

Design and Access Statement

44 Abbots Gardens, N2 0JQ

January 2024



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1.0 Introduction

This Design and Access Statement has been prepared to support a planning application for a single storey rear and side extension and alterations to glazing at no. 44 Abbots Gardens, N2 0JQ. The house is located within the residential East Finchley area in the London Borough of Barnet.

The proposed plan outlines the construction of a single-storey, partial-width extension at the rear of the property, complemented by a small single-storey extension towards the side. Additionally, the project involves the replacement of the garage door with a new window. To enhance the overall aesthetic and functionality, modernized alterations are suggested for the existing windows on both the rear and side elevations. Furthermore, new openings are proposed to be incorporated into the side elevation.

Overall, the scheme aims to achieve a harmonious blend of contemporary design and practicality. The strategic design of the extensions and the transformation of existing elements promise to not only enhance the spatial dynamics of the property but also contribute to its visual appeal. The replacement of the garage door with a window is a thoughtful modification that adds to the overall coherence of the design when viewed from the street.

The proposed modernization of existing windows at the rear and the addition of new openings indicate a commitment to improving natural light and ventilation to the property. These changes not only align with the contemporary design trends of the ground floor extension but also address potential functional considerations.

The proposed alterations have been noted in this document and are shown on the attached drawings. The proposed scheme will make a positive contribution to owner-occupiers of the building and to surrounding areas whilst having no impact on the street scene.

The proposal has been designed to remain in keeping with the existing street facade and the proposed changes and the proposed alterations integrate well within the context of the existing buildings with regards to scale, layout and materials.



Figure 1 - Existing Rear Elevation - NTS



Figure 2 - Existing Rear Elevation - NTS

2.0 XUL Architecture profile

XUL Architecture is an award-winning, commercially minded and client-centered architecture practice. Our vision is to design beautiful buildings that use ingenious ways of bringing natural light to architecture while changing how architectural services are delivered.

We see design as a collaborative process and place great emphasis on our relationships with clients, consultants, and contractors. Combining our energy, extensive knowledge and talents we deliver exciting projects and make a positive difference to each scheme and its local context.

As a RIBA Chartered practice with over 15 years of experience we have successfully worked on over 300 projects, taking new build and renovation schemes from initial sketches to completion. We have extensive experience working particularly in Barnet, Camden, Haringey and Westminster Councils.

Our innovative design can be seen through our residential portfolio and has been recognized by Barnet Council, who awarded us with the **Barnet Architecture Award 2017** for our Hale Lane project in Mill Hill. In 2014 we also won the **Stuart Grey Award for the best project in Hampstead Garden Suburb** on a listed house.



Fig 3. Hale Lane project



2.1 XUL Architecture relevant experience in Abbots Gardens

We have worked on a number of similar projects on Abbots Gardens on the properties at nos. 8, 27, 31, 33, 61, 99, 111. We are currently also working on no. 64 and 72.

8 Abbots Gardens (Fig 4)

Planning reference: 18/0389/HSE

Part single, part two storey side and rear extension with new terrace area. Roof extension involving rear dormer window and 3no front rooflights. New access steps and hardstanding to front.

27 Abbots Gardens (Fig 5)

Planning reference: 17/5945/192 and 16/8168/HSE

This project is an example of a loft conversion being granted under permitted development and being included in a further planning application which also includes a 1st floor side extension and a garage conversion.

31 Abbots Gardens (Fig 6)

Planning reference: 16/1990/FUL

Demolition of existing semi-detached house and erection of a new two-storey semi-detached house with rooms in roof space and basement level. New rear terrace. Front and side lightwells.

The application was granted approval in June 2016 and the project has been successfully completed.

61 Abbots Gardens

Planning reference: 18/6678/HSE

Part single, part two storey side and rear extension following demolition of the existing garage. Roof extension involving 1no rear and 1no side dormer window and 1no front rooflight. Changes to fenestration and creation of new side openings. The bay window was rebuilt square. Front and rear landscaping works. Alterations to rear raised terrace.

99 Abbots Gardens

Planning reference: 18/3699/HSE

First floor rear extension.

111 Abbots Gardens

Planning reference: 21/2054/192

Roof extension involving rear dormer window, 1no. front facing rooflight and 2no. rooflights over the flat roof of the dormer.



Fig 4. 8 Abbots Gardens



Fig 5. 27 Abbots Gardens



Fig 6. 31 Abbots Gardens

3.0 Reference Documents

This statement should be read in conjunction with the attached reference documents as follows:

Architect's Documents - XUL Architecture:

EX-01: Proposed Ground & First Floor

EX-02: Existing Roof Plan

EX-03: Existing Front & Rear Elevation

EX-04: Existing Side Elevation

PA-01: Proposed Ground & First Floor

PA-02: Proposed Roof Plan

PA-03: Proposed Front & Rear Elevation

PA-04: Proposed Side Elevation

4.0 Existing Building

4.1 Introduction

The 365m² site comprises a semi-detached two storey property with an existing loft conversion and sits on the South West side of Abbots Gardens. The immediate area is residential in character and comprises a range of C20th century properties. Though they display a variety of architectural detailing, the general character is representative of a typical suburban street. The dwellings are typically semi-detached and there is some regularity to their proportions and arrangement. The site does not lie within a Conservation Area and the property is not listed.

