

# Scott & Sampson Architects

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Design & Access Statement - Outline Planning  
March 2024

Crescent Road, 65

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**Proposed redevelopment of:**  
65 Crescent Road,  
Barnet,  
EN4 9RD

And the land rear of this property.

Demolition of existing dwelling at No.65 and erection of three single-family dwellinghouses with associated amenities including cycle storage and refuse & recycling facilities.

**Prepared for:**

This Design and Access Statement is prepared for the London Borough of Barnet to support this outline planning application.

The statement provides a detailed overview of the proposed design and how it complies with the local planning policies and guidelines.

The aim of this statement is to demonstrate the proposed development is of high quality and will enhance the local area.



## Site & Context



### Site Location

The site is located on the north side of Crescent Road, between Park Road and Margaret road. The site is not located within a Conservation Area, nor Greenbelt and there are no protected trees on the site or in the immediate vicinity. No buildings on or adjacent to the site are locally or statutory listed. The site is within a flood risk area which is addressed in a later section.

The site sits within an area with a PTAL value of 2 with access to bus routes and walking distance to New Barnet train station and Cockfosters Underground station. It is well connected to the surrounding areas with good access to public transport and amenities.

### Site Description

The site covers an area of approximately 0.098 hectare [ha] and has an 'L' shape, with the land to the front being approximately 8.5m wide, and the rear being approximately 27m wide.

The site comprises an existing two storey three bedroom dwelling, of Edwardian style but is run down and in need of

significant amount of works. The property is uninsulated, prone to damp and requires roof repairs. The original windows were replaced, likely in the 70's, with single glazed aluminium windows, not in keeping with the original style or aesthetic.

The site has a front drive, and an access road to a garage situated behind the host property.

The site encompasses a substantial garden, out of character and significantly larger than similar properties along the road. Due to the size and scale of maintenance required, the garden has been unmaintained for many years and a weed barrier now covers the total area to the rear. It is currently vacant and unused, presenting an opportunity for redevelopment.

Rubble from a collapsed outbuilding to the rear remains on the site, as does a secondary storage building with existing concrete slab.

There are a small number of trees on the site, including an apple tree where the site widens. The remaining trees are along the edge of the brook and would be undisturbed by any proposed works.





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1 - Front elevation of number 65, with number 63 to the left and Brookside Mansions to the right  
 2 - Rear elevation of number 65.  
 3 - Side passage between number 65 and the Brookside Mansions  
 4 - Rear garden of number 65.



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5 - Rear garden looking south towards Crescent Road  
 6 - Rear garden looking north towards Pymme's Brook  
 7 - Rear Garden looking north east  
 8 - Rubble in garden from demolished shed  
 9 - Garage of number 65





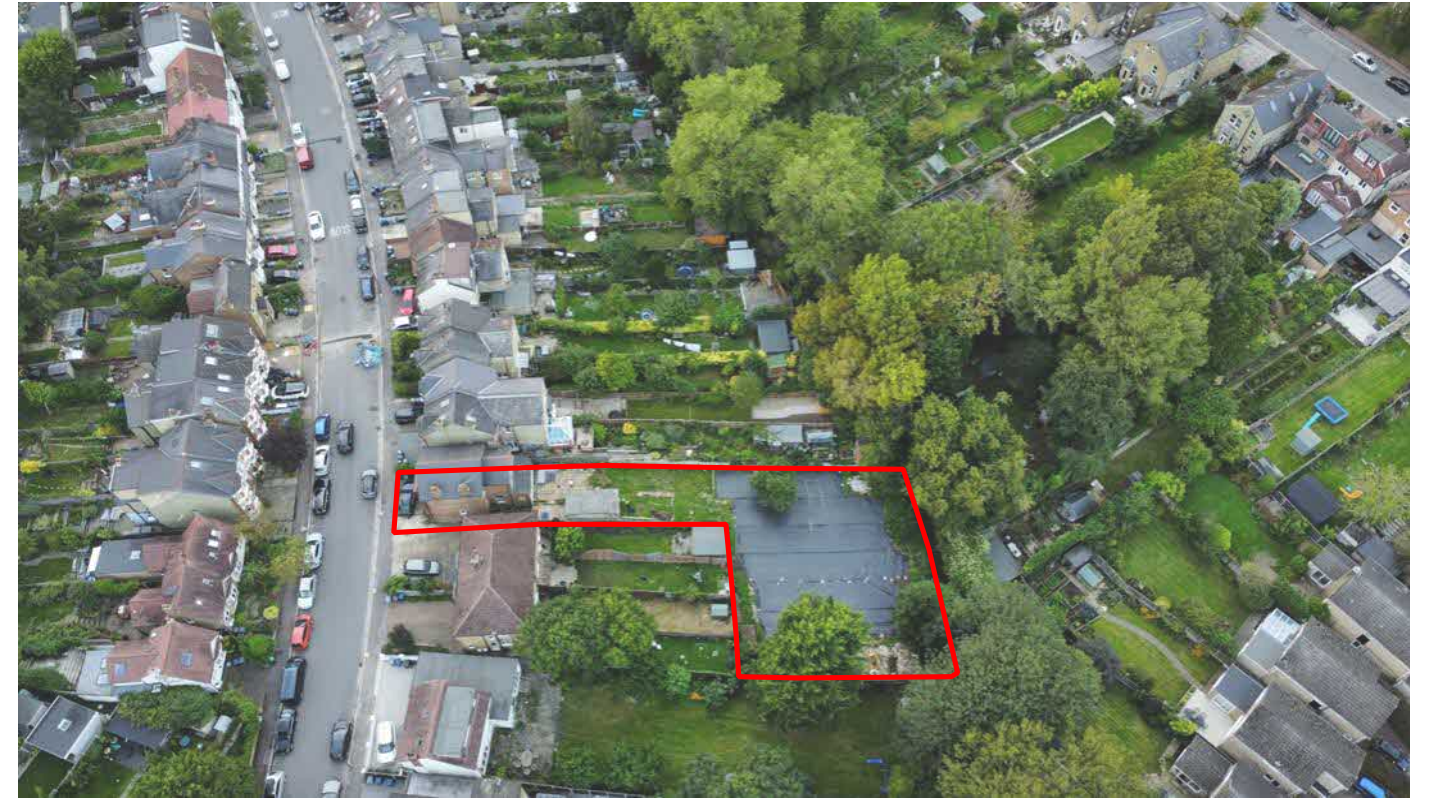
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10 - Aerial image looking north towards Pymme's Brook  
11 - Aerial image looking north towards Pymme's Brook

