

**85 Winnington Road  
London N2 0TT**

**Project No: 2345**

## **Design and Access Statement**

(Revision: B dated 6<sup>th</sup> December 2023)



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## 1.0 Introduction

This report forms part of the planning application relating to 85 Winnington Road, Hampstead Garden Suburb, London N2 0TT. The site is in the Hampstead Garden Suburb Conservation Area in the London Borough of Barnet. It is not listed. It is locally listed as:

*"Detached house by John Carrick Soutar, 1936. Brick with red brick flat arches over the fenestration. Central pedimented gable. Plain tile crown roof with dormers to all roofslopes. Central front door with timber door case with segmental pediment. Timber sash windows."* (Barnet's Local Heritage List 2020)

The original brief is to enhance this single family dwelling so that it meets the highest standard achievable in a building of this status. Planning permission was granted on 10<sup>th</sup> August 2017 reference 17/1109/FUL for partial demolition of the existing dwelling house with retention of the front facade and partially retained side flank walls: new works of part single, part two storey with rooms in roof space and basement level. This proposal respects the reasoning for that consent and enhances the proposal. Subsequently the proposal received planning consent reference 17/6323/FUL dated 28 March 2018. This new application is based on the 2018 consent.

The works proposed in this application includes partial demolition of the main house with retention of the front facade and partially retention of the side flank walls; demolition of north side wing; new works comprise rebuilding the main house with a rear extension; rebuilding the side extension with a larger rear portion; and a basement extension together with new proposed internal layouts.

## 2.0 The Existing Site And Existing Buildings

The area is a residential and has an identifiable character of fairly refined, traditional residential form comprised of large detached family dwellings. Hampstead Garden Suburb exemplifies early 20th century domestic architecture. The houses are generally three storeys high and widely spaced, with large gardens between. The predominant architectural style is characterised by tiled pitched roofs and facing brickwork walls.



The areas in front of the houses are typified by their high hedges and gated entrances. The houses generally have hardstanding areas for vehicular parking and soft landscaped areas, providing a contrast to the paved surfaces. The side and rear boundary walls are typically hedged within the suburb.

The site and existing house at 85 Winnington Road is in keeping with the character and style of the area. The facade is predominantly facing brickwork typical of the area with stucco features around the symmetrically placed entrance portico.

There is an existing later single storey side extension to the house designed to appear as a garage, albeit providing kitchen accommodation internally. The existing site areas is 2070 square metres. The existing gross internal floor area is 438 square metres.



The neighbouring houses vary in style. Number 83 Winnington Road is in a pastiche half-timbered style whereas number 87 Winnington Road is of a similar style to number 85, albeit on a larger scale. Number 83 was granted planning permission reference 15/02742/FUL on 27 May 2015 which includes demolition of the two existing houses and rebuilding a new larger house. A revised application has subsequently been made for Number 83 reference 18/0587/S73 on 27 March 2018 and implemented.



### 3.0 Planning History

Planning permission was granted on 10<sup>th</sup> August 2017 reference 17/1109/FUL for “partial demolition of existing dwelling house with retention of front facade and partially retained side flank walls. New works comprising of part single, part two storey with rooms in roof space and basement level to create a dwelling house. Alterations to hard and soft landscaping, new boundary treatment and new side gates”. Planning permission was granted on 28 March 2018 reference 17/6323/FUL.

### 4.0 Detail Design

#### Main House

The front facade and short return elevations are proposed to be retained as much as possible and refurbished and repaired. The front dormers will be removed and rebuilt slightly narrower to improve the proportions of the front elevation. This will result in a minimal change to the street scene

The new side and rear elevations are proposed to match the existing building in design, style and materials particularly through the use of carefully matched bricks. The proposals will therefore preserve but also modestly enhance the character and appearance of the area.

In accordance with Hampstead Garden Suburb Trust "Hampstead Garden Suburb Conservation Area Design guide" the visual character and impact of the house will remain the same through the use of the same roof form and chimneys as the existing building. This allows the proposed scheme to maintain the architectural style of the existing property, with no detrimental impact on the character or appearance of the local area.



Rear elevation

## Side Extension

The new single storey side extension is designed to replace the existing single storey side extension, and will be linked to the main house with a new corridor as accessed via the side entrance proposed between the new garage extension and north elevation of the main house. This is proposed in a design which matches the existing main house. The elevations will emulate the existing facade using carefully matched bricks and matching windows. The roof will be a flat roof hidden behind a parapet as is the existing garage roof. The resultant proposed treatment is intended to be appropriately symmetrical in its own right and more subservient to the main house.

## Basement Extension

A basement extension is proposed under the front drive, below the main house and extending below part of the rear garden. This form of extension provides increased accommodation whilst having the least impact on the principles of the Garden Suburb by maintaining the garden as entirely useable as such.

## Areas

The existing gross internal area is 438square metres. The proposed is 1539square metres. Therefore the net increase is 1101square metres.

## Supporting Documents

Separate reports are submitted to support this application as follows:

- Fire Safety Statement
- Arboricultural Impact Assessment Report
- Planning and Significance Appraisal and
- Preliminary Bat Assessment.

## Bicycle Parking

Secure cycle storage is proposed within the garage.

## Refuse Storage

No change to the current arrangement is proposed.

## Amenity

There is currently a large nicely landscaped rear garden. Although the footprint of the proposed scheme is larger than that of the existing house this will result in little or no increase in overlooking compared to the existing house. This new proposal is almost identical in ground floor footprint to that consented under reference 17/1109/FUL dated 10 August 2017 and subsequently reference 17/6323/FUL dated 28 March 2018. The 2017 consented proposal is shown in outline on the plans submitted with this application. Therefore the previous considerations of amenity are successfully met in this new proposal.

## 5.0 Access

The existing entrance approach including drive way is largely retained or restored as the original layout, once the basement extension has been constructed, with minor improvements. The front entrance steps, portico and front door are retained.

Once inside the house, the principal entrance storey has spacious living accommodation and a large accessible WC. A wide stair with easy access from good sized lobbies and landings are proposed as well as a lift to serve all floors. Upper floor have spacious layouts with all bedrooms proposed with en suites.

Internally in order to assist people who have reduced reach, services and controls are proposed with all of the following. Firstly switches and sockets, including door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving habitable rooms throughout the dwelling to have their centre line 450-1200mm above floor level. Secondly proposed consumer units are to be installed so that the switches are 1350-



1450mm above floor level.

## 6.0 Conclusion

The proposal is for alterations, refurbishment and a proposed new rear and basement extension of the single family dwelling with functional and rational layouts to a good standard of accommodation.

The proposal takes account of the street values and heritage sensitivities of the site by well-considered appropriate architectural intervention in keeping with the original design and details of the property.

The proposal will significantly improve the house with an architectural design sensitive to the quality of the area.

