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6. SUMMARY

1. INTRODUCTION

1.01 Background

This report has been prepared by Clements and Porter Architects on behalf of Epra Fabrics, the freeholder of the site, in support of a planning submission for the proposal to redevelop an end of terrace site. The document is accompanied by supporting illustrative material in the form of drawings, diagrams and photographs.

1.02 The Proposals

The proposals seek to increase the provision of flats and improve the existing residential on the site by adding an additional floor to the existing building and creating a new stair-core to the rear of the site.

The description of the proposal is:

'Creation of one storey roof extension and new rear staircore to create additional residential units'

1.03 The Architect

Clements & Porter Architects (C&PA) is an RIBA Chartered Practice led by Elspeth Clements and Ciaran Treanor

Established in 1979, Clements & Porter Architects has a wealth of experience that ranges from conservation, modernisation, re-use, and new-build. The practice is an RIBA Chartered Practice and prides itself on its ability to deal with difficult back-land and brownfield sites to meet demanding briefs, as well as a sensitivity to conservation and listings. Elspeth Clements is an accredited RIBA Conservation Architect

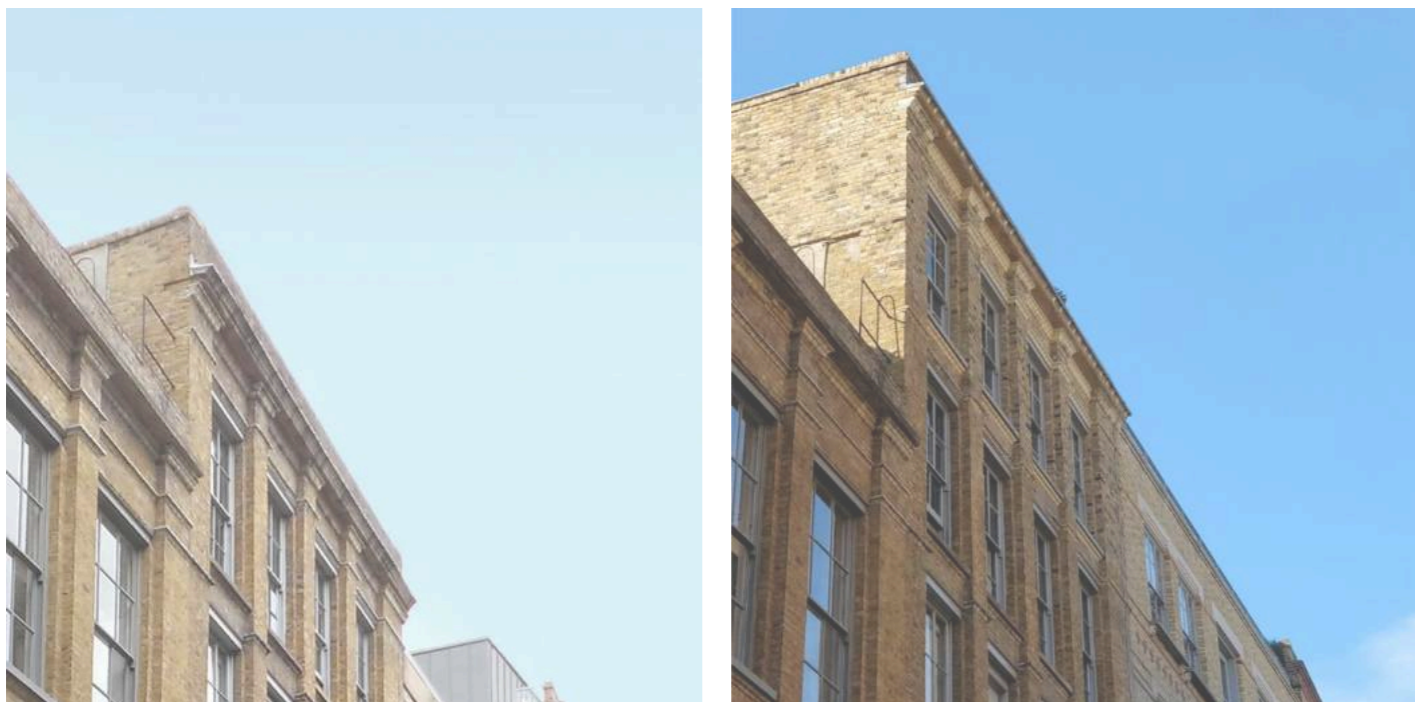


Figure 1 (top) : Existing building at 81 - 83 Brent Street
Figure 2 & 3 (bottom): Example of C&PA's work including the roof extensions on 24 - 27 Charlotte Road

2. SITE AND CONTEXT

2.01 Site Description

81 - 83 Brent Street is a 3 storey mixed use end of terrace building dating from the early 20th century. It is set at the junction between Brent Street and New Brent Street. To the rear runs Short Street, a short dead end. Brent Street is a busy commercial street with a wide range of styles varying from 2 storey to more recently 5 storeys. To the rear of the site along New Brent Street is a housing estate, Foster Estate, currently being intensified by the insertion of with new residential buildings between the existing.

The existing building is not listed and the site is not within the boundary of a conservation area. The site is located nearby to a designated Area of Special Archaeological Significance.

2.02 Site Area

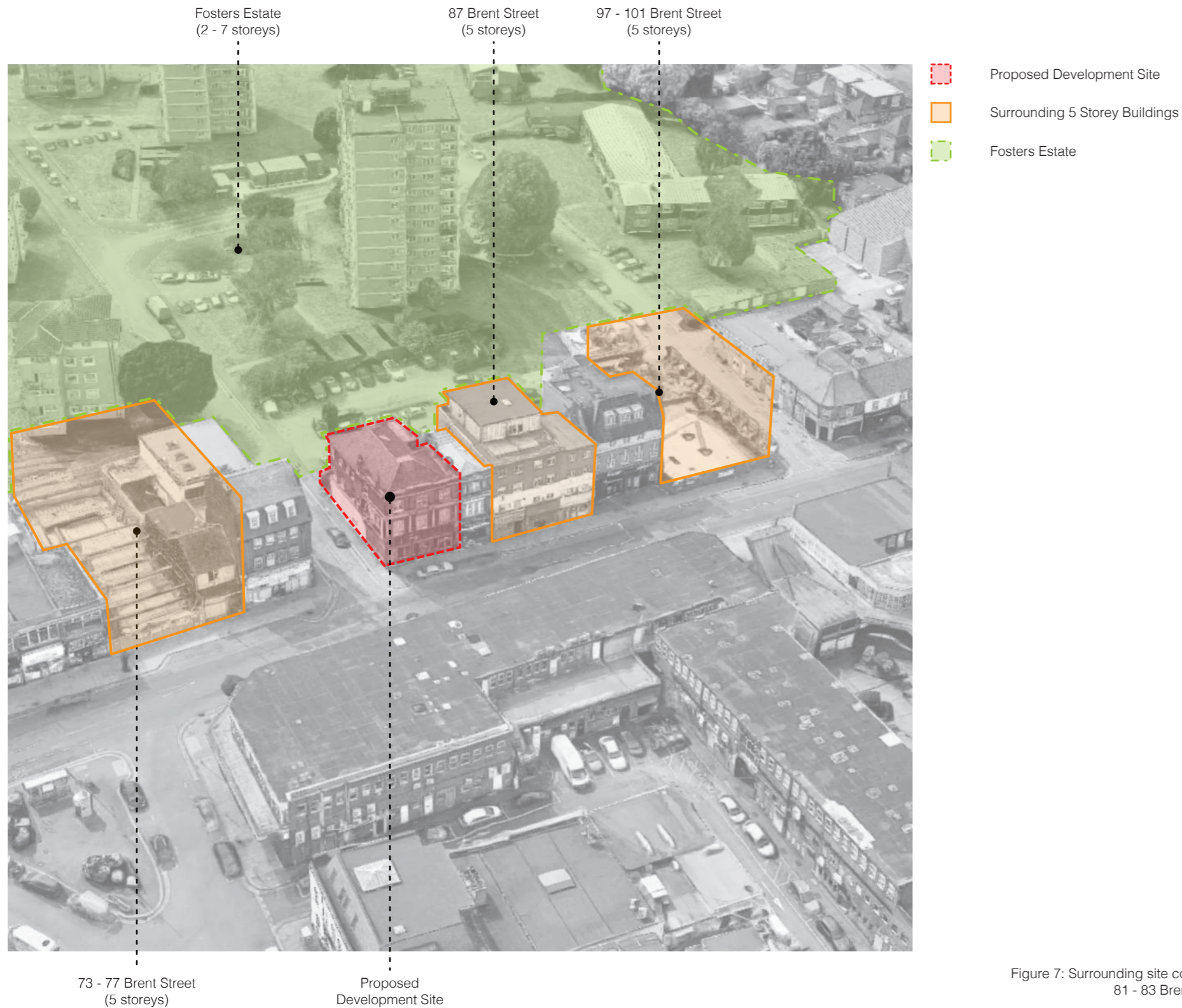
The total site area is 207 sqm.