Most of the neighbouring buildings are two storey with loft conversions and dormer roofs, and the majority of the street have also extended to the side and rear with one or two storey extensions. No. 44 is one of the few remaining houses on the street with only a two storey side extension carried out previously and nothing completed to the rear of the property.

The current occupants would like to remain in the area and therefore improve the property as it is not suitable for a growing family. The existing construction quality significantly limits the energy efficiency of the house and its ability to comply with current design standards.

The property currently has a large front driveway, as well as a well proportioned rear garden with associated lawn and planting.

4.2 Location

The property is located in a residential area within the London Borough of Barnet in the East Finchley area in north London. The area is considered to be within a reasonable distance of all usual amenities with the property being located close to East Finchely tube station. Shops, restaurants and other amenities can be found along and around this thoroughfare.

4.3 Existing Building Areas

Ground Floor Area	77.6m ²
First Floor Area	76.4m ²
Second Floor Area	15.3m ²
Total Built Area	169.3m ²
Total Site Area	365m ²
Plot Ratio	46%



Fig 7. Existing Rear Elevation - NTS

5.0 Planning

5.1 Site planning history of no. 44 Abbots Gardens

There ARE 2 previous planning approval related to this property, submitted by previous owners of the house.

Ref. No: C02061A | Received: Wed 25 Sep 1968 | Validated: Wed 25 Sep 1968 | Status: Approved subject to conditions

Ref. No: C02061 | Received: Tue 09 Jul 1968 | Validated: Tue 09 Jul 1968 | Status: Refused

5.2 Relevant planning permissions within the area

The applications below have been approved by Barnet Council and show a history for approving single rear and side extensions:

Full width 4m rear extension (Fig 8)

11 Abbots Gardens, London, N2 0JG

Ref.: 16/1841/HSE

Part single, part two storey side and rear extensions following demolition of existing garage. Associated raised patio.

Delegated report extract: *“It is also noted that the neighbouring property at no. 9 is also at a higher level, which reduces the impact of the proposed extension and associated patio and is therefore considered acceptable.”*

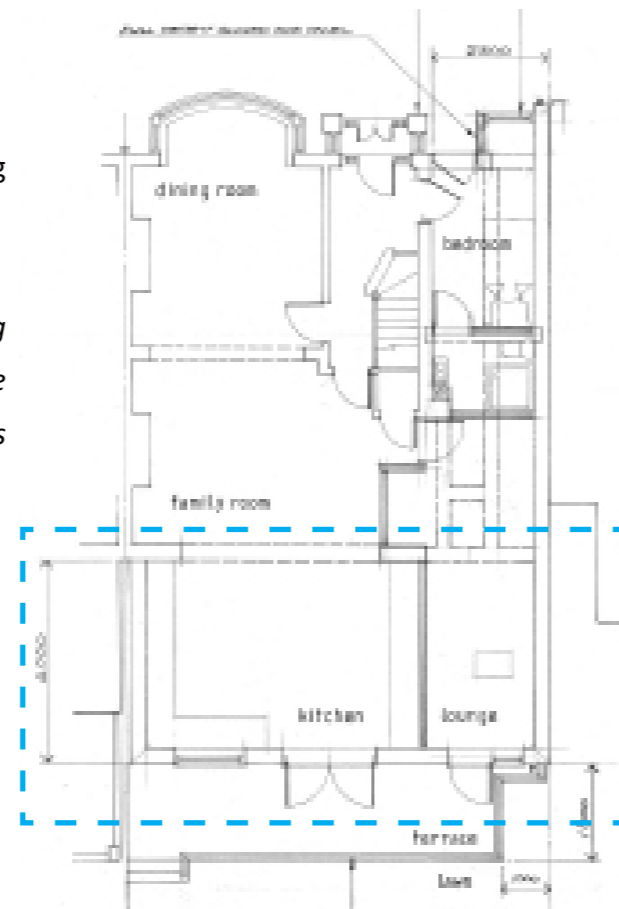


Fig 8. Approved full width 4m rear extension to no. 11 Abbots Gardens (16/1841/HSE)

Partial 4m rear extension (Fig 9)

38 Abbots Gardens, London, N2 0JG

Ref.: C16465/05

Two-storey side extension and single **storey rear extension**.

Delegated report extract: *“The proposed rear extension would project 3 metres along the boundary with number 40 for about 3 metres and then further project to 4 metres. By reason of the houses’ position in this part of Abbots Gardens and the existing single storey rear extensions at #36 and 40, the proposed rear extension would not impact on the residential amenity of neighbouring occupiers. It would result in a subordinate addition to the application site.”*

