the street scape, reflecting the eaves lines of its immediate neighbours. The chimney provides character and balance to the front elevation. The chimney has been made narrower in line with pre-application feedback from LB Barnet.

The proposed front bay section, with curved leading corner, is a clear contextual reference which emphasises and reinforces the modernist suburban character of Whitehouse Way. This also has a flat roof with projecting eaves line, which is a contemporary reference to the existing language of the surrounding buildings.

Above Left

Proposed Roof Plan

3.7 Floor to Ceiling Heights

The proposed development will provide 2.5m floor to ceiling heights on both floors. On the first floor the master bedroom will have vaulted ceilings maximising the height of the internal room, with ample storage provided within the loft space over the rear two bedrooms.

As demonstrated by the section diagram, the roof of the proposed dwelling is set below the neighbouring property by 1.2m ensuring it remains subservient.

The proposed dwelling has been designed to maintain a clear visual gap at the sides relative to the neighbouring properties.

3.8 Existing Neighbouring Side Facing Windows - Preventing Sideward Overlooking and Impact on Light Levels

3.8.1 Existing Side Facing Windows at 83 Whitehouse Way

The existing semi-detached neighbouring property at 83 Whitehouse Way, to the right (east) of the application site, has small secondary side facing windows facing the application site. The proposed design described herein has been carefully considered to avoid impacting upon these windows or the neighbouring building more generally.

Of these, the small windows at ground floor are to a non-habitable room (stairwell) and in any case would be shielded from the proposed development by the perimeter fence on this side, which would remain in the same location as it does currently. There would be no ground floor windows to the proposed development on this side and therefore no risk of overlooking. These are also separated from the development by the existing garage. These existing windows are therefore not considered to be impacted.

Of the three small windows at first floor, the central one is also to a non-habitable room (stairwell) and therefore is not considered to be impacted. The proposed roof would sit low enough that natural light can still easily reach the neighbouring window to the stairwell (non-habitable room) in any case, and the proposed detached dwelling is therefore not considered to impact on levels of natural light nor to have an overbearing effect.

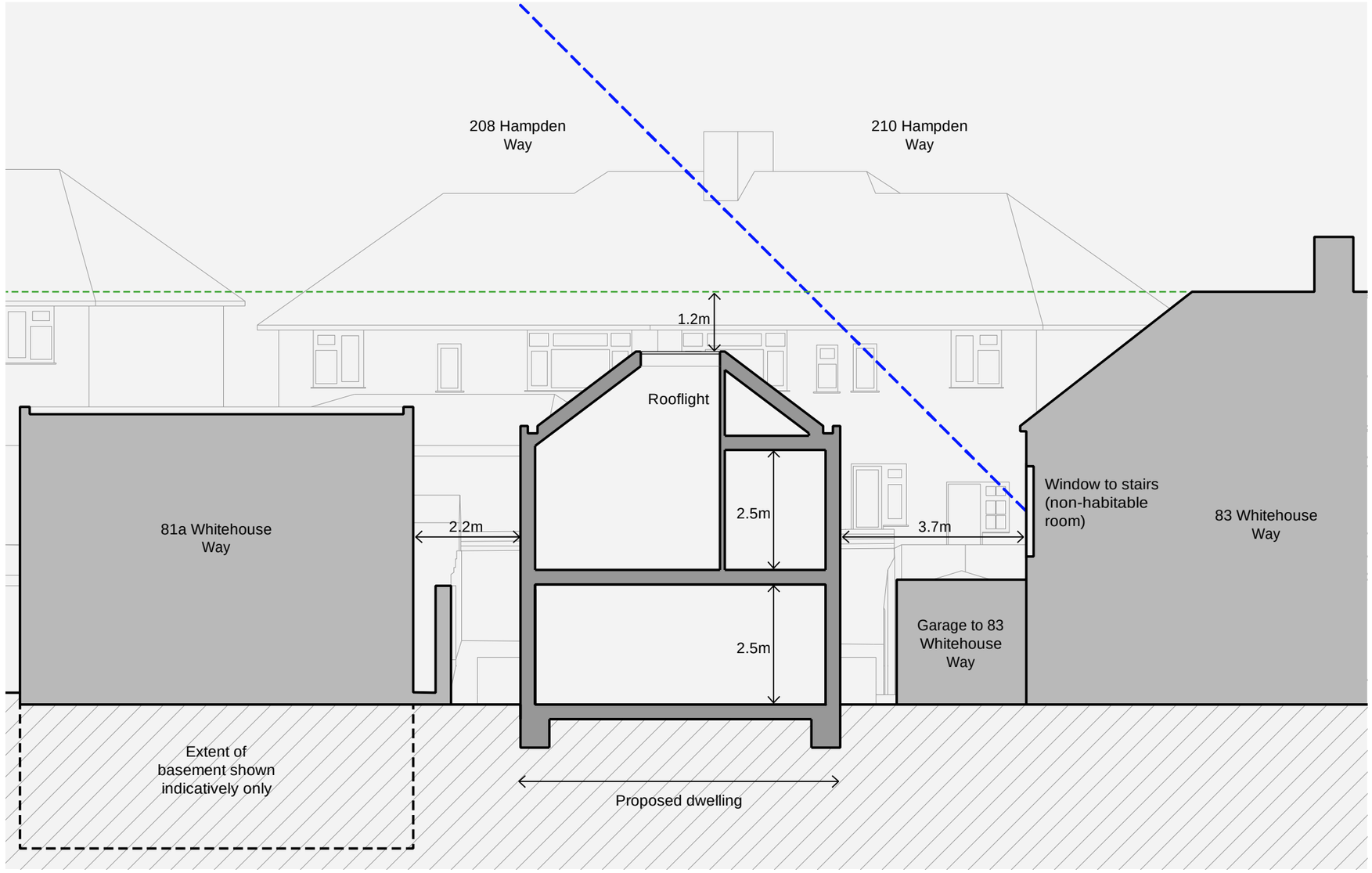
There is also a first-floor side facing window nearer to the front of the neighbouring property and another side facing window nearer to the rear of the neighbouring property. These are both secondary windows to bedrooms, with primary windows facing forwards and rearwards respectively, therefore both windows have another larger window and therefore source of natural light. In any case, as with the central window,the roof of the proposed detached dwelling would sit below such a line and is therefore not considered to impact on levels of natural light nor to have an overbearing effect upon these secondary side facing windows.

The proposed building is also set away considerably from the boundary line to maintain a comfortable space to the neighbouring building (3.7m from the side elevation of the neighbouring building, and 1m from the boundary), so that the existing side windows and the building more generally will not be impacted. These dimensions are larger than the prevailing spacing between existing buildings more generally along Whitehouse Way, providing a good level of breathing space, and reinforces the existing rhythm and grain of the properties along this road. The proposed building is also separated from no. 83 Whitehouse Way by that property's existing garage structure.