Figure 4 (top): Site location plan
Figure 5 (bottom): Aerial photo of the front of 81 - 83 Brent Street



Figure 6 (bottom): Aerial photo of the rear of 81 - 83 Brent Street



- Proposed Development Site
- Surrounding 5 Storey Buildings
- Fosters Estate

2.03 Existing Neighbourhood

The site is located at the junction between Brent Street and New Brent Street, in the borough of Barnet. The site is a 10 minute walk from Hendon Central Underground Station, while Brent Street is a main bus route linking throughout Barnet.

There are 6 schools in the area, including Hendon Secondary School which is located within a 5 minute walk.

2.04 Local Area Appraisal

The site sits in the context of a variety of different types of architecture as summarised in the following points;

- At the other end of the terrace is a new 5 storey mixed use development of residential flats over a commercial unit.
- Located to the rear of the site is the Fosters Estate which currently with a mix of 2 to 11 storey tower blocks with the areas in between currently being infilled with new residential blocks between 2 - 7 storeys.
- Along Brent Street is a number of recent 5 storey developments that have had roof extensions approved on appeal.

Figure 7: Surrounding site context to 81 - 83 Brent Street

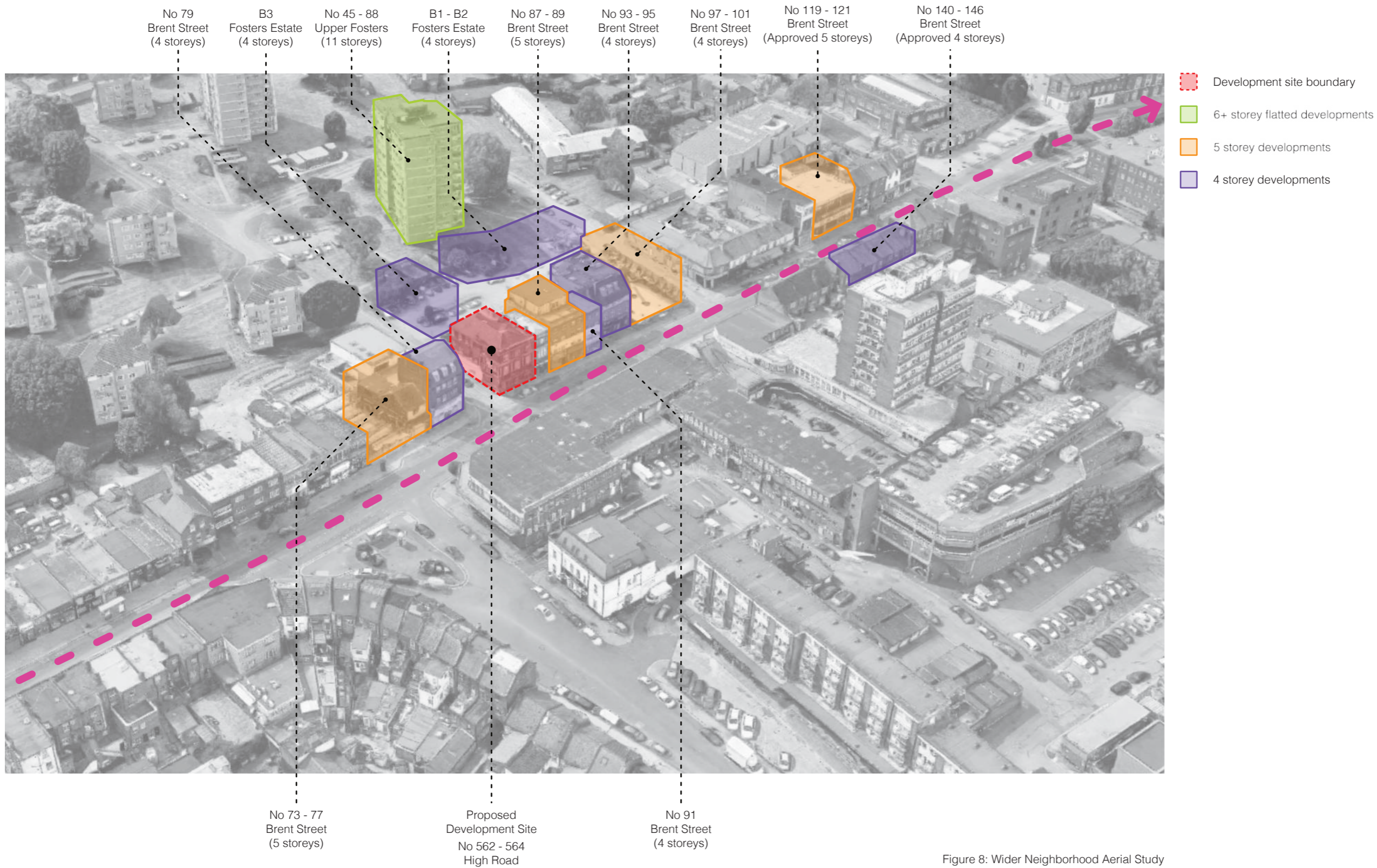
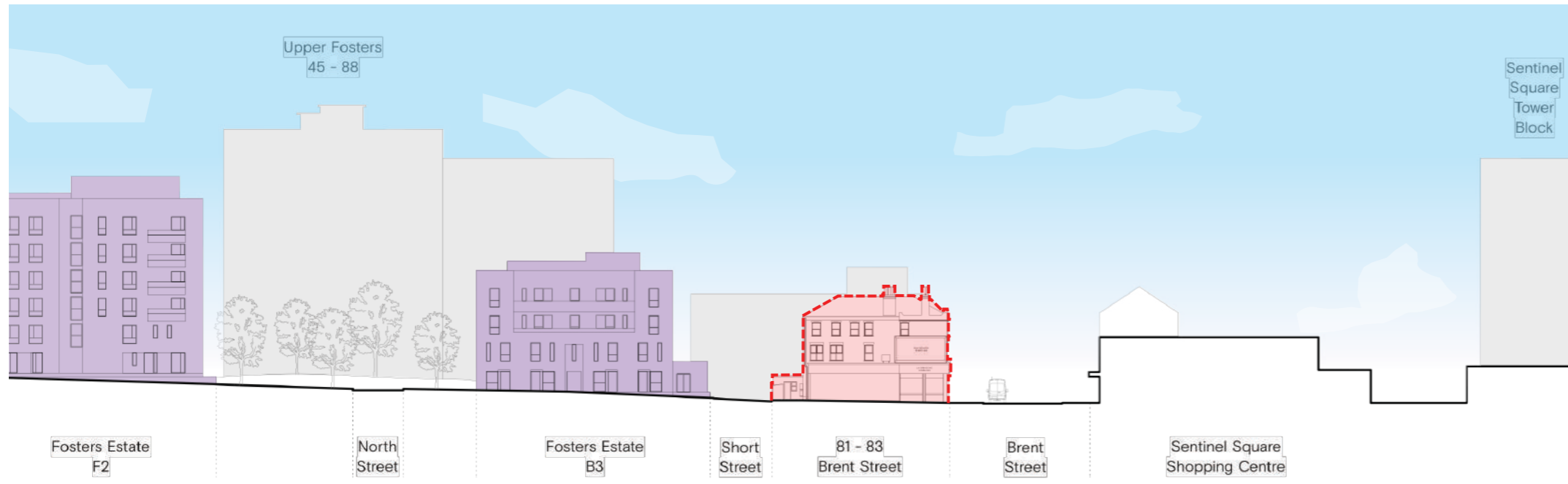


Figure 8: Wider Neighborhood Aerial Study



Fosters Estate Redevelopment

Upper and Lower Fosters is a large 1960s housing estate located to the west of the proposed development site. The estate has recently gone through a lengthy community engagement forum with the aim to densify the spacious estate, with 15 new residential blocks varying in scale and typology being approved.