12 - Aerial image looking south towards Crescent Road showing the relationship of the site to the Brookside Mansions  
13 - Aerial image looking west along Crescent Road. Visible is the amount of built form at the rear of the gardens along Crescent Road





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- ① Flank window of Flat 1A - Bathroom
- ② Flank window of Flat 1 - Bathroom
- ③ Flank window of Flat 1 - Landing
- ④ Flank window of Flat 1 - Entrance hall
- ⑤ Flank window of no. 63 - Bathroom
- ⑥ Flank door of no. 63 - Utility/cloakroom

**Context**

The properties along Crescent Road are varied with a mix of terrace and semi detached houses, with some purpose built flats. There is no definitive character and houses are mostly designed in the style prevalent during the period they were constructed.

The surrounding area is prevalent in 'backland' developments. This is well established and has been reinforced at appeal and with the approval of the development at 78 - 80 Crescent Road, and Land to Rear Of Nos. 68 - 84 Crescent Road, Barnet, EN4 9RJ.

**Adjacent Windows**

There is one flank window to 1A Brookside Mansions facing the site which serves a bathroom.

1 Brookside Mansions has three flank windows with the ground floor window serving the entry hall at the bottom of the staircase. At first floor, one window serves a bathroom and the second is at the top of the landing.

The flank windows to both 1 and 1A Brookside Mansions serve bathrooms or circulation space, consequently, there is no foreseen disturbance to habitable rooms or the residents of the Brookside Mansions.

The first floor flank window to 63 Crescent Road is obscure and is believed to serve the first floor bathroom. This has been established based on sales plans of number 61 Crescent Road, which, bar recent extensions, has a mirrored floor plan. The ground floor flank door serves a utility /cloakroom. Neither windows serve habitable rooms, consequently, there is no foreseen disturbance to the residents



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- 14 - Photo from Crescent Road looking towards the site
- 15 - Flank wall of Flat 1 and 1A Brookside Mansions
- 16 - Flank wall of number 63 Crescent Road
- 17 - Aerial image of the development rear of 78 Crescent Road
- 18 - Number 25-29 Crescent Road
- 19 - Number 143 Crescent Road
- 20 - Number 135-137 Crescent Road
- 21 - Number 154- 156 Crescent Road
- 22 - Access road of Dianne Way
- 23 - Number 83-83C Crescent Road
- 24 - Access road at accessing Ceres and Hadley View from Park Road.