There would be a single first floor window to the proposed development on this side however since this is to a bathroom this would have fully obscured glazing to ensure no issues of overlooking in either direction.

The design of the rear facing windows to the proposed development has been changed in response to the pre-application feedback. To the east, the window to the single bedroom has been changed to a corner window with obscure glazing to the rear and clear glazing to the side, this ensures that rearward views to/from the development are prohibited (and therefore privacy and appropriate distancing maintained) whilst still allowing good natural light from this direction. The side facing clear window element does not extend along the side elevation quite as far as its counterpart on the other side, stopping well short of the rear elevation of the neighbour's building at no. 83 and staying well clear of the side window to the neighbouring property. This is to make sure that direct overlooking to/from the side window at no. 83 is not possible. The side facing clear element of the corner window will facilitate longer views over the top of the garden and into the distance, in accordance with the officer's recommendation. Again this would not be considered to cause demonstrable harm given that the relationship would not be significantly different to the outlook or visibility that would arise from a typical first floor rear window.

Therefore the proposed side facing windows at no. 83 Whitehouse Way are not considered to be impacted and the proposed development is considered to sit comfortably relative to its neighbour on this side.

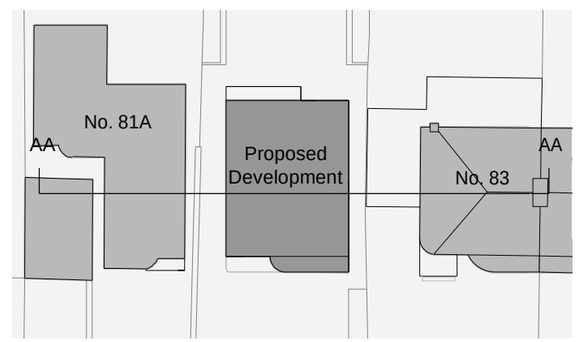


3.8.2 Existing Corner Windows at 81A Whitehouse Way

The more recent development at 81A Whitehouse Way has a first floor corner window on the front and rear corners adjacent to the application site, in reference to the existing modernist examples prevalent along Whitehouse Way and nearby.

These corners have a much larger opening to the front and rear respectively, with only a small sideward facing section. The primary direction of outlook is therefore clearly forward and rearward rather than sideward and therefore the proposed development is not considered to impact those rooms. However in any case, the front building line of the proposed building is set back to avoid crowding the neighbouring corner window on this side, and the rear building line is also set back past the neighbouring corner window to the rear so as not to impact upon that either.

The proposed roof of the building would sit low enough that natural light can still easily reach the first floor secondary windows described above, and the proposed detached dwelling is therefore not considered to impact on levels of natural light nor to have an overbearing effect in any case.



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Proposed Section AA

Area Schedule and Space Standards Compliance

	No. of bedrooms	GIA	Car parking spaces	Area of internal storage	Amenity area	Refuse storage	Cycle storage spaces
Proposed dwelling	3 bed / 5 Person	104 sqm	1.5	5 sqm	58 sqm	3 x 240l 1 x 23l	2
Barnet Local Plan Minimum requirement	3 Bed preferred	93 sqm	1.5	2.5 sqm	55 sqm	3 x 240l 1 x 23l	2
Barnet Local Plan Minimum requirement target achieved?	Meets	Exceeds	Meets	Exceeds	Exceeds	Meets	Meets
London Plan Housing Design Standards LPG 2023 Minimum requirement	_	93 sqm	1.5	2.5 sqm	_	_	2
London Plan Housing Design Standards LPG 2023 Minimum requirement target achieved?	-	Exceeds	Meets	Exceeds	-	-	Meets
London Plan Housing Design Standards LPG 2023 Best Practice	_	104 sqm	_	3 sqm	_	_	_
London Plan Housing Design Standards LPG 2023 Best Practice target achieved?	-	Meets	-	Exceeds	-	-	_

Room Sizes and Space Standard Compliance

	Kitchen/ Dining / Living room	Master Double Bedroom	Double Bedroom	Single Bedroom
Proposed dwelling	39 sqm	12 sqm	12 sqm	11 sqm
Barnet Local Plan Minimum requirement	27 sqm	12 sqm	12 sqm	8 sqm
Barnet Local Plan Minimum requirment target achieved?	Exceeds	Meets	Meets	Exceeds
London Plan Housing Design Standards LPG 2023 Minimum requirement	29 sqm	11.5 sqm	11.5 sqm	7.5 sqm
London Plan Housing Design Standards LPG 2023 Minimum requirement achieved?	Exceeds	Exceeds	Exceeds	Exceeds

Therefore the small sideward facing parts of the first floor corner windows at no. 81A Whitehouse Way are not considered to be impacted and the proposed development is considered to sit comfortably relative to its neighbour on this side also.

3.9 Area Schedule & Compliance with Key Space Standards

The adjacent area calculation table is provided for reference.

The proposed development will provide a good quality 3 bedroom 5 person family house as follows:

- 3 Bed 5 Person Dwelling - Dual Aspect
- GIA total: 104m2
- Internal floor to ceiling heights: 2.5m minimum throughout
- External amenity space: 58m2
- Storage: 5m2 (+ loft space)
- Cycle storage: 2 Cycles
- Recycling and refuse provision: 3 x 240l bins and 1 x 23l bin

Note: The proposal exceeds London Plan Housing Design Standards LPG 2023 minimum size requirements and storage requirements, and LB Barnet Residential Design Guide SPD minimum sizes, providing a generous and practical dwelling.

The proposal improves upon minimal sizes by achieving London Plan Housing Design Standards LPG ‘Best Practice’ space standards for a 3 bed 5 person home across two storeys, including both GIA and storage provision.

The current and emerging LB Barnet Local Plan and LB Housing Strategy both state that 3 bed family homes are the priority housing typologies across the borough. The proposed typology is therefore considered to make a positive contribution to housing need in the borough. The proposed typology is also considered highly appropriate to the suburban character of this area of the borough.

The proposed family dwelling will be dual aspect with excellent levels of natural light.

The proposed layout is compliant with Building Regulations Part M Cat 2 with regard to inclusive and accessible use.