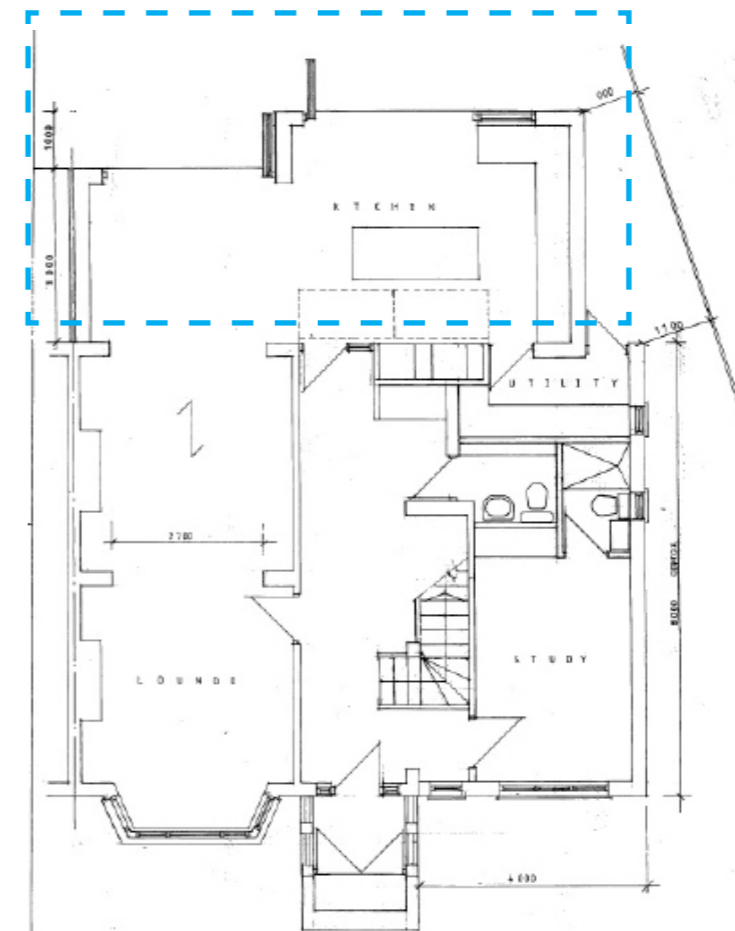


Fig 9. Approved partial 4m rear extension to no. 38 Abbots Gardens (C16465/05)

Partial 4m rear extension (Fig 10)

151 Abbots Gardens, London, N2 0JJ

Ref.: 18/3298/HSE

Part single, part two storey side and rear extension following demolition of the existing garage. Roof extension involving rear dormer window, 3 no front and 1 no side rooflights.

Delegated report extract: "With regards to the single storey rear extension proposed, it would measure 3.5 metres at the boundary with the adjoining neighbour No. 149 and extend to 4 metres towards the boundary with No. 196. Barnet's Residential Design Guidance SPD (2016) states that proposed single storey rear extensions should not generally exceed 3.5 metres in depth on a semi-detached property. However [...] given the shape of the application site and distance to the boundary with No. 196 this projection to 4 metres is considered acceptable. As such it is found that the single storey rear element of the proposal is modest and a proportionate addition to the dwellinghouse in situ."