## Planning History & Local Precedents

### Historic Planning Applications

Erection of a rear outbuilding  
65 Crescent Road Barnet EN4 9RD  
Ref. No: 20/0959/192 | Received: Fri 21 Feb 2020 | Validated:  
Fri 21 Feb 2020  
Status: Unlawful

Construction of 2 No. three storey buildings (including rooms in the roof space) to provide 6 No. houses. Provision of integral garages and allocated parking.  
Ref. No: N15058A/06  
Status: Refused

Construction of 2 No. two storey residential buildings to provide 5 No. houses. Provision of associated parking and new access road.  
Ref. No: N15058C/07  
Status: Refused

Erection of 2 No. three storey residential buildings (3rd storey in roof space), comprising 14 flats with 16 No. associated car parking spaces, and refuse facilities.  
Ref. No: N15058/06  
Status: Refused

Demolition of the existing dwelling and erection of 3 No. two storey dwellings. Associated cycle storage, amenity space and refuse and recycling storage  
Ref. No: 23/5184/FUL  
Status: Refused

The site has previously applied to redevelop the rear garden, however these were refused, mainly due to the scale and bulk of the proposed schemes.

**Notwithstanding this the principle of development has been accepted at the site (N15058/06).**

### Pre-Planning Application

Demolition of existing dwelling at No.65 and erection of 2 No. single-family dwellinghouses with associated amenities including cycle storage and refuse & recycling facilities  
Ref. No: 22/0333/QCF

The pre-application pertained to the reconstruction of the front-facing house and the addition of a two-story dwelling at the rear of the site. The reconstruction of the front house met with no objection, although it necessitated additional information and contextual drawings to elucidate the increase in depth and its relationship with neighboring properties. The diverse architectural style and plot size were acknowledged, affording a certain degree of design latitude.

The construction of the rear dwelling received favorable consideration, further affirming the acceptance of development on the plot. The proposed design, characterized by its contemporary aesthetic, was deemed fitting within this context.

Concerns were raised about the width of the property, which

was deemed disproportionate as a single dwelling. Additionally, the proposal was deemed situated too close to the boundary of Brookside Mansions.

The parking arrangement was also a focal point of discussion, with recommendations for it to be positioned farther from the garden of number 63. Moreover, it was suggested that the introduction of vegetation could serve as a positive measure for both protective screening and visual separation.

### Application 23/5184/FUL

The recent 2023 application for demolition of existing dwelling and construction of three new dwellings was refused based on:

- Bulk, massing and unsympathetic design, in particular the roof form.
- Failed to demonstrate location is sequentially preferable
- Failed to demonstrate adequate flood storage compensation.
- Unacceptable loss of outlook, daylight and sunlight to 63 Crescent Road
- Perceived overlooking to Brookside Mansions
- Access road resulting in harmful increase in noise and disturbance.
- Insufficient information regarding internal head heights
- Under provision of outdoor amenity to House A
- Insufficient information on ecology and biodiversity.

### Local Precedents

24A St Wilfrids Road, Barnet, Herts, EN4 9SA

Demolition of existing warehouse and erection of terrace of three houses with rooms in roof and basement accommodation. Associated parking and landscaping.

Ref. No: B/04731/13 | Status: Approved

78 - 80 Crescent Road and Land To Rear Of Nos. 68 - 84 Crescent Road Barnet EN4 9RJ

Demolition of existing house at No.80 Crescent Road and erection of 8 x 2 bed houses with associated parking, amenity space, landscaping and cycle storage

Ref. No: 18/0615/FUL | Status: Approved subject to conditions

Excavation of Japanese Knotweed and erection of 4 No. two storey dwelling houses. Formation of a hard standing area to provide 5 No. car parking spaces. Associated amenity space, refuse & recycle storage

Ref. No: 15/02838/FUL | Status: Allowed at Appeal

## Opportunities & Constraints



25. Site analysis

### Scale

The site exhibits considerable size relative to other properties along Crescent Road, presenting an opportunity for additional housing in the area.

### Flood Risk

Situated adjacent to Pymme's Brook, the site falls within a Flood Risk 3 category. A sequential assessment has been conducted, affirming the site's suitability for development. However, precise design and placement are of paramount importance and necessitate early-stage consultation with a specialist. It is anticipated that any constructed elements will likely be positioned towards the north of the site.

### Overlooking and Privacy

Residences along Pymme's Brook Drive to the north boast gardens that extend towards Pymme's Brook. To prevent any issues of overlooking, any windows facing these gardens should be appropriately distanced. Proximity to Brookside Mansions is a crucial factor, necessitating careful consideration of potential overlooking concerns in this area.

### Thames Water Assets

A public sewer traverses the site, and due to its size, any new construction should maintain adequate clearance around this sewer.

### Orientation

The site's orientation eliminates the potential for overshadowing neighboring properties and their habitable rooms.

### Environmental

The site currently holds no ecological value, but a proposal has the opportunity to address this with the introduction of vegetation and the incorporation of sustainable landscaping practices. Existing drainage patterns on the site have been analysed to determine appropriate stormwater management strategies. Sustainable drainage techniques will be implemented to minimize environmental impact.