3.10 Small Sites Policy

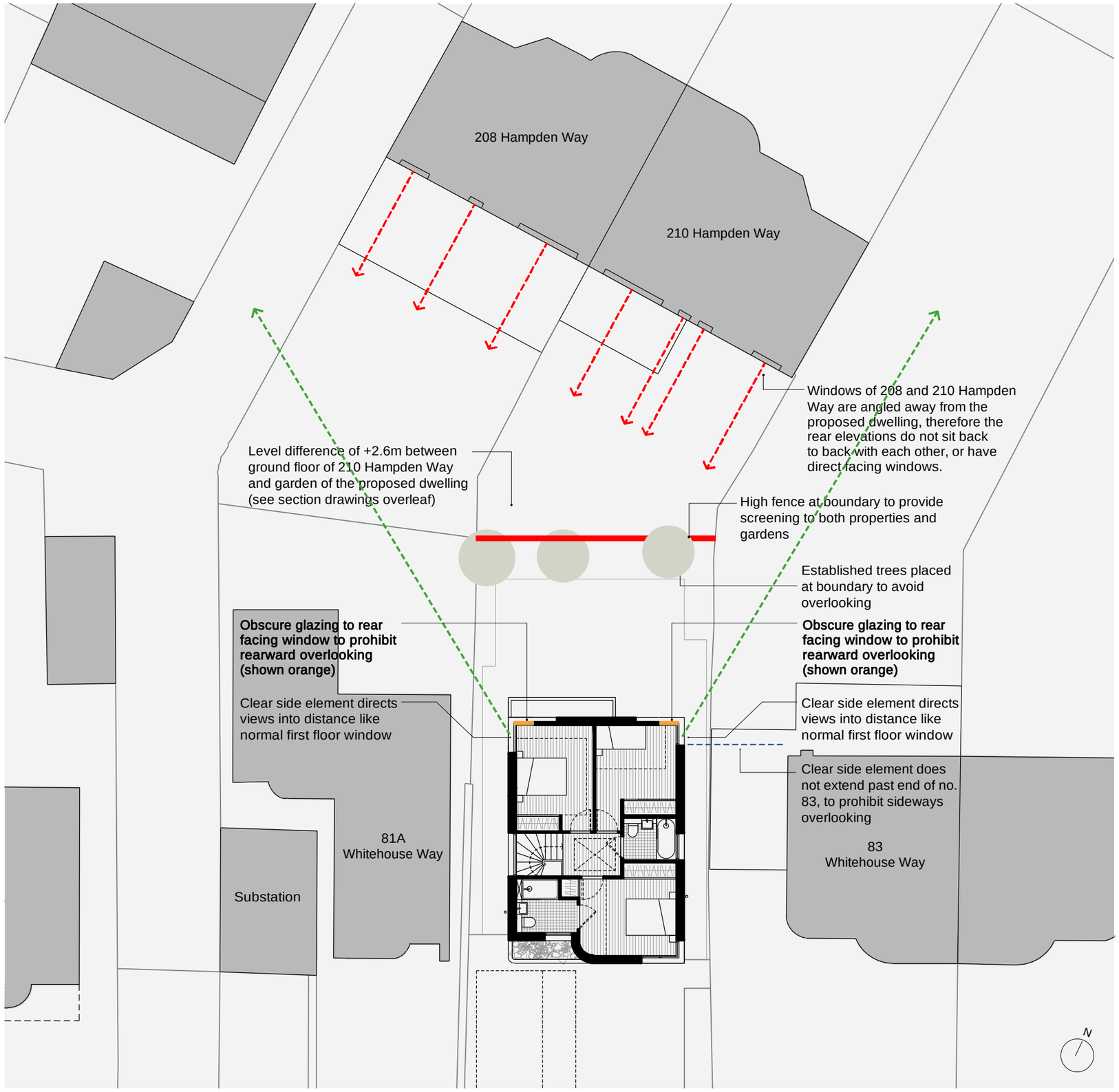
The proposed site is 199m2 (0.0199 hectares) in size. The London Plan (including the London Plan Small Site Design Code LPG) defines a small site as being of 0.25 hectares or less, and therefore the proposed site is defined as such under this policy.

The aim of the London Plan and the LP Small Sites Design Code LPG is to pro-actively support well-designed new homes on small sites such as this one.

The proposed design described herein is considered to positively demonstrate the “opportunities for incremental housing development within semi-detached contexts” described within figure 2.4 (page 7) of the London Plan Small Site Design Code LPG, and also “street-facing residential infill” that utilises “gaps in the streetscape” as described within figure 2.5 (page 8).

3.11 Inclusivity and Accessibility

The proposed three bedroom five person two storey house is intended to be compliant with Building Regulations Part M Cat 2 with regard to inclusive and accessible use. Habitable rooms are well proportioned and comfortable, with inherent flexibility to the layout. Circulation spaces are generous and provide room for manoeuvrability. The ground floor shall have a WC on the same level as the entrance. Direct level access is proposed from interior to exterior at the rear of the building, with a level threshold, ensuring good levels of accessibility and a positive open relationship to the garden.



3.12 Distancing to the Rear of 208 and 210 Hampden Way

Section 7 of the LB Barnet Residential Design Guidance SPD 2016, entitled 'Privacy and Outlook', states the following:

7.3 Privacy can be safeguarded by achieving adequate window to window, or window to balcony distances between buildings (both existing and proposed). In new residential development there should be a minimum distance of about 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden. Shorter distances may be acceptable between new build properties where there are material justifications.

Owing to the existing orientation of the site, the rear elevations of 208 and 210 Hampden Way are angled away from the proposed dwelling, therefore the rear elevations do not sit back to back with each other, or have direct facing windows.

Nevertheless the proposed design of the rear facing windows has been changed in response to the pre-application feedback.

To the west, the window to the double bedroom has been changed to a corner window with obscure glazing to the rear and clear glazing to the side, in line with the officer's recommendation.

To the east, the window to the single bedroom has also been changed to a corner window, again with obscure rear facing element to the rear and clear glazing to the side.

In both cases, this ensures that rearward views to/from the development are prohibited (and therefore privacy maintained) whilst still allowing good natural light from this direction. The side facing clear window element would facilitate long views over the top of the gardens of the adjacent properties and into the distance, in accordance with the officer's recommendation. Again this would not be considered to cause demonstrable harm given that the relationship would not be significantly different to the outlook or visibility that would arise from a typical first floor rear window.

The corner window to the single bedroom on the east side does not extend along the side elevation quite as far as its counterpart on the other side, stopping well short of the rear elevation of the neighbour's building and staying well clear of the side window to the neighbouring property. This is to make sure that direct overlooking to/from the side window at no. 83 is not possible.

Further to the above, due to the significant level change, the ground floor windows of the existing properties on Hampden Way shall not be able to overlook the proposed dwelling or vice versa. The first floor windows are set significantly higher than the first floor windows of the proposed dwelling and therefore this also means there will not be any direct overlooking.

In addition, it is proposed to provide a robust 2m fence with additional trellis screening above will divide the gardens between the proposed dwelling and the garden of 210 Hampden Way, and this will provide further screening from overlooking still.

The planting of trees of an established height will also provide further screening and in conjunction with the provisions above, will prohibit any overlooking or loss of privacy.