As part of this redevelopment a new 4 storey building, Block B3 will be located directly to the west of the 81 - 83 Brent Street. Fosters Estate is set on a sloped site at a higher level than the application site and therefore Block B3 appears as a 5 storey block in relation to it.

- ▨ Proposed development site
- Existing tower blocks in the surrounding area
- Approved Fosters Estate blocks, currently under construction



Figure 9: Long section showing the greater context of Fosters Estate

Figure 10: Fosters Estate building B3 currently under construction with 81 - 83 Brent Street behind

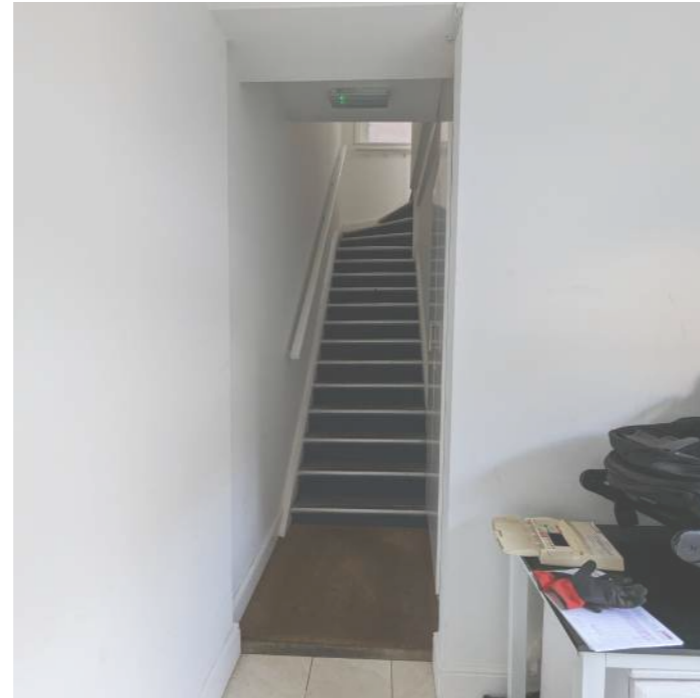
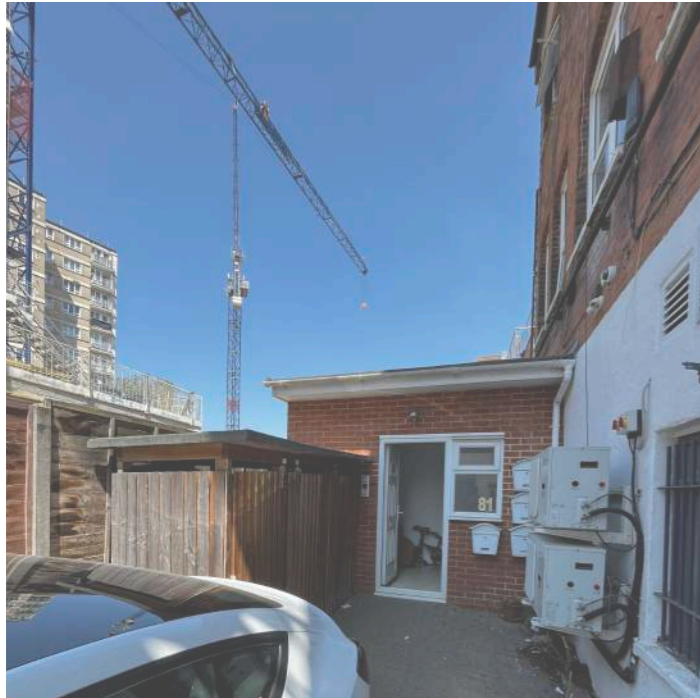


Figure 11 (top left): Photo of rear yard and 1 storey rear extension
 Figure 12 (top right): Photo of narrow internal residential staircase
 Figure 13 (bottom) : Photo of existing building along New Brent Street

2.05 Existing Use and Condition

The existing use and condition of the application site is described in the following points;

- The upper two floors are in use as C3 residential with the ground floor commercial unit in use as Class E commercial. The commercial unit has recently been refitted with a change of use from betting shop to bakery.
- The first floor is a single flat, with 3 flats on the second floor level. Access for the residential units is from the one storey rear extension connecting to Brent Street via a rear yard. The flats are currently served from the first floor up by a non-compliant stair which it is proposed to relocate.
- The rear yard also provides separate access to the rear of the commercial unit as well as acting as an informal parking space.

2.06 Constraints and Opportunities

The following points discuss the constraints and opportunities in relation to the application site which has constructed the key design principles of the proposals in this application:

- Recent developments on Brent Street are a mixture of 4 - 5 storeys. These additional storeys have all been approved on appeal.
- At the other end of the terrace, No 97 - 101 Brent Street has recently been demolished and replaced with a 5 storey mixed use development.
- Proposed additional floors for residential use is in keeping with predominant use in the area.
- The corner location and position in the Brent Street Town Centre commercial zone suggests that a more prominent building can be justified.
- The site is not located in any of Barnet's conservation areas.



Figure 14: Aerial view showing recent developments with roof extensions in the surrounding context



Fig 15 (top): 119 - 121 Brent Street, London, NW4 2DY
 Figure 16 (middle): 140 - 146 Brent Street, London, NW4 2DR
 Figure 17 (bottom): 73 - 77 Brent Street, London, NW4 2EA

2.07 Relevant Planning Precedent

There have been multiple recent planning applications for similar scaled developments that set a precedent for a future application. These have been summarised below.

[Application Reference: 19 - 5863 - FUL](#)

'Alterations to the existing building to form two floors of additional office accommodation' was refused by Barnet stating its scale and massing was visually obtrusive and would negatively effect the character and appearance of Brent Street. This was subject to appeal and the Inspector upheld the appeal stating the proposal was acceptable in the area as Brent Street has a varied architectural styling, with an assortment of building heights. He also placed heavy reliance on the provided character analysis of the surrounding context.

[Application Reference: 21 - 0956 - FUL](#)

'Addition of a third storey to create 3 no. self contained flats' was refused by Barnet stating its roof design didn't match with the surrounding context and would therefore have a negative effect on the character of the area. This was appealed and the appeal upheld on the 03/11/22 with the Inspector stating that the additional storeys were still in keeping with the context of the area. He drew attention to the schemes attempt to match the existing material and detailing, retaining a consistent appearance.

[Application Reference: H - 03301 - 14](#)

'Creation of 3 no. additional upper floors to facilitate 9 no. self contained flats' was refused by Barnet stating the development would have a negative effect on the character and appearance of the street. This was appealed and the appeal upheld with the Planning Inspectorate on the 12/06/15 stating the distinct facade would not be out of keeping with the variety of styles and designs in the existing street.



Figure 18: Barnet Unitary Development Plan | Policies Map

2.08 Planning Policy Context

The planning context for the pre-application submission was based on policies laid out in both the London Plan and the Barnet Local Plan. The key policies that have influenced the design are as follows:

- Policy DM01: Protecting Barnets Character and Amenity**
 This has been crucial to the development of a scheme that creates high quality housing. The council will support developments that preserve and enhance the local character by respecting the pattern and precedent set by surrounding buildings.
- Policy DM02: Development Standards**
 The design has integrated the housing standards from the offset so as to be compliant with both the national and London wide guidance.
- Policy DM06: Barnet's Heritage and Conservation**
 Although the existing building is not listed or in a conservation area, the building has key characteristics and details that are worth retaining in any future development to preserve the existing character of the building.
- Policy DM08: Ensuring a variety of sizes of new homes to meet housing need**
 The proposed units vary in size, to provide 1 x 1 bedroom 2 person and 1 x 2 bedroom 4 person family unit. This would provide a good mix of accommodation in a town centre site.
- Policy DM11: Development Principles for Barnets Town Centres**
 The commercial unit is designated as one of Barnet's primary frontages. The council will oppose any proposal that reduces the commercial frontage, therefore the proposed will have no impact on the commercial unit.
- Policy DM17: Travel Impact and Parking Standards**
 The need to create a development that is sustainable is a key element of the project brief. Therefore the proposal maximises the provision of cycle parking for residents and visitors. The policy also encourages car-free new development and redevelopments with existing parking would be expected to significantly reduce.



Figure 19: Pre-Application scheme, Brent Street Elevation



Figure 20: Planning Application scheme, Brent Street Elevation

3. DESIGN RESPONSES TO PRE-APPLICATION ADVICE

3.01 Pre-Application Response

The submitted proposal has addressed in full, the planning advice provided by the London Borough of Barnet in their report, Ref 23/8278/QCD. See the following commentary on how the design has changed to comply with stated policy.