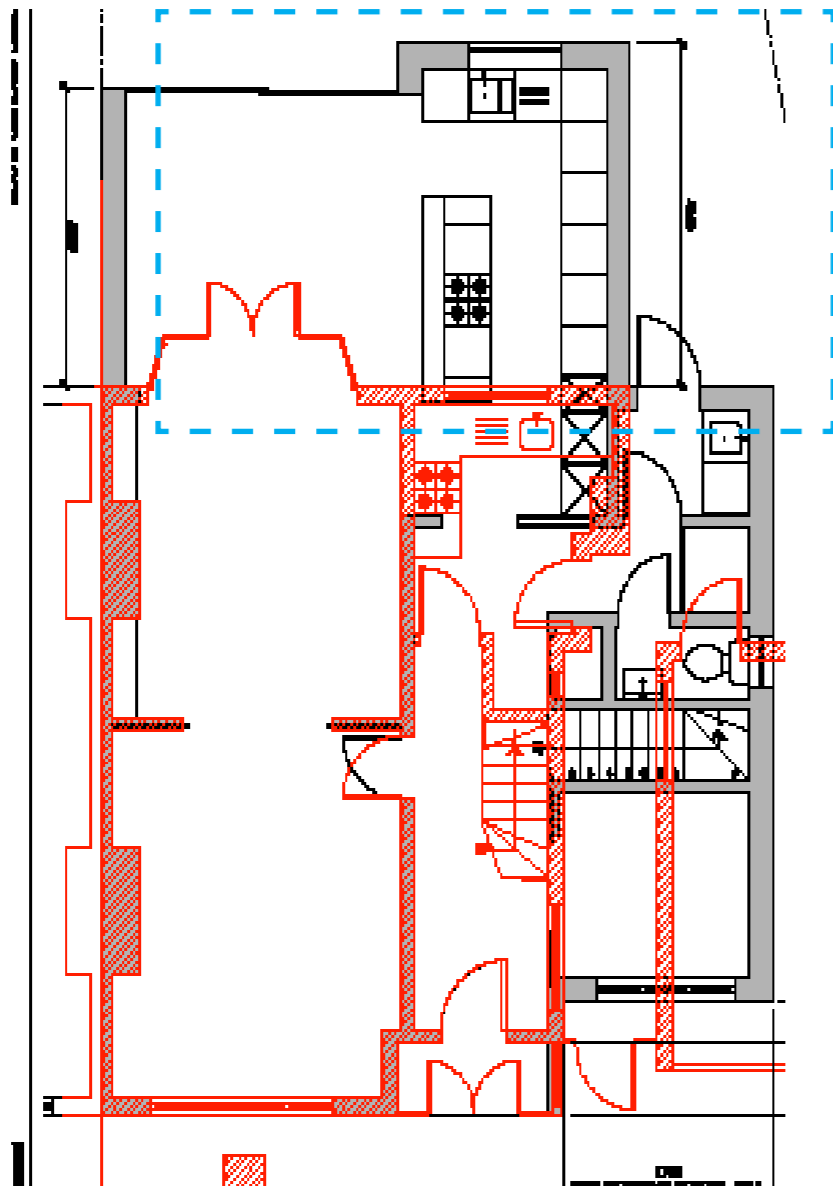


Fig 10. Approved partial 4m rear extension to no. 151 Abbots Gardens (18/3298/HSE)

Single storey rear extension (Fig 11)

30 Abbots Gardens, London, N2 0JQ

Ref.: 19/0583/HSE

Single storey rear extension following demolition of existing shed

First floor rear extension (Fig 12)

18 Abbots Gardens, London, N2 0JQ

Ref.: F/03991/10

Single storey rear extension. Part single, part two-storey side extension following demolition of existing garage.

Extension to roof including side and rear dormer windows to facilitate a loft conversion.

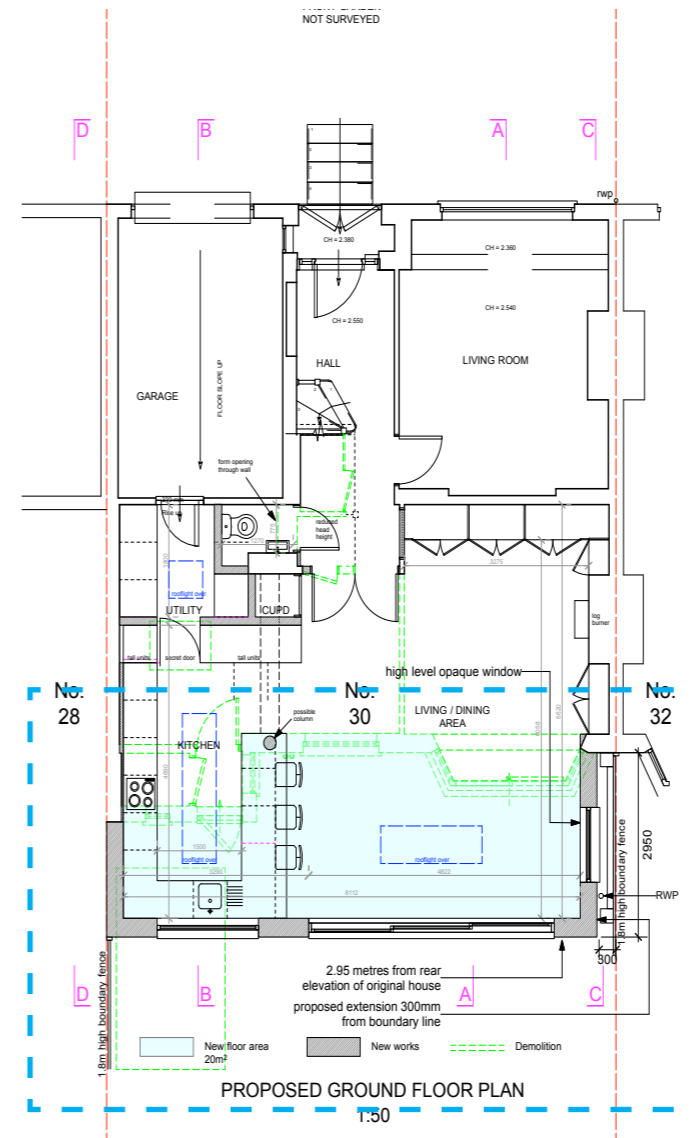


Fig 11. Approved Ground Floor Rear Extension to No. 30 Abbots Gardens (19/0583/HSE)