Above Left

Diagram demonstrating design moves to minimise overlooking

3.13 Fire Strategy

The strategy has been prepared with due regard for London Plan Policy D12. The proposed development is to be carried out in compliance with current UK Building Regulations Approved Document Part B: Fire Safety. This is not considered to be a 'Major Development' under the definition of London Plan Policy D12. The scale of the development is such that a lift or evacuation lift is not appropriate or necessary.

Note that this planning fire safety strategy is provided at planning stage and it should be noted that the design of the development is subject to further technical design prior to construction. The proposed development is to be carried out in compliance with London Plan Policy D12 and in compliance with current UK Building Regulations Approved Document Part B: Fire Safety. It is recommended that full plans approval is obtained from an Approved Building Control Inspector prior to commencement of construction works. It will be the developer's responsibility to appoint a Principal Designer under the recently launched Building Regulations (Building Safety Act 2022).

3.13.1 Means of Escape & Escape Strategy

The new dwelling has a dedicated protected hallway, landing and stairwell which shall form an escape route to a dedicated private entrance/exit, facilitating prompt evacuation of occupants in the event of a fire.

This escape route is to be sufficiently protected from the effects of fire and smoke. The construction of the entrance hall, stairwell and landing walls, floors, ceilings, as well as any doors leading from the entrance hall or landing to habitable rooms, must provide sufficient protection to limit the ingress of fire or smoke to the escape route, or to restrict the spread of fire and remove smoke, in accordance with UK Building Regulations Approved Document Part B: Fire Safety.

The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire by means of a wired-in interconnected smoke and heat detection system, and appropriate means of escape in case of fire to a place of safety on the pavement outside the building at all times.

3.13.2 Fire Fighting

The proposed private entrance will provide access for fire fighters in the event of a fire event, as they would be able to access the property directly from Whitehouse Way.

A fire tender appliance shall be able to park directly in front of the proposed frontage of the building on the public highway (Whitehouse Way). The fire tender appliance would be situated within the minimum distances required from the building. A fire hose could reach the furthest parts of the development within the minimum distances required.

3.13.3 Minimising Risk of Fire Spread & Construction Method

The proposed external material is to be masonry and render which provides inherently good protection from the spread of fire.

Fire stops, fire barriers to cavities, openings and service penetrations must be utilised to provide a comprehensive system of protection of the spread of flame or smoke from any fire source to other parts of the proposed building or the adjacent existing properties. Fire stopping systems should be used in conjunction with any necessary surface material treatments to limit the spread of surface flame.

Material surfaces are to generally achieve (or be treated with appropriate products to achieve) the necessary ratings to prevent the surface spread of flame.

Structural steelwork is to receive intumescent coatings to provide protection from the effects of fire for at least the minimum timeframes stipulated within UK Building Regulations Approved Document Part B: Fire Safety. Glazing is to be in compliance with current fire safety requirements as stipulated by UK Building Regulations.

It may be necessary to introduce fire suppression systems (such as sprinklers) to the top floor of the development. Reasonable provisions have been made at this stage, with further investigations to be undertaken during technical design prior to constriction.

Any gas, heating or electrical installations must be undertaken by a qualified professional. Compliance with UK building regulations is to be certified and signed off by building control prior to the development being inhabited.

3.14 Glazing

Glazing to all habitable rooms exceeds 20% of the internal floor area of the room, in accordance with LB Barnet's Sustainable Design and Construction SPD (2016). This includes the corner windows to the first floor rear bedrooms.

3.15 Trees, Ecology and Landscaping

The proposed development shall provide outstanding landscape credentials including:

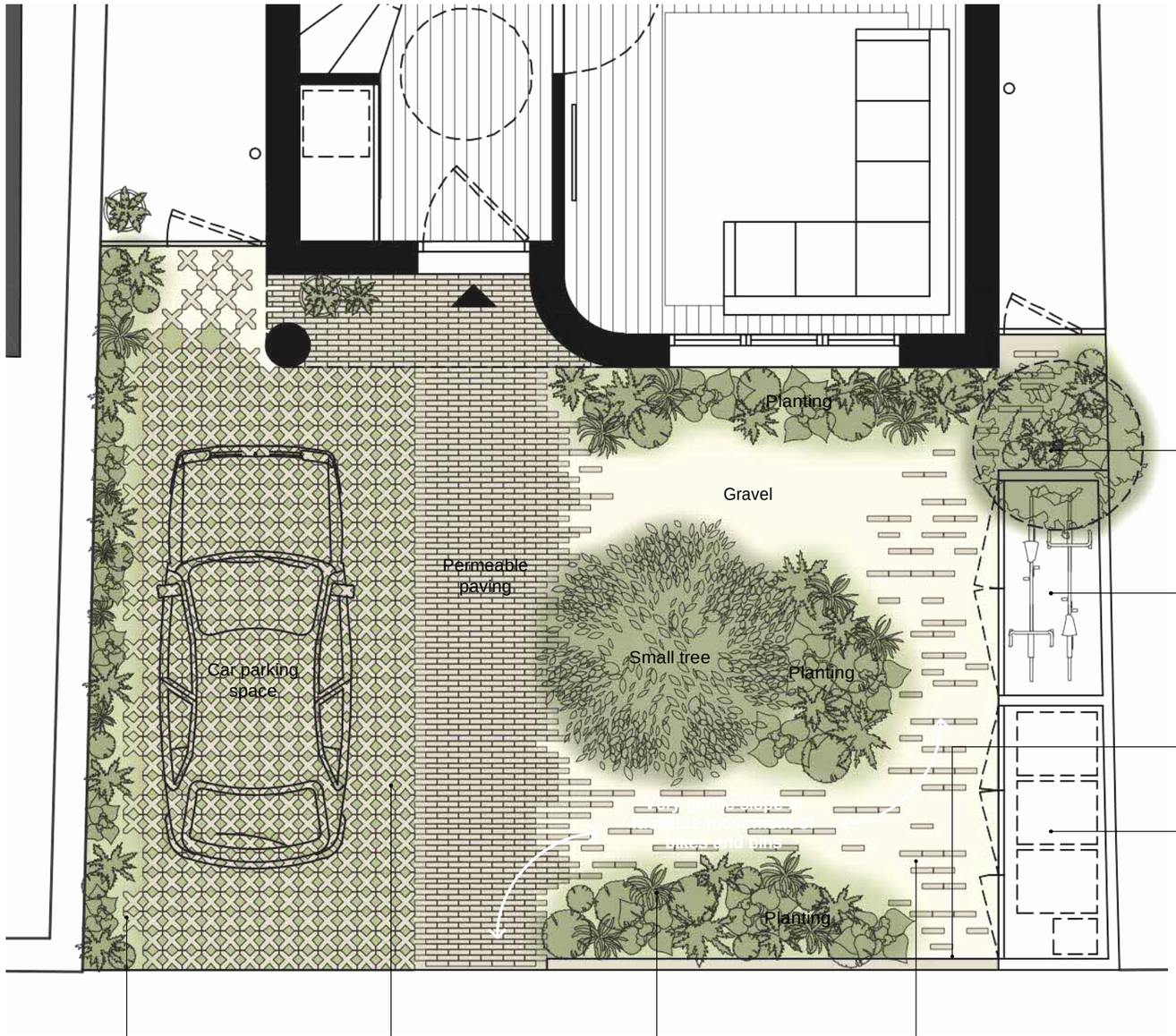
There are no protected trees on site. However, the proposal shall retain the existing single small magnolia tree located on the site. This is incorporated into the front garden landscape design.

