

Design and Access Statement



Proposed Property:

37 Gaskarth Rd,
HA8 0DG

Prepared by



November 2019

Design Impact Statement

Proposed Rear Extension, 37 Gaskarth Rd, HA8 0DG, Barnet

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1. Local Area

The application site lies contain an end of terrace dwellinghouse. The property is not a locally or statutory listed building. The site lie within the Watling Estate conservation area. Watling Estate was designated as a Conservation Area on 8th April 1998.

The Watling Estate is located at Burnt Oak between Edgware, Mill Hill and Colindale in the northwest part of the London Borough of Barnet.

The estate sits between the now disused Mill Hill East to Edgware railway to the north, the Edgware Road to the west, Grahame Park Estate to the south and the parallel lines of the M1 and St Pancras to Bedford railway to the east. The Edgware branch of London Underground's Northern Line runs through the south-western part of the area with Burnt Oak station sited within the estate itself. The land is gently undulating leading up and away from the Silk Stream, which runs north south through the middle of the area. The land also rises to the north towards Edgware. The Watling Estate Conservation Area covers 158 hectares of land.

The vast majority of the conservation area are residential use, interspersed with schools, churches, a clinic and in the very recent past, a sports centre.



Location Map

2. Site Photographs



3. Site Analysis



Site Location plan

The application site is situated off Gaskarth Rd, Burnt Oak, Edgware.

The existing site currently comprises of an end of terrace two bed family dwelling. Refuse storage facilities for the outbuilding and the existing dwelling would be located close to the front entrance providing easy access for occupants.

The existing house is typical of dwellings within the immediate vicinity, being a two storey terraced domestic property constructed of timber cladding externally, with a tiled hipped roof. The dwelling benefits from a rear garden backing to the Barnfield Primary School.

4. Proposal and Design Principles

The proposal is to extend to the rear of No 8 a kitchen, dining and additional shower, to enhance its use as a family home.

The propose extension has designed to respect the form of the existing building. The size of the rear extension has been maintained at a modest size in relation to the size

of the existing building to ensure that it causes no adverse effects on the amenity of neighbouring properties.

The proposals include a new flat roof with sky light to provide natural light to the inner space. The existing doors and windows was re-located to the new extension and make no material change to the doors and windows.

Area:

The total site is roughly rectangular in shape and has a site area of over 200m².

The existing building has approximately 44m².

The propose extension is approximately 18m².

The application has refer to Barnet Design Guidance No. 5 and believe it provide a better amenity space for No.37 Gaskarth Rd and complies with the Barnet borough local policies.

5. Transport & Access

The existing access to 37 Gaskarth Rd are maintained.

The proposal has been designed to ensure that all users have level access to the living area/kitchen area via the dining area.

The rear extension external access has been designed to conform to part K of the building regulations.

6. Conclusion

The application will provide for provision the much need family space within an established area of family housing. It will improve considerable the private amenity space for a family, with no impact to the external streetscape or placing any further burden of the local infrastructures.