3.02 Principle of Development

The proposal makes no alterations to the existing commercial unit on the site. The pre-application report states that this would be acceptable to the planners. The report also notes that the existing building does not benefit from any architectural merit and therefore no objection will be raised in terms of the redevelopment of the site.

3.03 Impact on the character of the area

The main area of concern expressed were scale and massing of the development. The planners felt that the 4th floor upward projection of the development would tower over and dwarf its neighbour, no 85 Brent Street. It was felt that the development didn't reflect a gradual transition.

In response to this, the scheme has been redesigned with the whole of the fourth floor omitted, as seen in Figure 19 & 20. The proposed is no longer overly dominant to No 85 Brent Street, yet acts as a strong corner "book end" to the block.

3.04 Neighbouring Amenity

The planners raised concerns that the proposed extension would cause overlooking issues to the surrounding properties. Barnet's Residential Design Guidance SPD states that any proposal should retain a distance of 21 metres between habitable windows. The following points clarify the site specific conditions;

- The distance between the existing external wall and B3, Fosters Estate is 14m
- The existing residential flats on the first and second floor already have windows from habitable rooms on the external wall overlooking the Fosters Estate. The new windows simply replicate this existing position.
- The planning drawings for B3, Fosters Estate show that there are two secondary windows into habitable rooms and five windows into non habitable rooms. Please see section 4.06 for more information.
- The proposed additional unit at the rear of the development has a dual aspect living room, with primary windows onto New Brent Street and only secondary windows onto Short Street.
- The planners were concerned that the private terraces would cause overlooking and privacy issues. These have now been omitted.

In summary the proposed building would have no negative overlooking impact on B3, Fosters Estate.

3.05 Residential Design

Space Standard

The report states that the proposal is compliant with the space standards set out in the London Plan. Full details are shown in section 4.08.

Amenity Space

The planners raised concerns about the impact on the amenities of future occupiers with the proposed development. The planners state in the report that due to the site's location in a town centre, a lack of private amenity is acceptable at this location, as long as the lack of amenity is compensated with good quality accommodation. To mitigate any negative impact the following has been incorporated;

- Both of the proposed flats are dual aspect and provide suitable outlooks onto quiet side streets
- The majority of the rooms exceed the space standards in the London Plan.
- The proposed flats benefit from large windows on the south elevation, providing natural light into the plan.

Dual Aspect

The pre-application report stated the proposed units were mostly dual aspect. Looking at Barnet's Residential Design Guidance SPD, it is stated that;

'a dual aspect dwelling is defined as one with opening windows on two external walls'

Both of the proposed units will have opening windows onto two external walls and therefore meet the criteria to be classed as dual aspect. Please see section 4.07 of the Design and Access Statement for more information.

Secure by Design

The proposal meets Secure by Design principles and as required by Policy DM02 the Designing out Crime Officer was contacted for comment. Please see section 5.05 of the Design and Access Statement for more information.

3.06 Biodiversity

The planners raised the importance of Policy DM16 in terms of protecting the biodiversity of the development site. To mitigate any negative impact, the following has been undertaken;

- A bat roost assessment has been undertaken and a detailed report accompanies this submission.
- There are no trees on the site or near any of the site boundaries. Therefore, a tree survey is not needed.

3.07 Transport

Highways

The planners raised concerns regarding the parking provision required on the development site. The report states that the provision provided must meet the London Plan.

Due to existing restrictions on the town centre site, a car free development is proposed. Please see the Transport Statement that accompanies this submission.

Cycle Parking

The proposal meets the required number of cycle spaces in accordance with the London Plan minimum standards. Please see section 5.02 of the Design and Access Statement for more information.

3.08 Refuse

The refuse meets London Borough of Barnet: Recycling and Waste Guidance Document, June 2021. For details of the refuse strategy see section 5.04 of the Design and Access Statement.

4. DESIGN STATEMENT

4.01 Design Brief

The proposal seeks to increase the provision of residential accommodation on the site with an additional floor and 2 new residential units. This includes demolition of the existing rear extension and construction of a new stair core, providing efficient and safe access to all the residential units, including the existing.

4.02 Massing

The proposed massing considers developments in the nearby area, with reference to those that have recently had approved roof extensions.

The proposed development can accommodate 1 additional storeys, as follows;

- 4 storeys can be justified on a prominent corner block, as shown by precedents set by recent development.
- Matching the existing building material preserves the existing character of the building and fits within its context.
- The height of the proposed roof extension now sits below the parapet height of No 87 - 89.
- The proposed stair core at the rear has a reduced height to the main building, so as to reduced the overall impact on B3, Fosters Estate.

