



**PROPOSED EXTENSION AT
77 ELMCROFT CRESCENT
LONDON NW11 9TA**

DESIGN AND ACCESS STATEMENT

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Introduction

Property

Location

Elmcroft Crescent runs from East to West and no 77 is a mid terrace house on the South side of the street. The property is not in a Conservation Area.

House

The property is a two storey house with loft and rear single storey extension

Proposals

Outline proposals

The proposal is to remove the existing rear extension which is in a defective condition and erect a larger extension across the rear of the house

Planning history

There have been several planning applications relating to the property:-

- **Single storey rear extension with a proposed depth of 5.00 metres from original rear wall, eaves height of 3.00 metres and maximum height of 4.00 metres.**

77 Elmcroft Crescent London NW11 9TA
Ref. No: 20/2752/PNH | Received: Thu 18 Jun 2020 | Validated: Fri 19 Jun 2020 | Status: Prior Approval Required and Refused

- **Convert dwelling into two flats.**

77 Elmcroft Crescent London N2 8BY
Ref. No: C16676B/07 | Received: Thu 28 Jun 2007 | Validated: Thu 28 Jun 2007 | Status: Refused

- **Alterations to roof including rear dormer window to facilitate a loft conversion.**

77 Elmcroft Crescent London NW119TA
Ref. No: C16676A/06 | Received: Tue 04 Jul 2006 | Validated: Wed 16 Aug 2006 | Status: Lawful

- **Front and rear dormer windows to facilitate a loft conversion.**

77 Elmcroft Crescent London NW119TA
Ref. No: C16676/06 | Received: Mon 15 May 2006 | Validated: Mon 15 May 2006 | Status: Refused

Planning Policies

Barnet Local Plan Core Strategy – Policy CS1 and CS5

Barnet Local Plan Development Management – Policy DM01 and DM02

NPPF2021

Residential Guidance 2016

Mayors Plan 2021

Use and Amenity

The work will consist of the removal of the existing rear extension and replacing it with a larger full width extension. It will be similar to the extension constructed at no 49 Elmcroft Crescent on the same side of the street [ref no 16/1000/HSE]

Siting of extension

The extension follows the line of the boundaries and extends 2. 1 metres beyond the existing extension

Layout

The extension has been designed for both the practical and formal use of the space for a growing family

Landscaping and access

The extension will increase the living space but has been designed to still leave a good sized garden

Impact on neighbouring properties

The extension only partly continues along the boundary with the neighbouring house at no 75. The angle of the garden boundaries will also mean that the impact of no 79 will be small

Materials

The new roof will be a flat roof finished with a single membrane such as Fatra. The walls will be in painted blockwork to match existing. The doors will be of colour coated aluminium

Refuse

There will be no change to the refuse arrangements

Parking

There will be no change to the parking arrangements

Flood Risk

The property is not within a Flood Risk Zone

Summary

The overall design objective is to be in keeping with the existing street in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications. It is considered that the proposals have been prepared according to policies in the City Plan, UDP and London Plan. The proposals are of the highest standards of sustainable architectural quality – ie using high quality materials and take account of local character. The proposal will enable the owner to upgrade and modernize the house without any detriment to the property.