

Design and Access Statement

31 West Heath Avenue, London, NW11 7QJ



Description Of Works:

Erection of part single, part two storey rear extension, altered rear balcony and front porch design. Roof alterations including two rear dormers and three skylights on the crown roof. Front and rear fenestration changes and rear door changes. Removal of two chimney stacks and garage conversion into habitable room.

Introduction

The site relates to a three-storey detached dwelling house located on the south side of West Heath Avenue, within the Childs Hill ward. The surrounding area is primarily residential comprising of semi-detached and detached properties, as well as apartment blocks of varying architectural form and style.

The property is not within a conservation area and is not a locally or statutory listed building.

Relevant Policies

It is understood that the below policies are relevant to the proposal:
National Planning Policy Framework and National Planning Practice Guidance
The London Plan (2021)

Barnet's Local Plan (2012)

Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, CS9, CS14.

Relevant Development Management Policies: DM01, DM02.

Barnet's Local Plan (Reg 22) 2021

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

Sustainable Design and Construction (2016)

Planning History

Ref: CO7721A - 1998

Single storey rear conservatory extension

Permission granted.

Ref: CO7721 – 1982

Single storey front and rear extensions

Permission granted.

Pre-application Report

Ref: 23/8300/QCG

Dated: 01/12/23

This design and access statement will address the points raised in the above pre-app report.

Impact on the Character of the Area

The property is a residential-detached single-family house and will continue being used as a single-family dwelling house. This is in line with other properties in the street and no change of use is proposed.

Ground Floor Rear Extension

According to the Residential Design Guidance SPD, extensions should typically defer to the original house, maintain its integrity, and avoid overpowering it. They should generally match the original building in form, size, and architectural style, achieved by respecting existing proportions and using an appropriate roof form. The SPD also states that the depth of a single storey rear extension, normally considered acceptable for a detached property is 4m. Following the pre-app advice the ground floor extension's depth has been reduced to 4m from the original rear of the house. Due to the house's deeper central section, the middle part of the extension extends slightly farther but still maintains a 4m distance from the original structure and slightly recessed from the current conservatory. This adjustment enhances the design by adding architectural interest.

The flat roof to the ground floor rear extension will feature a parapet wall with a stone coping.

First Floor Extension

As per the SPD, a two-storey rear extension closer than 2m to a neighbouring boundary and exceeding 3 meters in depth are generally not considered acceptable. Following pre-app advice, the first-floor extension depth has been significantly reduced from 3.75m to 2.5m (35% reduction) to preserve the original dwelling's character and avoid a bulky appearance.

Roof

Following pre-application advice, the roof will not be raised above the current height. The removal of the two chimney stacks and the installation of three skylights in the crown roof are considered acceptable changes to the property.

Dormers

Pre-app advice regarding the dormers is that they would be acceptable if set down from the ridge and subordinate to the main roof scape. Given this, and with reference to Barnet's 'Residential Design Guidance' the proposal has been amended to ensure the dormers are subordinate and complement the fenestration at the rear by having a reduced width compared to the windows below. The scale and proportions of the dormers do not occupy more than half the width of the roof slope.

Front Appearance & General Principles

The alterations to the front of the house are minimal, focusing on enhancing the aesthetic appeal. The windows will be white painted timber to match existing, with some window sills lowered around the porch. The porch canopy will undergo slight modifications with new columns. Addressing the mismatched current roof tiles, the proposed design opts for clay tiles more in line with the area's character. To maintain an uncluttered facade, no front-facing skylights or dormers are proposed. The altered fenestration and door designs are in keeping with the traditional style of the house. The garage is proposed to be converted into a habitable space.

The rear of the property proposes timber framed glazed doors and windows, chosen to optimise fenestration alignment for a visual coherence. General principles of good design have been considered throughout to benefit both the property and the surrounding area.

The balcony is an existing feature of the property, and the proposed balcony will have improved screening as the rear extension will project further than the balcony. The garden patio along the boundary to the properties on Finchley Road would remain as existing. The depth of the patio is slightly increased to the left side where it is further from the gardens of Finchley Road.

Amenity

29 West Heath Avenue

There should be little to no impact to number 29 for a number of reasons:

- It is substantially higher than the applicant site reducing the impact of any development.
- It includes a rear extension and outbuilding along the boundary to the rear. The proposed extension at the applicant site does not exceed the depth of this structure.
- There would be limited overlooking concerns as side windows on 1st floor level will be obscure and the balcony will have limited visibility as it's set within the first-floor projection.



no.29 garage/outbuilding along boundary

558 Finchley Road

Following pre-application advice, the scale and massing of the overall development has been greatly reduced. The depth of the first floor extension has been reduced to 2.5m and the roof height has not been increased. 558 is situated away of the applicant site and at a higher ground level compared to other properties on Finchley Road. Consequently, the first floor rear extension is set back further from this property, and due to its angle of perception, it would not be obtrusive or dominating.

We have also submitted a block plan which shows a 45 degree line from the windows of 558 across the rear plan of the applicant property and this clearly is not obstructing the view.

Daylight & Sunlight Analysis Report

The daylight & sunlight report produced by William Pottinger from The Daylight Lab has confirmed that the impact of our proposal on both neighbours' sides comply with the BRE standards in full. The tests show that even the extensions submitted at pre-app stage of 4.5m (Ground Floor) and 3.75m (First Floor) would be compliant. Our proposal only uses 89% (Ground Floor) and 66% (First Floor) of the above.

Conclusion

Overall, we trust that the revised proposals here submitted have addressed the councils concerns and are respectful of the original dwelling and surrounding area. Also, the proposals will not have a negative impact on the street scene. The changes proposed are sympathetic to the local aesthetic and will thus improve the overall appearance of 31 West Heath Avenue as opposed to disturbing or damaging the property. It has been sought that the changes made will protect the dwelling's heritage, context and history whilst allowing the property to see its full potential as a home in the 21st Century.

We trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.