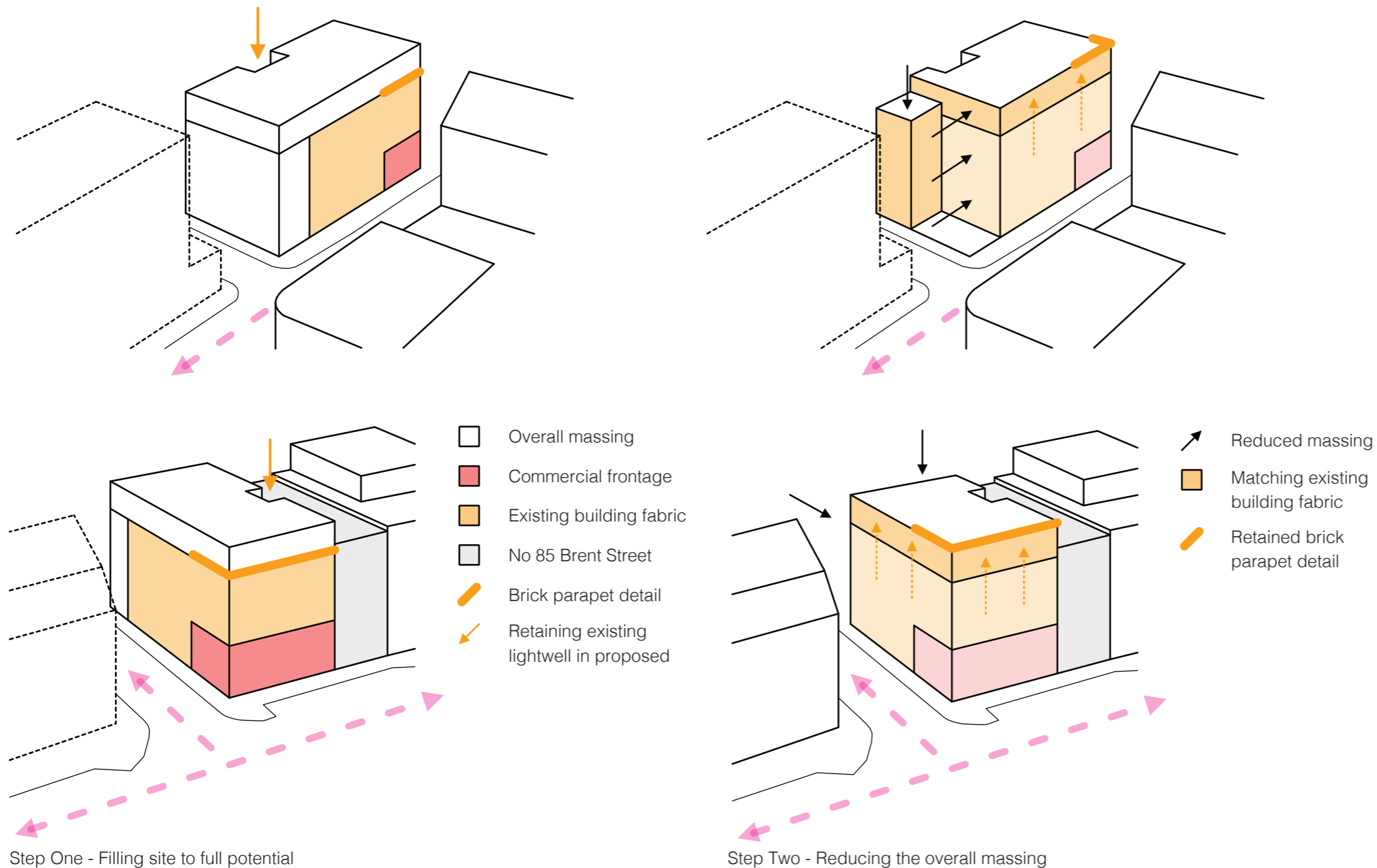


Figure 21 : Massing design development diagrams

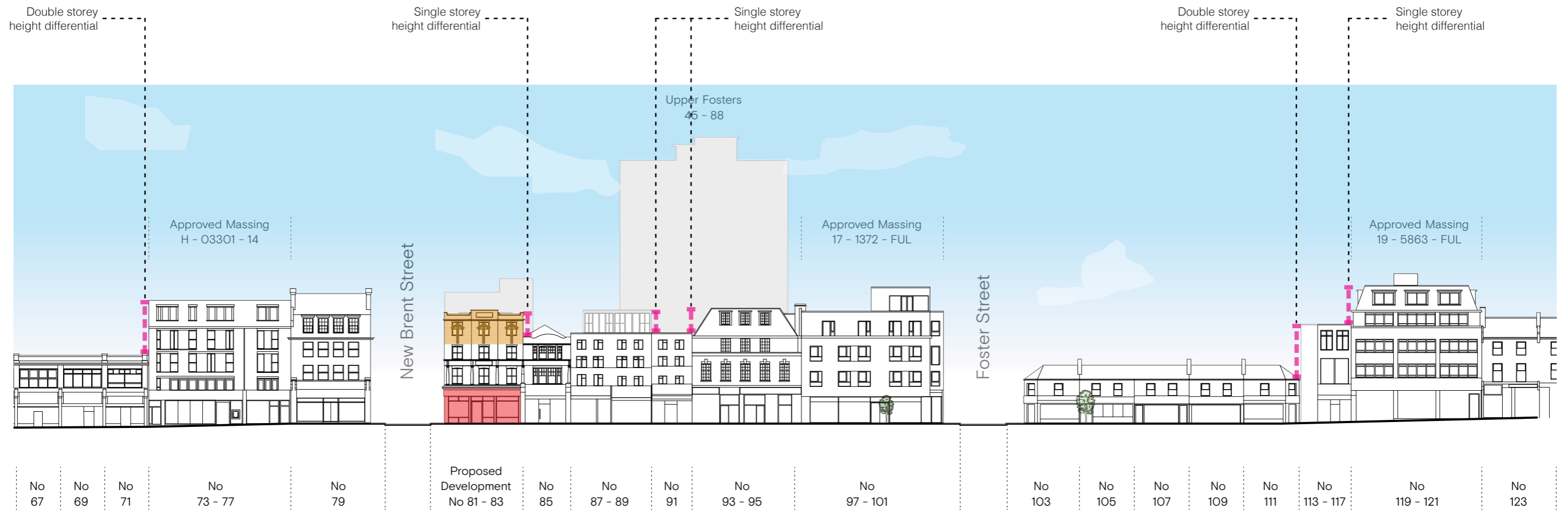


Figure 22: Brent Street Streetscape

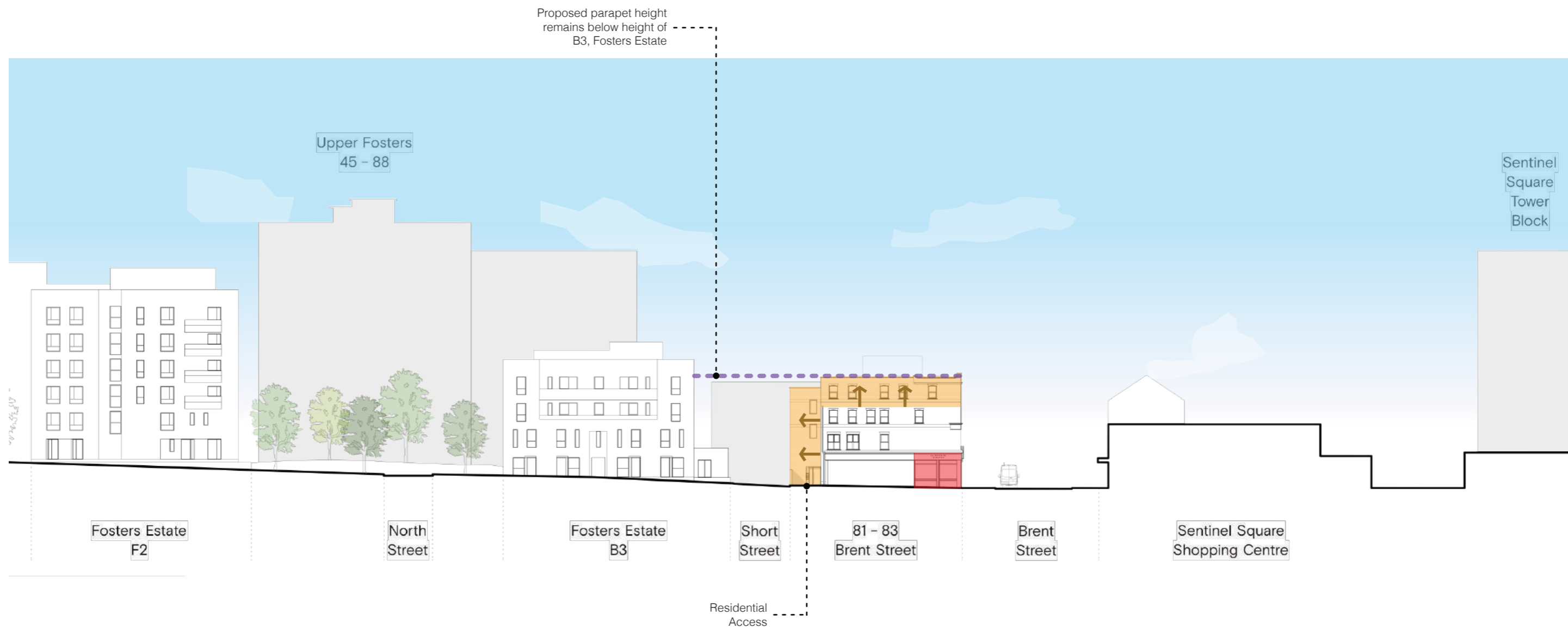


Figure 23: New Brent Street Streetscape



Figure 24 and 25 (above): Proposed Elevations

4.03 Design

The established massing principles create opportunities for the integration of a new stair core to the rear, with a lowered roof on the upper floor to reduce the bulk of the proposed massing.

4.04 Style and Materiality

The materiality of the proposed development will take reference from the existing building fabric as well as the surrounding context, exhibiting sensitivity to the aesthetic of the area. The proposal follows a number of key criteria in the design of the facade;

- Focus on brick as the primary material will sit within the context of the existing building fabric and the local area.
- The existing building fabric is in need of some repairs which would be carried out alongside any future development.
- Windows will be powder coated metal or composite to give a high quality external appearance.
- Clements & Porter have experience of seamlessly extending a buildings external fabric by matching the existing brickwork, as shown on our previous roof extension project, 24 - 27 Charlotte Road.

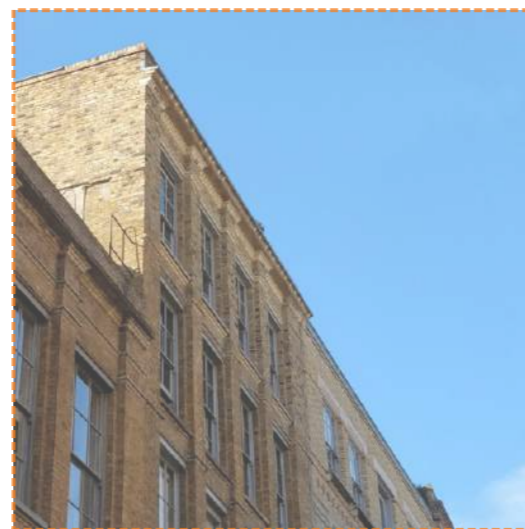
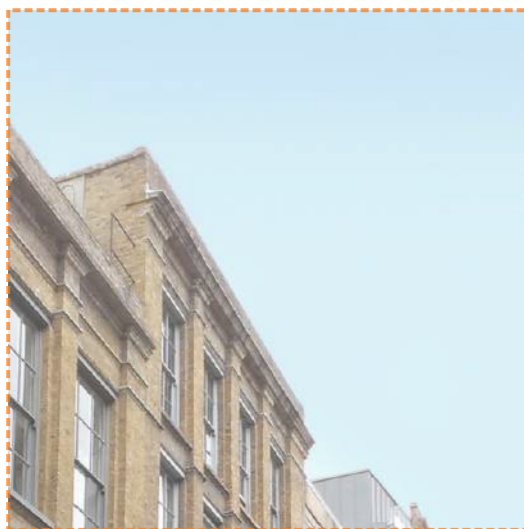


Figure 26 (left & middle): Example of C&Ps previous work to add an additional floor whilst successfully matching the existing brick work
 Figure 27 (right): Brick parapet detail retained in the proposed top floor terrace

4.05 Retention of Key Details

Although the existing building is not listed or in a conservation area, the building has key characteristics that are worth retaining, to maintain the existing character of the building and area.