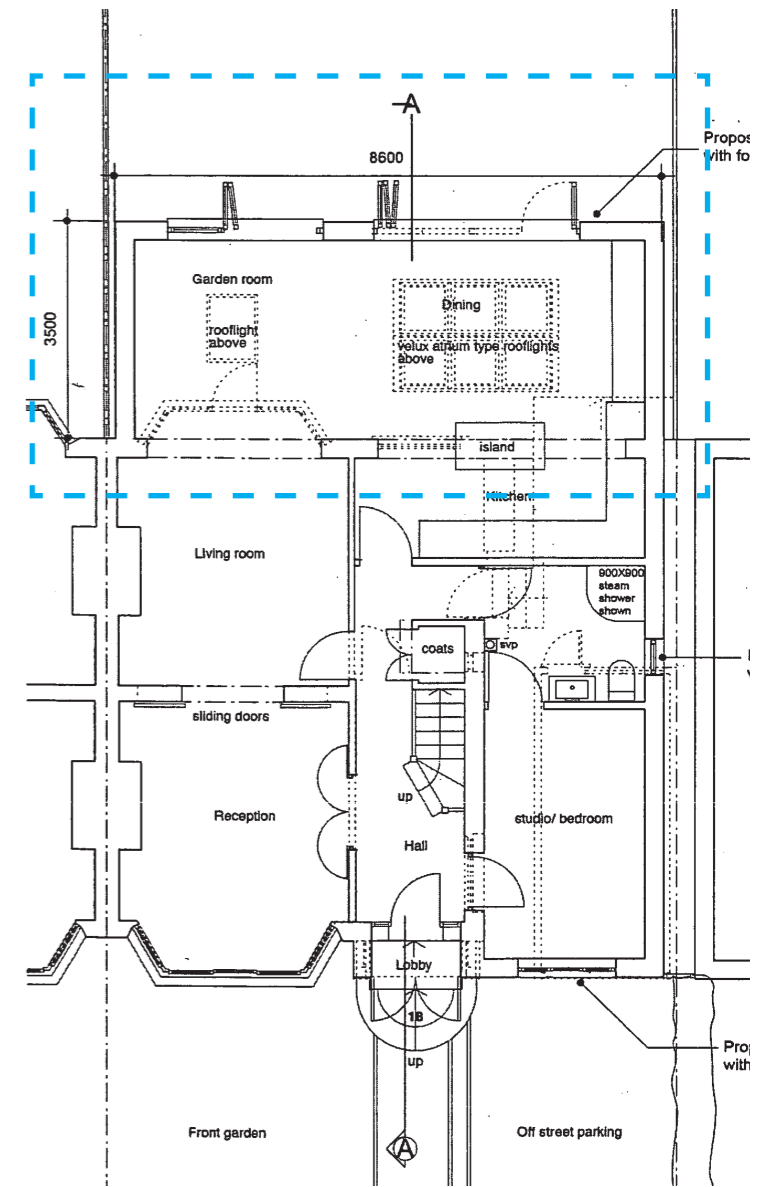


Fig 12. Approved first floor rear extension to no. 61 Abbots Gardens (18/6678/HSE)

5.3 Planning policy

The following planning policies and documents have been considered in the preparation of this planning application:

- National Planning Policy Framework
- The Mayor's London Plan 2016
- Barnet Local Plan (2012) Policies
- Barnet Core Strategy Policies
- Barnet Development Management Policies Document Policies
- Local Supplementary Planning Documents

5.4 Planning policy compliance

Careful consideration has been given to the details of the proposal to ensure it responds positively to local character and reflects the identity of local surroundings and materials. The front elevation reinforces local distinctiveness by way of architectural details, scale, form and appearance. The rear elevation includes modern fenestration details (non-public in view).

The scheme allows for a more efficient use of the site, whilst responding to local character which is wholly in compliance with the NPPF. The extension of the property draws upon local distinctiveness and enables principles of sustainable design and construction to be employed. The building would be thermally more efficient with an improved energy performance and a reduced carbon footprint in use when compared to the original property.

The proposal retains a family dwelling and secures an improved inhabitation of the site. It embraces principles of good and sustainable design as well as sustainable construction techniques, all whilst protecting the established character and quality of the area. The site currently provides a single family sized dwelling and this would be unchanged by the proposal.

6.0 Design

6.1 Use

No change to the existing residential use is proposed as part of this application. The property will remain as a single dwelling for family use.

6.2 Layout

Alterations to the internal layout are proposed to take advantage of the added volume extensions which will improve the use of the building for the occupants throughout the house. The general distribution and orientation of spaces across the house is being retained, although greatly enhanced and enlarged.

6.3 Proposed development

The main components of the proposed development are as follows:

1. A side extension towards the front of the property
2. A partial width ground floor rear extension
3. Alterations to existing openings to the rear elevation
4. Insertion of new high level window on the side elevation
5. Replacing existing garage door with new window to match existing
6. New smooth silicone based render to the rear and side elevations.

The proposed extensions and alterations have been carefully designed to mitigate any potential impact on the adjacent property at No. 46 Abbots Gardens. This has been achieved by stepping the rear extension inward creating a visual distinction between old and new. Notably, this adjustment aims to minimize any encroachment on the neighboring space, demonstrating a considerate approach to the surrounding environment.

In contrast, the extension aligns with the projection of the neighbouring extension to the rear of the property at No. 42 Abbots Garden, maintaining a consistent visual line and architectural harmony within the immediate vicinity.

By aligning with No. 42 while stepping in from the side at No. 46, the proposed plan strikes a balance between maximizing space for the property and respecting the boundaries and visual continuity. This approach reflects a considerate and collaborative attitude toward the overall aesthetic and the well-being of adjacent property owners. In summary, the design of the ground floor rear extension successfully addresses concerns surrounding the impact on No. 46 & No. 42 Abbots Gardens.

The modernization of the first-floor windows serves as a unifying element in the overall design. The proposed oriel window for the master bedroom provides an excellent view of the garden, while the suggested high-level side-facing windows offer both ventilation and additional natural light, enhancing the overall functionality and aesthetics of the space.