Three new large trees will be provided to the rear garden, and one additional small tree will be provided to the front garden. Collectively these four additional trees will represent a significant biodiversity net gain for the site, in accordance with LB Barnet policies DM01, DM04, DM15 & DM16. The new trees will be native species to ensure they make a positive impact and support biodiversity in the area.

The three trees along the rear boundary will be year round evergreen trees to provide increased screening. The number has been reduced from 5 to 3 in this area since pre-app addendum stage, in order to mitigate the risk of overshadowing in accordance with LB Barnet written pre-application feedback.

Both the front and rear garden will be provided with ample high quality indigenous planting, which will help support ecology and encourage biodiversity. Pollinator rich varieties will be utilised. The planting will also serve to provide defensibility to the frontage and enhance the street scape.

The landscape proposals for the front and rear garden are described on the following pages.



Grasscrete for parking

Permeable clay pavers

Flower rich perennial Planting

Staggered clay paving with matching gravel

Cherry Tree

Clay brick front wall

3.16 Proposed Front Garden Design

The proposed front garden will be beautiful and functional, and will make a positive contribution to the local suburban character of this part of the borough. The front garden will have ample car parking space, providing 1.5 spaces as well as direct access to the front door.

Within the front garden design, a complimentary range of permeable paving has been selected for different areas of the landscape, with grasscrete used for the car parking space, and lighter paving used for the paths. The grasscrete allows a soft green appearance that blends into the planting whilst still remaining robust enough to support vehicles.

Permeable clay pavers will demarcate the route to the front entrance as well as providing spill over space for parking.

There will be integrated cycle and refuse storage, contained within attractive but robust stores with lockable doors, located to the side with the required number of spaces provided (2 cycles and 3 x 240l bins, as well as 1 x 23l bin). Please refer to drawing NH114_A_3_01_800_P01 for full details. A looser paver arrangement provides a robust route for moving bins and bikes when required, albeit clearly secondary to the main route to the front door.

The main garden would be comprised of high quality gravel of a matching tone to the pavers, which would be fully water permeable. As shown on the adjacent plan, the garden would be planted with high quality plants in order to provide lots of greening and visible defensibility to the property. The planting would be selected for all year round interest including a small dwarf tree to maximise to the outlook of the living room space. The planting will aid wildlife, as well as promote the use of front gardens as a green corridor to promote biodiversity. There are no protected trees on site. However, the proposal shall retain the existing single small magnolia tree located on the site, which has been incorporated into the front garden landscape design.

The aim of the proposed front garden is to provide robust surfaces for parking, bins, bikes etc, but to remain visually soft with lots of greenery, to avoid the appearance of excessive paving or hard surfacing, striking a good balance between the two.

The current vacant site is an anomaly in the streetscape and an awkward looking break in the building line and street scape, with a tired timber fence sitting right up against the pavement,. The proposed front garden will be highly attractive and a significant enhancement to the visual appearance of the street.

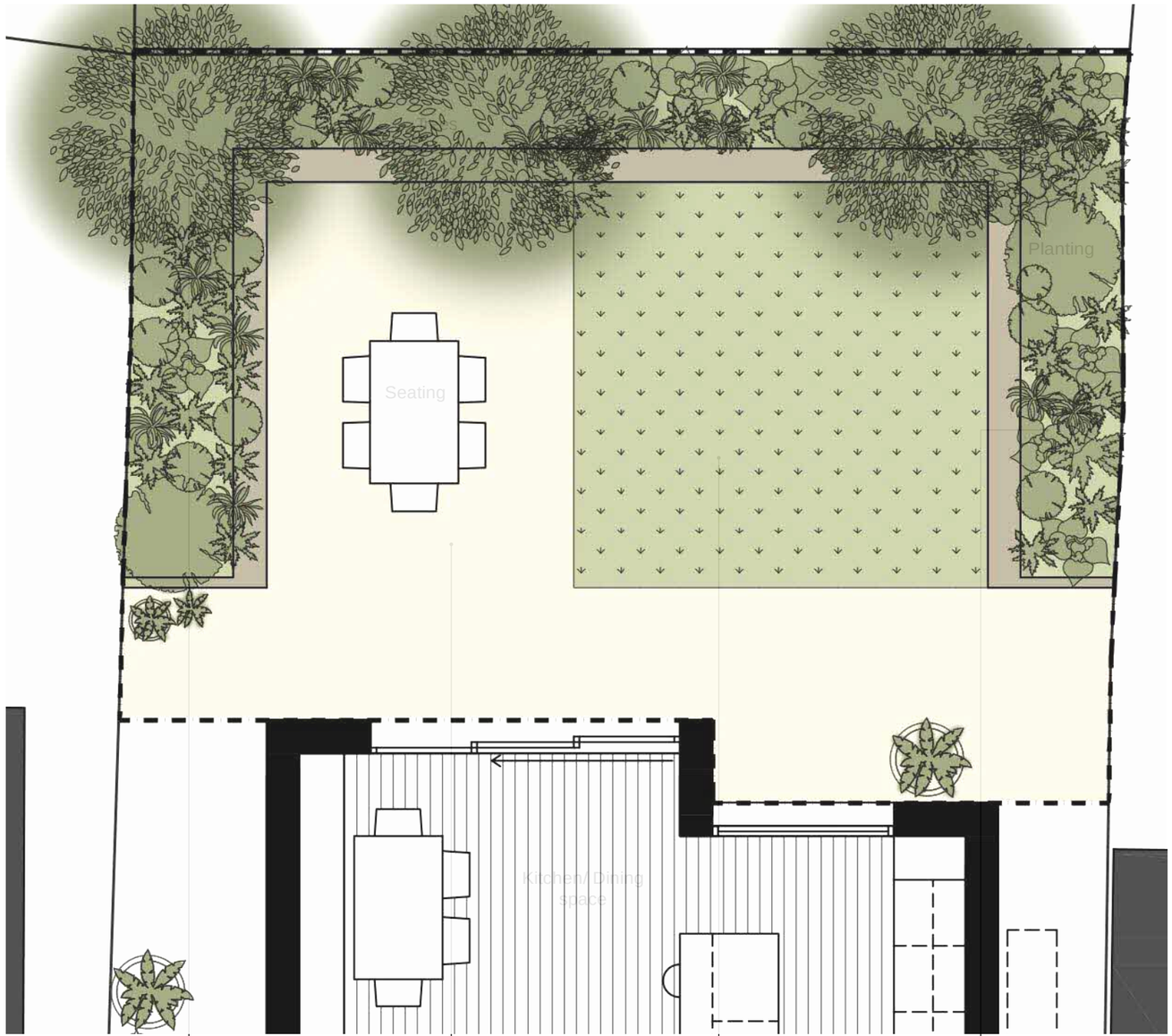
3.17 Parking

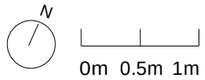
Since the site is located within PTAL zone 1B it is anticipated that car parking will be required. In accordance with LB Barnet policy, the scheme is required to provide 1.5 parking spaces.