Existing Brickwork

The primary material is proposed to be brick to match the existing lower floors, with details and windows replicated on the third floor as below. The choice to match the existing material will help preserve the character and fit within the local context. Window details such as the arched brick lintel and cills will be replicated to further harmonise with the existing building.

Brick Parapet Detail

The brick parapet detail is a key part of the existing facade and the proposed would look to replicate this brick parapet detail at the new raised parapet level.

Retaining key elements of the facade and preserving the buildings disposition mitigates any negative impact on the character and appearance of the Brent Street Town Centre.



Existing Brent Street Elevation

- Brick parapet detail is a key part of the Brent Street facade.
- Prominent corner site within Brent Street Town Centre.

Rejected Option - Contemporary Additional Storey

- Brick parapet detail retained in existing location.
- Unsympathetic contemporary massing is overbearing to the existing facade.
- A set back upper storey does not create a sympathetic addition to the existing building

Proposed Brent Street Elevation

- Brick parapet detail retained and relocated to the upper floor parapet.
- Existing brickwork and windows carried up an additional storey.
- Reinforces a prominent corner site.

- Brick parapet detail
- Matching existing brickwork
- Contemporary roof extension
- Existing commercial unit

Figure 28: Retention of key details development diagram

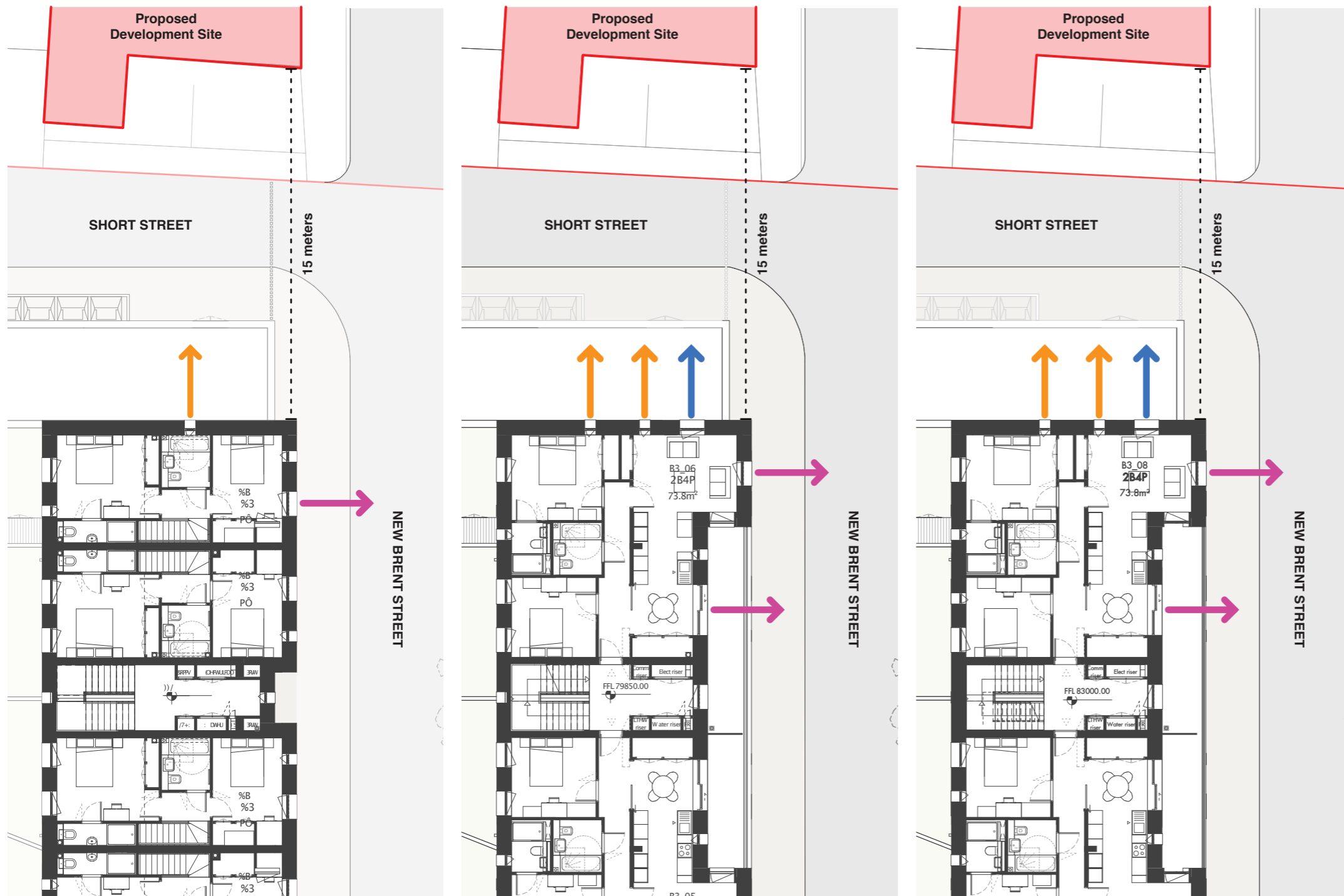


Figure 29: Approved Plans 1FL - 3FL for B3, Fosters Estate

4.06 Impact to Neighbours

The proposal does not result in a loss of privacy or overlooking to neighbouring properties. Although there are windows on the east facade of B3, Fosters Estate, as shown in Figures 29, these windows are either serving non habitable rooms or are classed as secondary windows. The proposed 1 bedroom unit includes a dual aspect living room, with primary windows looking onto New Brent Street.

- Non-habitable room - direction of outlook
- Primary window - direction of outlook
- Secondary window - direction of outlook
- Non-habitable window
- Secondary window

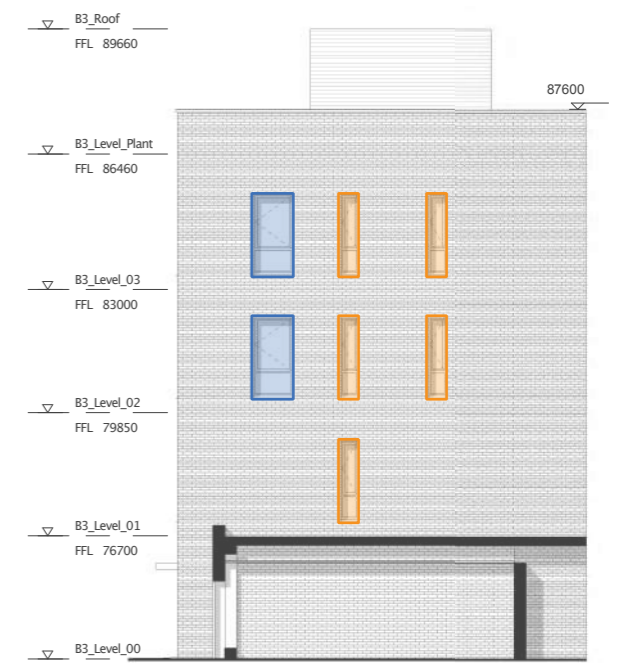


Figure 30: Approved Short Street Elevation for B3, Fosters Estate

4.07 Residential Design

Residential Flats

The residential dwellings have been designed to provide high quality useable space. The general principles are as follows;

- Large open plan living / dining / kitchen spaces clearly articulated to define the individual uses in each spaces.
- All flats are dual aspect.
- Provide 2.5m high ceilings in accordance with the London Plan.
- A balance of openable glazing to maximise the provision of natural light and provide suitable cross ventilation.