Fig 13. Proposed front elevation

The side extension is designed such that it mimics the look of a garage which is present in the majority of properties in Abbots Gardens whils the current garage is being converted into additional living space. The existing garage door is proposed to be converted into a white uPVC casement windows to match the existing.

The difference in ground level between No. 44 and No. 46 helps to minimise the impact the side extension would have. The intended smooth white rendered finish has been carefully chosen to seamlessly integrate the extension with the existing property, promoting a cohesive and harmonious visual appeal.

Areas	Existing	Proposed
Ground Floor	77.6m ²	106m ²

Fig 14. Existing & Proposed Floor Areas

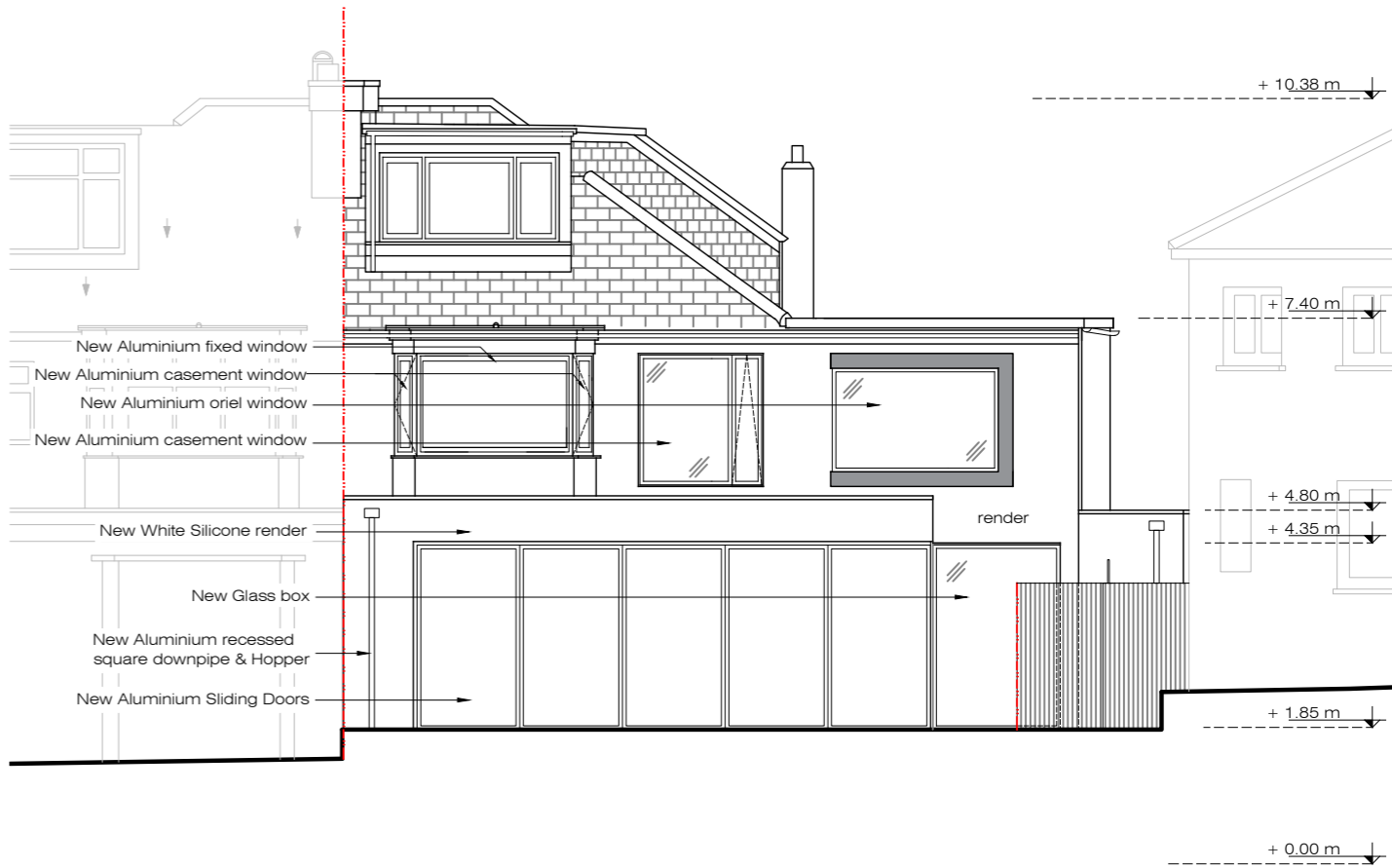


Fig 15. Proposed rear elevation

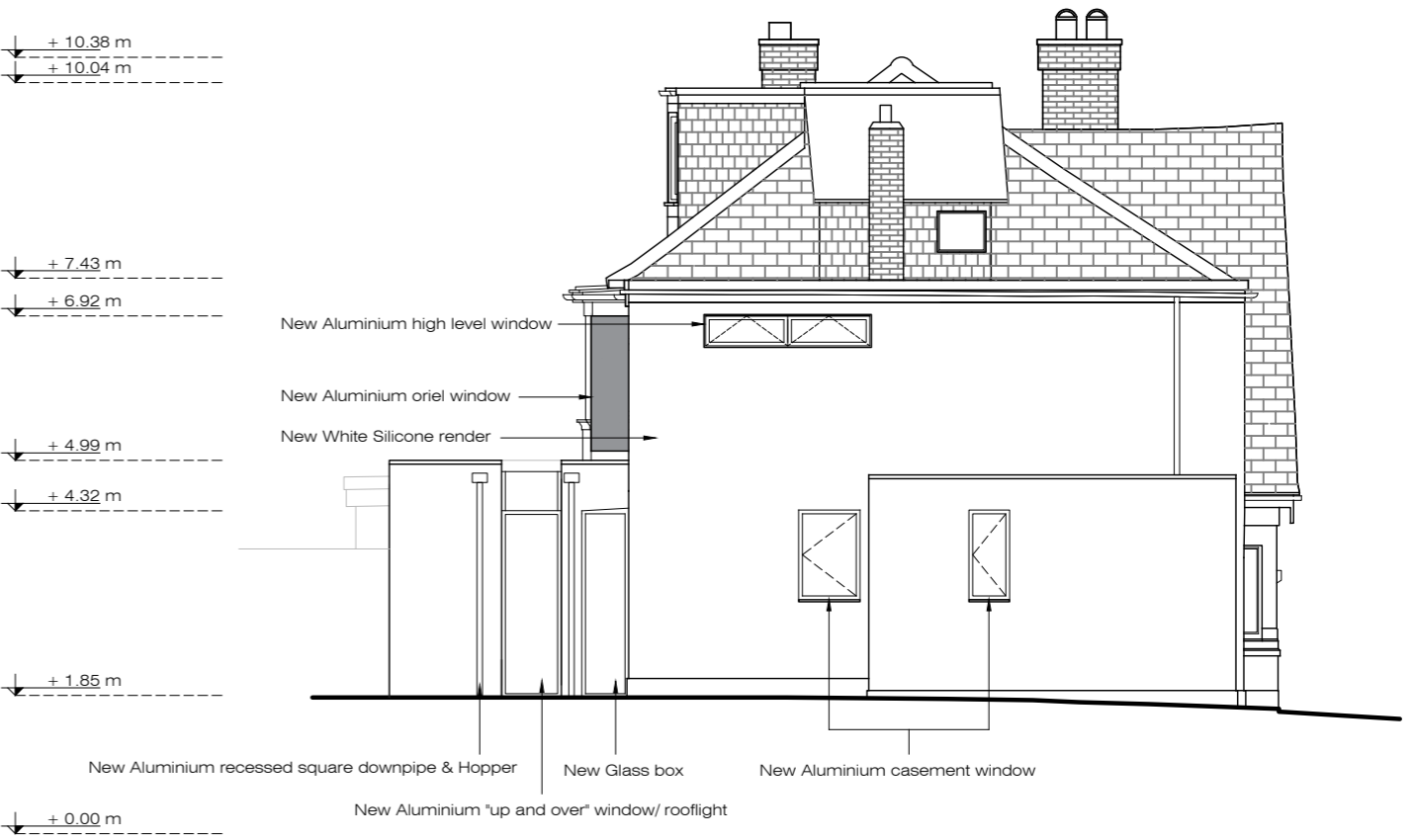


Fig 16. Proposed side elevation

6.4 Scale

The new design is only moderately increasing the scale of the existing building. All proposed exterior alterations were carefully assessed to achieve the right balance with the existing house to blend into their context.

The side ground floor extension is to replicate the adjoining neighbour's front volume to achieve a symmetrical front elevation when looking at both semi-detached houses as a whole building.

The rear ground floor extension sits slightly higher than the neighbouring extension at No. 42 to correspond with the differing ground levels between the two properties however the finished roof level is set at the same height. A large set of sliding doors to the rear of the property coupled with a glazed corner and an up and over window/rooflight maximises the influx of natural light to the internal spaces. Notably, the rear extension deliberately does not span the full width of the property, allowing for increased side access and minimizing its impact on No. 46, which is oriented towards the garden of No. 44.