The front garden is designed to provide ample space for parking of a car as well as an additional 0.5 parking zone to the side to provide additional space as required. It is proposed that an electric charging point would be provided to the parking space to allow use of an electric car, promoting more sustainably travel and contributing positively to the reduction of air pollution from cars within the borough. Access is kept to the extent of the parking space only so as not to impact on existing on-street parking provision.

Above Left

Front garden plan





Established trees for privacy - Native evergreen species

Staggered paving with matching gravel

Grass

Flower rich perennial Planting

The 1.5 parking spaces provided meets with policy and shall avoid the need for residents of the development to park on street, meaning that other residents would not be impacted.

It is noted that the recent development next door at 81A Whitehouse Way (single 3 bedroom dwelling) was granted planning at appeal with parking for 1 vehicle.

3.18 Proposed External Private Amenity Space Provision

The proposed development is a 3 bedroom 5 person home, and therefore, in accordance with LB Barnet's Residential Design Guidance SPD, the external amenity space that would need to be provided for this property would be 55 m2, which is achieved with the proposed rear garden design (measured area shown dashed).

3.19 Proposed Rear Garden Design

The proposed rear garden external amenity space will provide private family space for dining as well as lots of good quality planting. Direct level access is provided from interior to exterior at the rear of the building, ensuring good levels of accessibility and a positive open relationship to the garden. Side access is also provided to the building along both edges, to enable ease of maintenance to all sides of the building and garden.

The garden would be bound by good quality robust fencing to prohibit overlooking and maintain security. It is also proposed to provide three good quality established trees to provide additional screening, offer further visual amenity and promote biodiversity. The additional trees will represent a significant biodiversity net gain for the site, in accordance with LB Barnet policies DM01, DM04, DM15 & DM16. The new trees will be native species to ensure they make a positive impact. The number of proposed trees to the rear has been reduced from 5 to 3 since pre-app addendum stage, in order to mitigate the risk of overshadowing in accordance with LB Barnet written pre-application feedback

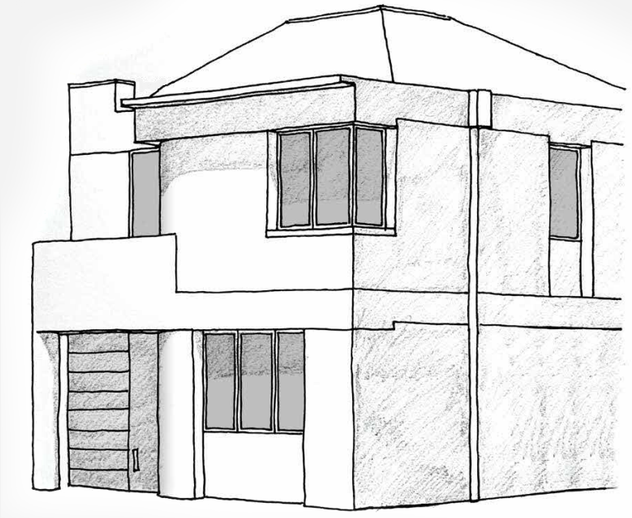
Owing to the level difference relative to the properties to the rear (208 and 210 Hampden Way), in addition to the provision of a high fence along the rear boundary with screening to the top, as well as new trees to provide additional screening and visual greening, there are not considered to be any overlooking or privacy concerns with regard to the rear garden. The area proposed to be the rear garden for the development is already currently in use as rear garden for the existing property at 210 Hampden Way and therefore does not introduce new overlooking or privacy issues compared to the existing use of the site.

3.20 External Landscaping and Sustainable Urban Drainage Strategy (SuDS)

The landscaping around the proposed building has been carefully designed to provide means for sustainable drainage to limit surface water loads. Permeable paving and gravel in both the front and rear gardens will allow water to percolate naturally without needing to be drained into the main sewers. The front garden space has been designed to allow for a car parking space whilst still maintaining large areas of planting throughout to promote ecology and create additional natural habitats for insects and wildlife. This planting will improve outlook from the dwelling as well as the view from the street.

External lighting will be designed with consideration for security requirements and minimising nuisance, glare and light pollution to the surrounding area. The private front entrance will have good quality, low energy lighting soffit mounted to direct light downwards. This energy efficient lighting will improve visibility at night, as well as increase perception and experience of safety and security, whilst avoiding glare and light spill beyond the site.

Visual reference: Example project using textured and smooth render as well as tiles, chimney and corner glazing to achieve a contemporary take on suburban character



Sketchbook: Proposed sketch view showing frontage design. Front bay, corner window, setback entrance and canopy used to create visual depth and relief that reinforces the character of the area. The eaves line acknowledges those of its neighbours. Rainwater pipes and steps in the render reinforce the depth of the front bay, providing further visual quality and character.

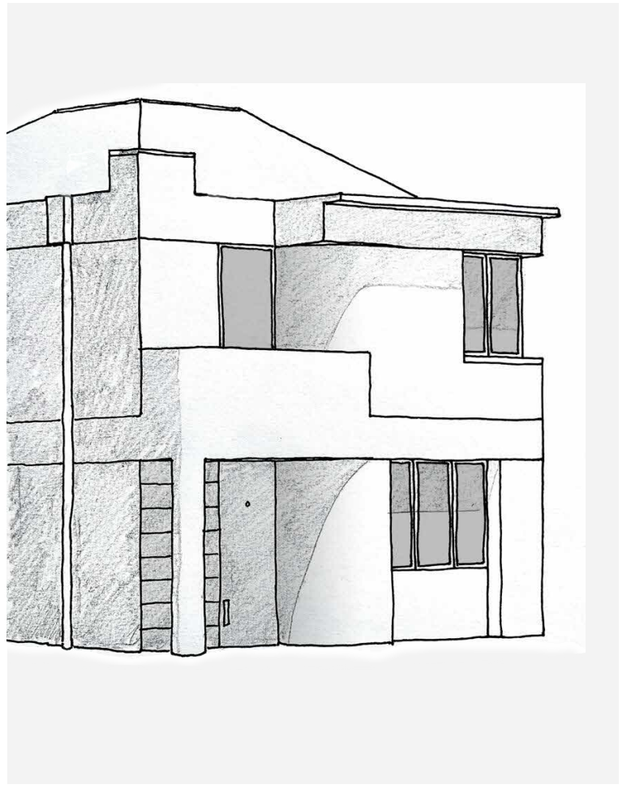
3.21 Proposed External Design Concept

The overall design of the front elevation has been carefully designed to be attractive and characterful, as well as positively enhance and reinforce the best features of Whitehouse Way, in a contemporary manner.