- Living spaces
- Bedroom spaces

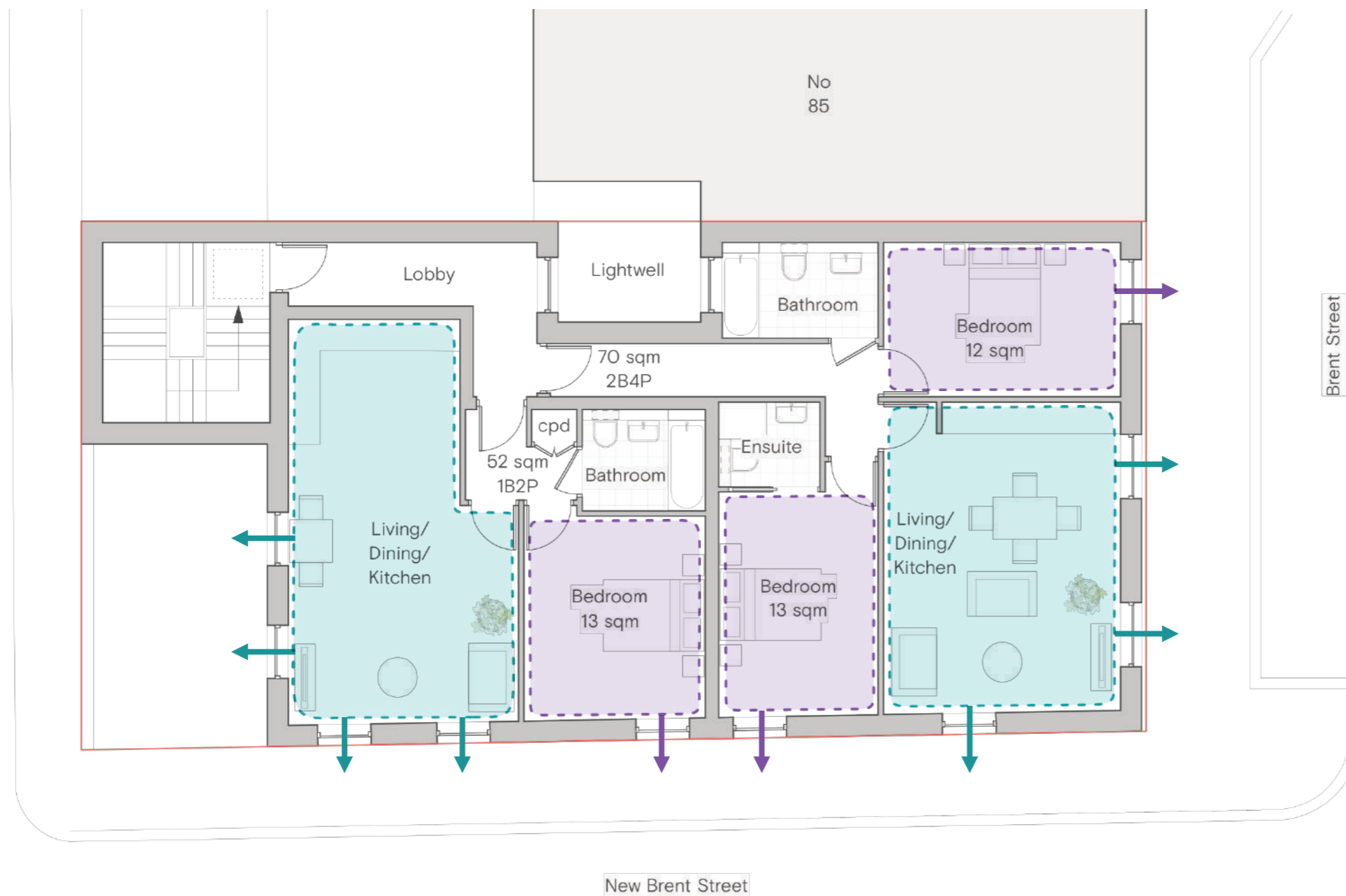
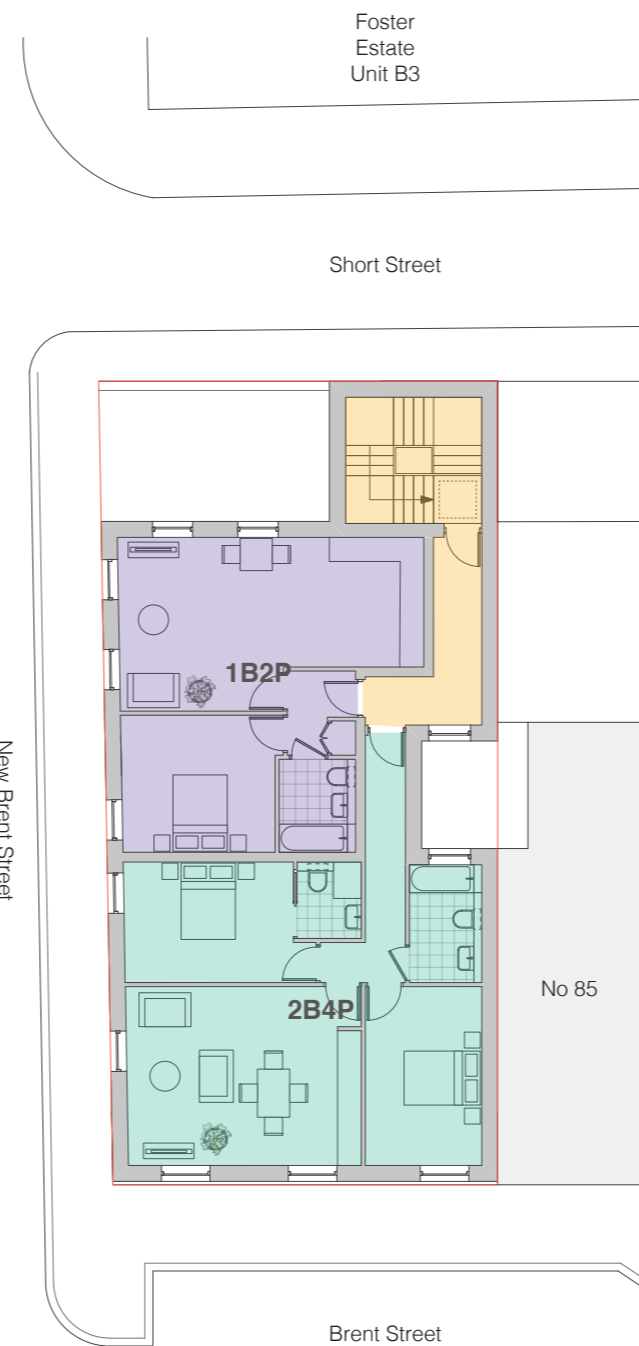
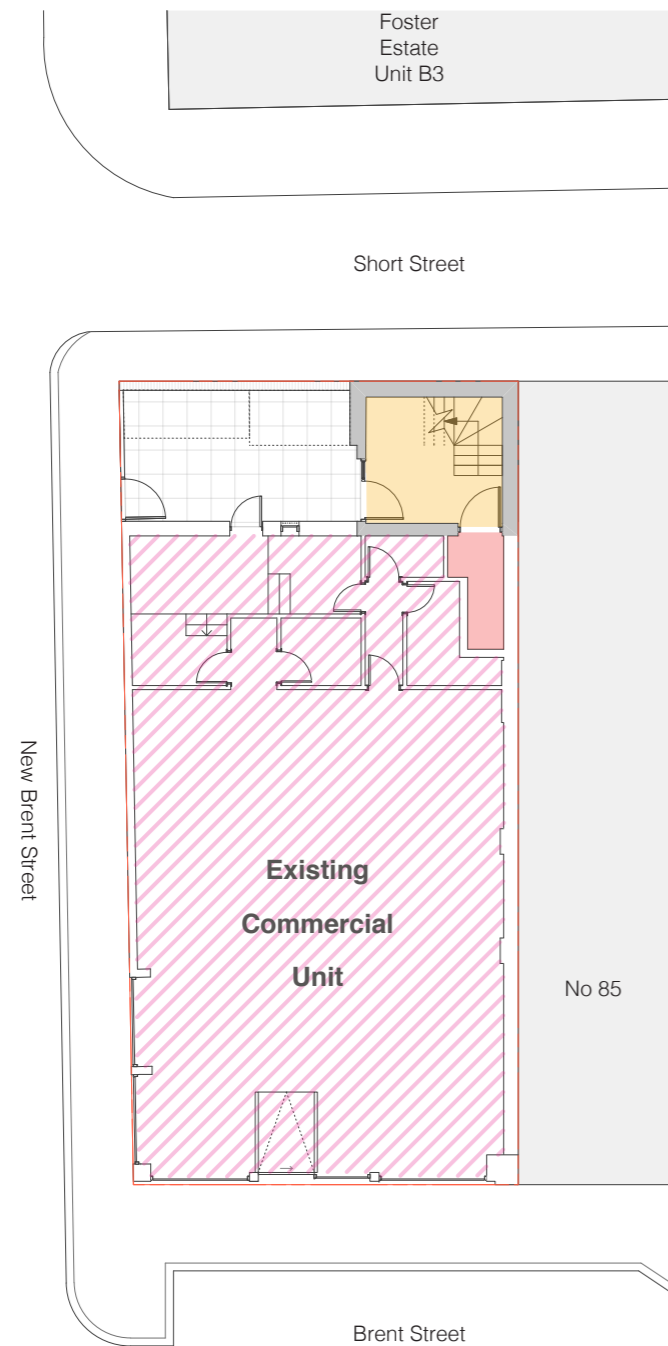


Figure 31: Proposed 3rd floor showing the spacial strategy for the flats



4.08 Accommodation

The internal areas of the proposed residential accommodation complies with the space requirements of the London Plan.