The design of the proposed side extension is thoughtfully tapered to correspond with the unique angular configuration of the boundary boundary along the northern edge of the side between No. 46.

6.5 Appearance and Materiality

The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character through the use of relevant materials, design, form and detail. The rear extension are not visible from the public domain and therefore are not impacting the view from the street in any way.

The materials and details to be used shall match the existing house as well as the neighbouring aesthetic:

- **External walls**
 - Side extension & elevation: Smooth white render
 - Rear extension & elevation: Smooth white render
- **Misc**
 - Grey aluminium capping
 - Grey aluminium hopper and recessed downpipe

- **Windows** (to be double glazed)
 - White uPVC windows to the front
 - PPC aluminium windows to rear the & side elevation
 - Aluminium framed "up & over" window/rooflight
 - Aluminium framed oriel window (Fig. 17)
 - Aluminium glazed box

- **Doors**
 - PPC aluminium sliding doors to rear elevation
 - Painted timber garage doors

- **Roof**
 - Liquid applied membrane



Fig 17. Oriel window as per 8 Abbots Gardens

6.6 Landscaping

- No major landscaping changes are proposed except a small patio to the rear of the property which does not require planning permission,

7.0 Access and Other Issues

7.1 Access

Current level difference between the external surface and the ground floor is approx 50mm. The proposed scheme will offer level access into the building. The pedestrian and vehicle entrance into and out of the site will remain the same.