The proposed single dwelling shall have a curved bay window to the front in clear reference to the architectural modernist suburban language of Whitehouse Way and its surroundings, which shall be of a depth comparable to those of its neighbours. This reflects the local distinctiveness of the area. The frontage will have a setback covered entrance providing further visual cohesion much like the modernist examples along the road.

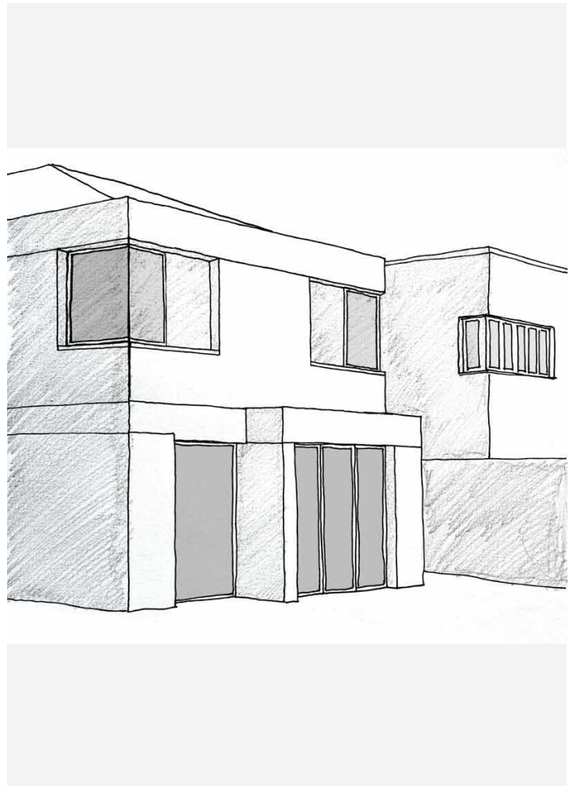
The entrance shall be covered, providing a celebratory feel appropriate to the character of the street, as well as practical cover during rain, with a planter above to provide visual greening that will enhance the street (described in further detail later in this document).

The conceptual design approach for the building is to utilise textured and smooth render, which is the predominant local material within the context, carefully composed with roof tiles, chimney and corner glazing to achieve a contemporary take on suburban character that compliments the setting. The form of the building has been designed such that the curved front bay, corner window, setback entrance and canopy are used to create visual depth and relief that reinforces the character of the area.



Sketchbook: The curved bay window to the front (with projecting eaves) is a clear reference to the architectural modernist suburban language of Whitehouse Way. The setback entrance which meets the curved front bay, much like the modernist examples along the road.

Visual references: Example projects using textured and smooth render to create relief and definition to window openings and entrances. The rendered column is proposed to celebrate the curved language and modernist character of the street



Sketchbook: Proposed sketch view of rear elevation. A simpler composition, good size openings at ground floor. First floor windows are provided with solid privacy panels to waist height.

Schedule of External Finish Materials

External walls: Smooth render horizontal bands, panels and inset areas.

- Smooth slightly off white render with small granular size, as per sample image to the left. White copings to match colour exactly.

External walls: Rougher textured render to main body of the building

- Rough textured slightly off white render with small granular size, as per sample image to the left. Colour to match smooth render, but with more texture. White copings to match colour exactly.

Pitched Roofs

- Red/brown plain clay tiles with overlapping jointing
- Providing warmth and visual interest to enhance the setting.

Front boundary wall: Stacked brickwork with stacked soldier alternating bonds

- Stacked bond brickwork with alternating soldier bonds and dark brown / grey flush mortar, as per sample image to the left. To compliment clay tiles.

Entrance Wall Tiles

- Large format terracotta tiles of similar tone to the window and door frames. Horizontal stacked arrangement

Windows and External Doors

- High quality matt powder coated aluminium external windows and doors. Slim profiles for neat crisp appearance. Matt powder coated aluminium rain water downpipes and hoppers to match finish. RAL 060 80 05.

External Doors to Bin and Bike Store

- High quality treated timber for external use, painted with matt paint for use on exterior timber, providing long lasting protection.

Green roofs to Bin and Bike Store

- High quality green roof to the flat roof areas, as well as bin store and bike store roof, providing visual interest and excellent biodiversity and ecological credentials. Attractive and very easy to maintain.

01

02

3.22 Proposed External Design and Materials

The proposed development will provide a new frontage to Whitehouse Way and the external design has been designed to reflect the best of the key architectural features prevalent within the existing suburban built language of Whitehouse Way, including a curved front bay, setback covered entrance, corner window and chimney, all of which have been carefully composed to provide a well proportioned and attractive frontage that will enhance the streetscape.

The proposal shall utilise high quality materials that are durable and simple to maintain and clearly respond to the local context within which the development is situated. These are described in the schedule opposite.

The external materiality will be white render which is the predominant local material within the context. The render proposed will be a high quality long-lasting contemporary render, and the design proposes use of both textured and smooth render, carefully composed to create definition around entrances and doors, and reinforcing horizontal lines in reference to the local context, albeit in a contemporary and characterful manner. It is proposed that the roof pitch would be tiled externally to compliment the setting.

The proposed single dwelling shall have a curved bay window to the front in clear reference to the architectural modernist suburban language of Whitehouse Way and its surroundings, which shall be of a depth comparable to those of its neighbours. This reflects the local distinctiveness of the area. The frontage will have a setback entrance which meets the curved front bay, providing further visual cohesion much like the modernist examples along the road.

The entrance shall be covered, with tiling providing a celebratory feel appropriate to the character of the street, as well as practical cover during rain, with a planter above to provide visual greening that will enhance the street.

The planting will sit at waist height relative to the internal finished floor level of the master en suite bathroom and therefore can be easily and safely tended to from the window, which will be inward opening to avoid clashing with the plants.

The same materiality continues to the rear with a simpler composition based on good size openings at ground floor providing a strong relationship to the garden and lots of natural light. At first floor, the windows to the rear bedrooms are provided with solid panels up to waist height for privacy.

Windows shall be high quality double glazed with slim aluminium frames ensuring excellent thermal and sound credentials.

