

Design and access statement

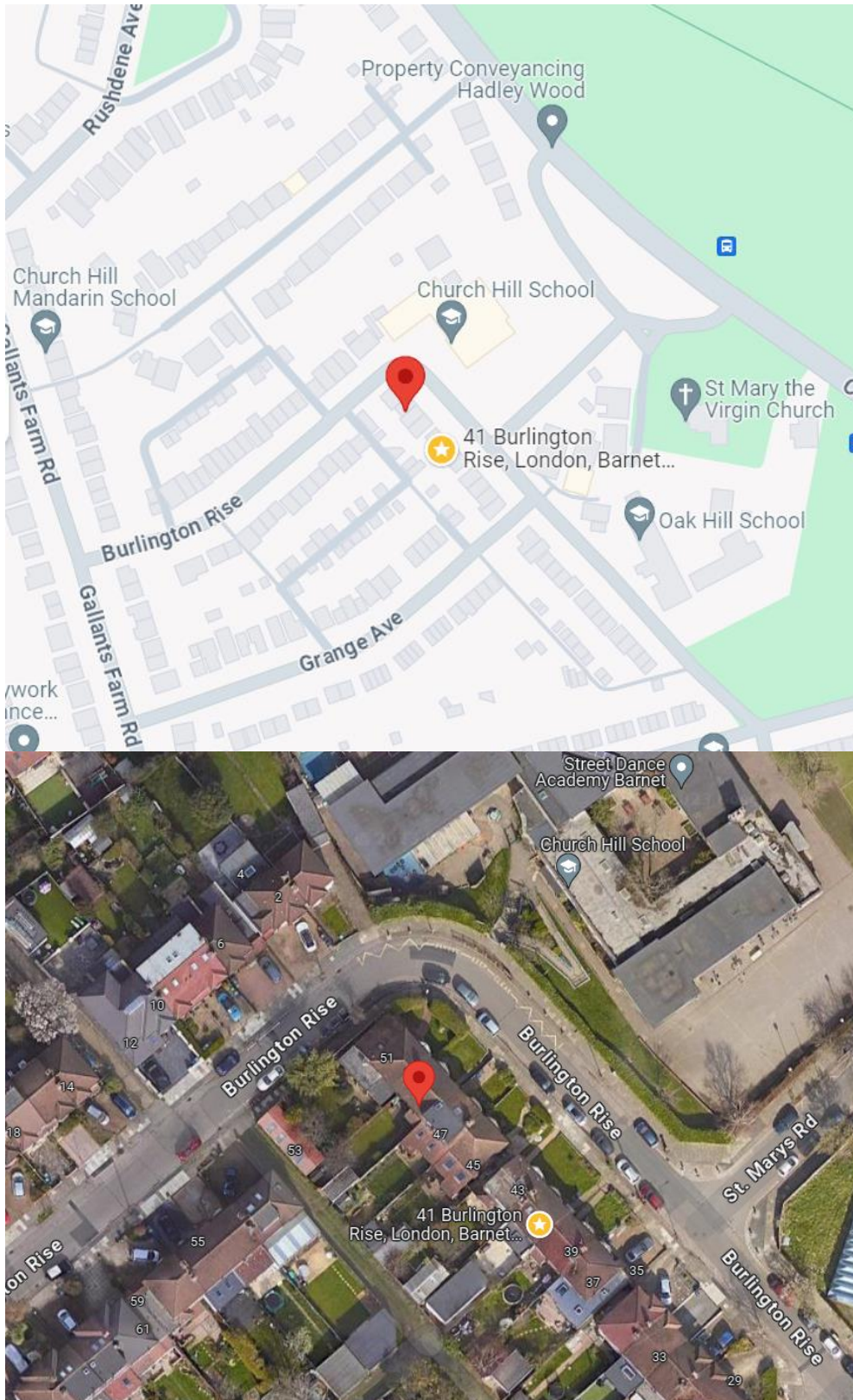
49 Burlington Rise, Barnet, London EN4 8NH

Rear extension, Loft conversion and interior changes

December 2023

1 LAYOUT

The site is located at Burlington Rise Street. It is located in East Barnet. Burlington Rise is in an area occupying the East part of the London Borough of Barnet in North London.



2 SCALE

This property and adjoining properties are terraced houses made of standard brick work with pitched tiled roof. The rear extension of this property is also made of standard brick work with a pitched roof.

The existing roof pitch is about 39°, which is quite typical of any other properties in this road. The width and depth of building has been shown in the attached drawing.

The proposed property will comprise the same width and roof and 3 metres more depth. There will be no alterations to the external walls or roof of any kind on the front side.

The modifications will comprise rear extension for 3 metres and removing some interior walls or moving them to alter the interior spaces mainly on the ground floor. The floors, doors and walls, will be refurbished so that the building meets the requirements of the national Building Regulation such as soundproofing, fire resistance and thermal protection.

3 LANDSCAPING

The existing boundary face is consisted of short masonry walls and there are no proposals to change this. The forecourt area must be modified to accommodate parking area for an electric car. The grass laid in back garden will remain unchanged, else than the area affected by the 3-metre rear extension.



4 APPERANCE

The property is a three-storey terraced house. The proposed rear extension will have the same brick work, tile for pitched roof the same as the existing building. There are no proposed roof conversions or side/front extensions.



5 ACCESS

The property currently doesn't benefit of any existing car parks.

The property is located within walking distance from bus stops leading to New Barnet Overground station and several Underground stations.

6 LIFE TIME HOUSE

The proposal is designed keeping in mind Council's Life Time Homes guidelines and space standards.

The development would provide appropriate living accommodation for the potential occupiers of the property.

7 CONCLUION

The proposed plan addresses the Council's aspirations to make the best use of available spaces while maintaining the appearance of the area and the building.