The position of the front door remains the same as existing whilst altered access to the rear of the property is proposed with new sliding glazed doors.

7.2 Trees

There are no trees within the frontage of the site. There are a number of mature trees in the rear garden of the site, but the proposed works will have no impact on these.

7.3 Flood Risk

The application site is located within Flood Risk Zone 1, so a Flood Risk Assessment is not required (Fig 22).

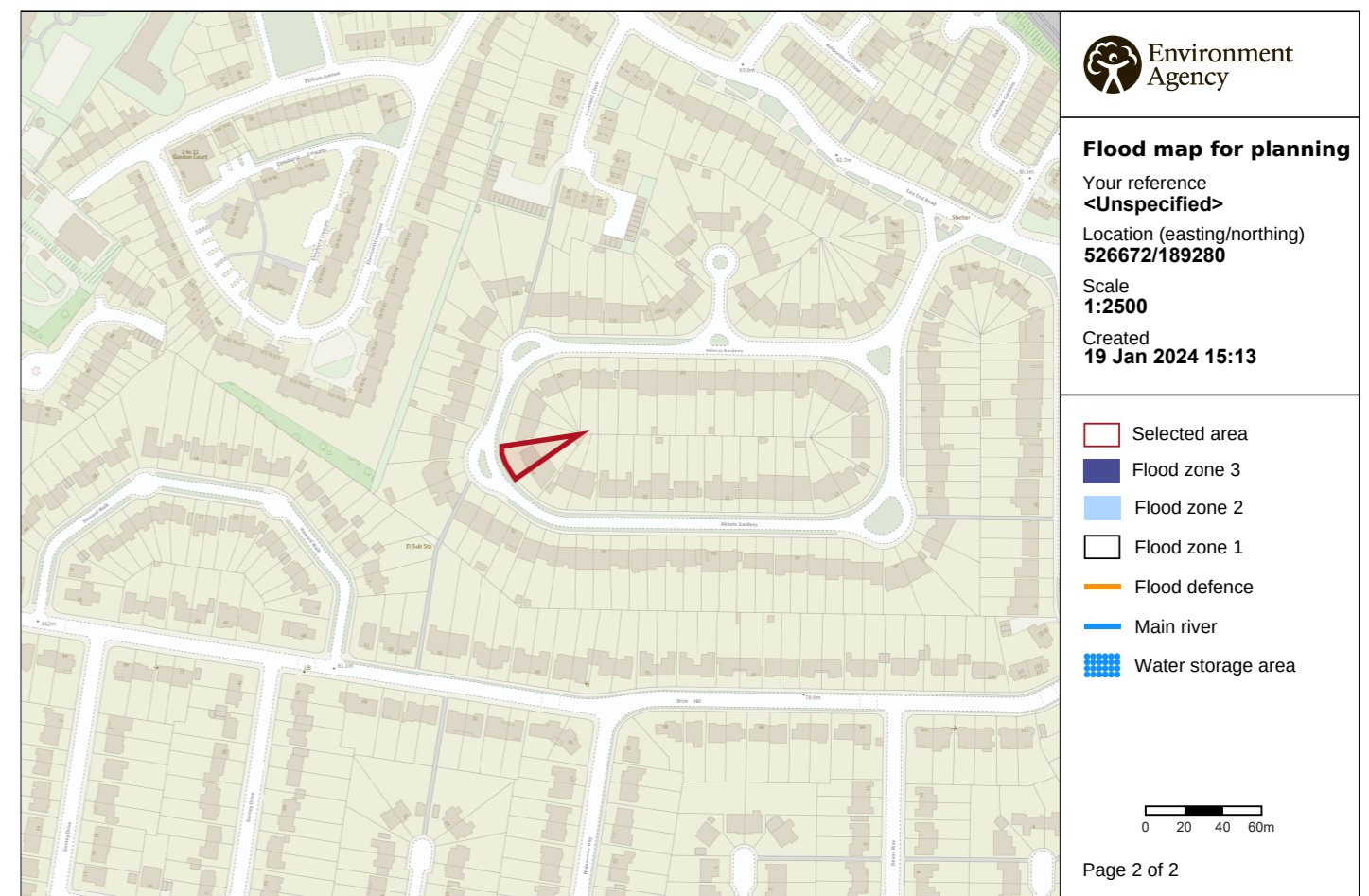


Fig 18. Flood risk map from the Environment Agency

8.0 Conclusion

In summary, the application provides a sensitive cohesive solution to creating further accommodation on the site, respectful of the character of the existing building and surrounding area. This is achieved through a considered design approach and inherent coherence with the surrounding built environment including scale, form and materiality. It is believed that the proposal will provide a positive contribution to the area whilst satisfying the requirements of future users.

Whilst we understand that every project is determined based on its own merits, this application is not substantially different from previously approved schemes on the same street.

Furthermore, based on the evidence shown on this report, along with the drawings submitted, this application seeks permission for works which are deemed compliant with the local development plans and planning policies and guidelines in place and should therefore be granted **approval**.