The powder coated metal rainwater pipes and hoppers are an integral part of the exterior design. To maintain a high quality appearance, no soil ventilation pipes, air extraction pipes, boiler flues or ducting shall be fixed to the external walls of the building.

The proposed design of the building compliments the character of the area through its appearance, use of materials and detailing, responding to distinctive key local building forms and specific characteristics in a contemporary and creative way. The proposal shall therefore enhance the setting and contribute positively to a local sense of place.

Key

01 Proposed front elevation

02 Proposed rear elevation

3.23 View of Proposal in Context

Informed by careful analysis of the local area, the proposed design of the building compliments the character of the area through its appearance, use of materials and detailing, responding to distinctive key local building forms and specific characteristics in a contemporary and creative way. The proposal shall therefore enhance the setting and contribute positively to a local sense of place.

The proposed hipped tiled roof mitigates between older and newer properties on either side and provides a rooflight bringing natural light into the interior of the dwelling.

The corner window is intended as an attractive feature that positively enhances the building and further roots it within the modernist context of Whitehouse Way.

The proposed front garden will be beautiful and functional, and will make a positive contribution to the local suburban character of this part of the borough. The front garden will have ample car parking space, providing 1.5 spaces as well as direct access to the front door.

The main garden would be comprised of high quality gravel of a matching tone to the pavers, which would be fully water permeable. High quality plants will provide lots of greening and visible defensibility to the property. The planting would be selected for all year round interest including a small dwarf tree to maximise to the outlook of the living room space. The planting will aid wildlife, as well as promote the use of front gardens as a green corridor to promote biodiversity.

The aim of the proposed front garden is to provide robust surfaces for parking, bins, bikes etc, but to remain visually soft with lots of greenery, to avoid the appearance of excessive paving or hard surfacing, striking a good balance between the two.

The current vacant site is an anomaly in the streetscape and an awkward looking break in the building line and street scape, with a tired timber fence sitting right up against the pavement.

The proposed building and front garden will be highly attractive and a significant enhancement to the visual appearance of the street.

Key

01 Front view of proposal in context

3.24 Sustainability & Reduction of Carbon Emissions

The building fabric will be robust, long lasting and well insulated to exceed building regulations as stipulated by Building Regulations Approved Document Part L1A: 'Conservation of fuel and power in new dwellings'. Emphasis will be on conserving use of energy through fabric design, low energy lighting, efficient heating design and strategies for low water use.

As described within the Energy Statement submitted in support of this application, prepared by Pro Sustainability, through fabric improvements and energy efficiency measures the scheme will achieve a 62% improvement over Part L, significantly exceeding London Plan minimum requirements, and therefore demonstrating very good sustainability credentials.

Having assessed the pros and cons of the various sustainable technologies most applicable to this site and its environment, the development will utilise an air source heat pump which will be located at the side of the building. It will have an acoustic enclosure to avoid noise impact.

The dwelling is dual aspect and as such has been designed to promote natural cross-ventilation, facilitated by the proposed window arrangement. All windows will be high performing doubled glazed units to maximise heat retention and noise reduction. Planting has been integrated into the scheme throughout the outdoor spaces to promote ecology and create additional natural habitats for insects and wildlife. This will also benefit the well-being of residents and absorb carbon. The proposal does not include a basement, to minimise on waste excavation materials or excessive use of concrete.

Alongside the provision of secure covered cycle storage, it is proposed that an electric charging point would be provided to the parking space to allow use of an electric car, promoting more sustainably travel and contributing positively to the reduction of air pollution from cars within the borough.

3.25 Water Consumption

Standard 37 (and Policy 5.15) of the London Plan Housing SPG states, 'New dwellings should be designed to ensure that a maximum of 105 litres of water is consumed per person per day in line with the optional requirement of Part G' and it is proposed that this dwelling will meet these requirements.

Water saving bathroom fittings will be installed to reduce general water consumption, energy and water efficient appliances (such as washing machines and dishwashers) will also be installed in the kitchens. Furthermore, to comply with Approved Document G, a water meter would be installed to make the future occupant more inclined to try and conserve supply, which has the added benefit of reducing costs for inhabitants.

Key

02 Front view of proposal in context

Key

03 Rear view of proposal in context, viewed from the garden

4.0 CONCLUSION

4.1 Conclusion

At the summation of this Design and Access Statement, we have described the the proposed development of a currently vacant garden site with no planning designation (white land) situated in a suburban residential location, to provide a new high quality three bedroom five person family dwelling, which will contribute positively to LB Barnet's need for family homes as identified by the LB Barnet Local Plan and Housing Strategy policy documents.

The subject site is the lower part of the rear garden of the property at 210 Hampden Way, which is an unusually large garden for the area, and is to be separated from the garden of that property (with suitable garden space retained for 210 Hampden Way in accordance with planning policy). The site represents an anomaly in the streetscape and an awkward looking break in the building line and street scape when viewed from Whitehouse Way.

The site represents an ideal opportunity to provide much needed additional family housing without negatively impacting on the existing property at 210 Hampden Way, or the wider surroundings of the area.

Furthermore, it presents an opportunity to improve the frontage to Whitehouse Way which currently detracts from its surroundings, and instead positively enhance the setting through the provision of new high quality small residential building with good quality landscaping which will improve the streetscene. The proposed design is considered to optimise the potential of the site whilst remaining appropriate in scale relative to its context.

The form of the building has been carefully and conscientiously considered in response to issues of massing, existing building lines, privacy and outlook and architecture language relevant to this site and its relationship to adjacent existing properties, and the proposed design is therefore well integrated. The proposed building will offer a new dignified frontage to Whitehouse Way. It will maintain and reinforce the existing front building line along the street, and will maintain building gaps to its neighbours appropriate to the character of Whitehouse Way and its surroundings. The proposed building maintains the existing eaves lines of its neighbours, with a pitched roof to integrate it well into its context, whilst remaining subservient to prevailing building heights.

The proposed home will exceed London Plan Housing Design Standards LPG 2023 minimum size requirements and storage requirements, and LB Barnet Residential Design Guide SPD minimum sizes, providing a generous and practical dwelling. The proposal improves upon minimal sizes by achieving London Plan Housing Design Standards LPG 'Best Practice' space standards for a 3 bed 5 person home across two storeys, including both GIA and storage provision.

The building shall provide a generous provision of high quality external amenity space with year round planting and trees providing visual amenity and privacy as well as supporting biodiversity. Permeable surfaces will be used to ensure sustainable drainage. Design proposals to maintain privacy will ensure that the quality of existing adjacent amenity spaces is preserved.

The proposed design of the building compliments the character of the area through its appearance, use of materials and detailing, responding to distinctive local building forms and specific characteristics in a contemporary and creative way. The proposal shall therefore enhance the setting and contribute positively to a local sense of place.

Novak Hiles Architects

RIBA Chartered Practice

arb Architects Registration Board