The total proposed mix of dwellings is as follows;

1 x 1 bedroom 2 person
1 x 2 bedroom 4 person
Circulation
Plant
Existing Commercial Unit

4.09 Daylighting

The proposal ensures that all habitable rooms have adequate daylight. This is in the form of large openable glazed windows.

4.10 Sustainability

A holistic approach to sustainability that will incorporate the following strategies:

- Optimise land use to create sustainable density near transport infrastructure
- High performance building fabric to minimise energy use
- Integrate PV on roof to provide renewable power

Figure 32 - 33: Proposed ground floor plan (left), proposed third floor (right)

5. ACCESS STATEMENT

5.01 Regulatory Compliance

The requirements of Part M of the Building Regulations and Equality Act 2010 have been incorporated into the design. The changes made in the 2015 edition of Part M have also been noted.

All switches, entry phones, tv sockets, ventilation and service controls will be placed no higher than 1200mm above floor level. All plug, TV, aerial and telephone sockets will be placed no lower than 450mm from floor level.

5.02 Transport and Parking

Public Transport

The application site has a PTAL rating of 2 and is served by all current public transport modes in London. The site is within a 10 minute walk from Hendon Central Underground Station. 9 different bus services are accessible within a 2 - 8 minute walk from the site.

Cycle Store

To encourage sustainable transportation dedicated cycle storage is integrated into the layout of the proposed rear yard. This is accessed externally adjacent to the main residential entrance. This accommodates 4 bicycles.

Car Parking

The site is located within one of Barnet's designated Controlled Parking Zones (CPZ). A car-free development would likely be supported by the planners.

5.03 Residential Access

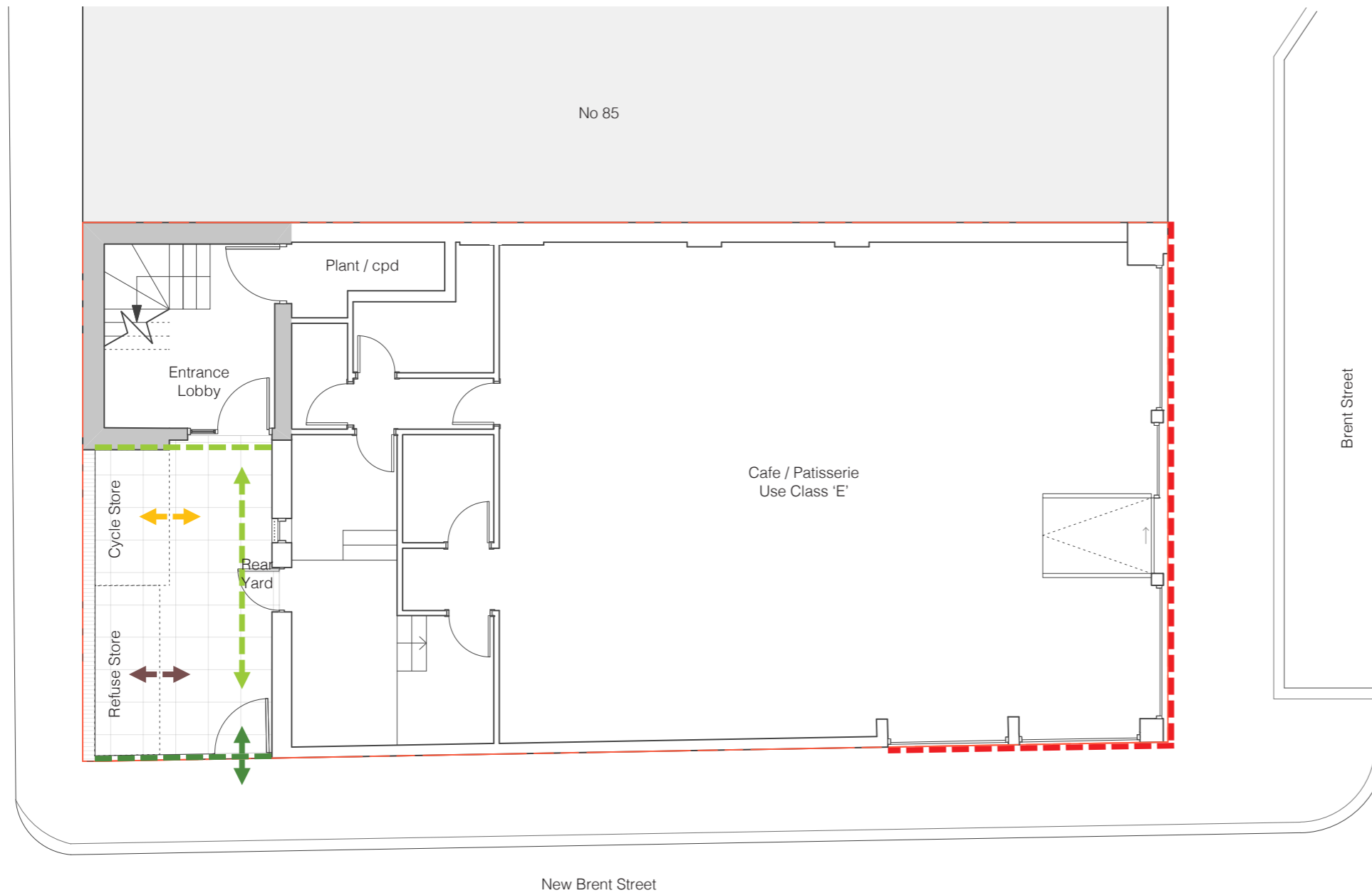
The proposed flats will be part M1(2) - Accessible and adaptable dwellings. Access will be via a communal entrance and will use a common circulation core accessed from New Brent Street, located conveniently for access to the residential cycle and refuse store.

5.04 Refuse

Appropriate provision for storage of refuse and recycling is integrated into the proposed scheme in the form of a dedicated refuse store accessible from New Brent Street. This is in the form of;

- 1x 1100L bin for residual waste
- 1x 1100L bin for dry recycling

Each kitchen will have provision for storing waste prior to distribution to the main bins. The provision of refuse storage will be in accordance with Barnet's Recycling and Waste Guidance Document.



5.05 Secure by Design

Following the pre-application submission, the Designing out Crime Officer was contacted for comment. The guidance received has been incorporated into the design and the proposed development follows the principle of Secure by Design. The following has been incorporated;

- Clearly defined entrance from New Brent Street, provides defensible space to provide control of the rear yard.
- Entrance lobby door security rated to at least PAS24:2022 with controlled fob access.
- Dusk to dawn lighting allows for safe and easy access at night.
- Entrance door panel incorporates audio & visual access control panel, allowing residents to effectively screen and remotely release entrance door. There will be no trades button.
- External cycle store to be security rated to at least 'Sold Secure - Silver'.

- Defensible space boundary
- Communal street access from New Brent Street
- Residential frontage onto rear yard
- Communal residential access
- Commercial frontage onto Brent Street
- Residential cycle store access
- Residential refuse storage access

Figure 34: Proposed ground floor plan showing proposed access strategy

6. SUMMARY

The submitted scheme will create benefits as follows;

- To increase the provision of residential accommodation on the site and finish to a high standard.
- Improve access with Part M compliant stair
- Enhance street elevation with careful facade treatment.
- To save land resources by redeveloping a site with an ineffective layout and maximising the density potential of the site.
- The scale, form and design of the proposed development integrates new massing with the surrounding context and references the evolution of the local streetscape.