# Proposal



26. CGI of proposal

Our approach to design is anchored in a deep respect for the existing architectural fabric and the natural environment. Our methodology blends aesthetics, functionality, sustainability, and inclusivity to create spaces that are not only visually appealing but also practical and accessible to all.

### Design Philosophy

We prioritise understanding the character of the area, drawing inspiration from its urban fabric. This ensures our proposals are sympathetic to their surroundings, enhancing the local identity rather than detracting from it.

At the heart of our designs are the people who will interact with the spaces daily. An understanding of needs and aspirations ensures our designs are responsive and functional.

Environmental responsibility is integral to our design process. We incorporate sustainable materials, green technologies, and design strategies that minimize environmental impact, promote energy efficiency, and create healthy, resilient spaces for future generations.

We embrace innovative design solutions that challenge conventional thinking, always with a focus on accessibility. Our designs seek to be inclusive, ensuring easy access and usability for individuals of all ages and abilities, promoting a sense of belonging and community.

### Design Process

**Site Analysis:** We begin with a thorough analysis of the site, considering its physical, cultural, and environmental attributes. This analysis informs our understanding of the opportunities and constraints that shape the design direction.

**Concept Development:** Guided by our design philosophy and the insights gained from site analysis, we develop initial concepts that balance innovation with practicality.

**Refinement and Integration:** Concepts are refined through a series of design reviews, integrating feedback from stakeholders and adjusting to technical, regulatory, and budgetary requirements. This stage ensures that the design is both visionary and viable.

**Detailing and Accessibility Planning:** With a finalized design concept, we focus on detailing and planning for accessibility, ensuring that every element of the design is considered and executed with precision and care.

Our approach to design for this development is thoughtful and intentional, aiming to create spaces that are not only beautiful and functional but also sustainable and inclusive. By prioritizing context sensitivity, user-centricity, environmental responsibility, and innovative accessibility, we strive to contribute positively to the built environment and the lives of those who will inhabit and interact with our spaces





27. Proposed site plan

## Layout

House A is situated in a location similar to the existing dwelling, albeit with an adjustment. The dwelling has been straightened on the site, repositioned to the left and narrowed to facilitate a wider access road.

Presently, vehicular access to the garage is between 65 Crescent Road and Brookside Mansions, necessitating the use of a right of way over Brookside Mansions. The proposed access remains in the same location, but the road is widened to comfortably accommodate vehicles without encroaching upon the right of way. This modification not only enhances space but also ensures safer ingress and egress for the residents of Brookside Mansions.

The modified streetscape will maintain its character within the broader neighbourhood context, considering the varying distances between properties and the numerous access roads along Crescent Road.

The front curtilage of the proposed dwelling has street facing planters and an enclosed timber bin store, a vast improvement to the informal arrangement currently utilised

Parking facilities are positioned towards the rear of the site, a placement previously accepted without objection by the Local Planning Authority (LPA) in the previous planning application.

Hedging to the east will provide a visual and acoustic buffer between the proposed parking bays and the garden of number 63 Crescent Road.

Houses B and C are strategically positioned in the area of the site with the highest elevation. This placement ensures that the Finished Floor Level (FFL) of the new properties lies above the flood zone, mitigating any potential risk to future occupants.

This placement also allows for the maximum distance from the brook and the large broadleaved deciduous trees, addressing previous comments by the LPA's ecology team regarding maintaining an 8-meter distance between the brook and the rear elevation, which has been duly adhered to. Furthermore, the siting of these dwellings allows for generous rear gardens, exceeding local policies.



28. Aerial image of properties rear of 78 Crescent Road



29. Aerial image of properties rear of 40 Leicester Road

It is noted that the Local Planning Authority (LPA) did not raise objections to the detached nature of the two dwellings in the previous application. The separation of Houses B and C facilitates visual distinction and provides a vista between the two dwellings, contributing to the overall harmony and aesthetic appeal of the development.

The Residential Design Guide does not specify minimum distances between new dwellings and neighbouring amenity spaces, only facing windows to prevent overlooking and to maintain privacy. Recent planning approvals in the vicinity have been used as guidance on what is considered acceptable in this regard.

New dwellings to the rear of 78 Crescent Road (18/0615/FUL) are situated approximately 1.2m from the rear gardens of number 60, 62 and 64 Margaret Road. Similar distances are observed to the rear of 37 and 39 Leicester Road (15/02838/FUL), with a 2m offset from the boundary. These nearby examples provide guidance for acceptable distances between new dwellings and neighbouring amenity spaces, showing the appropriateness of the proposed placement.

Furthermore, the design includes a stepped front elevation at the first floor, with the section closest to the boundary being

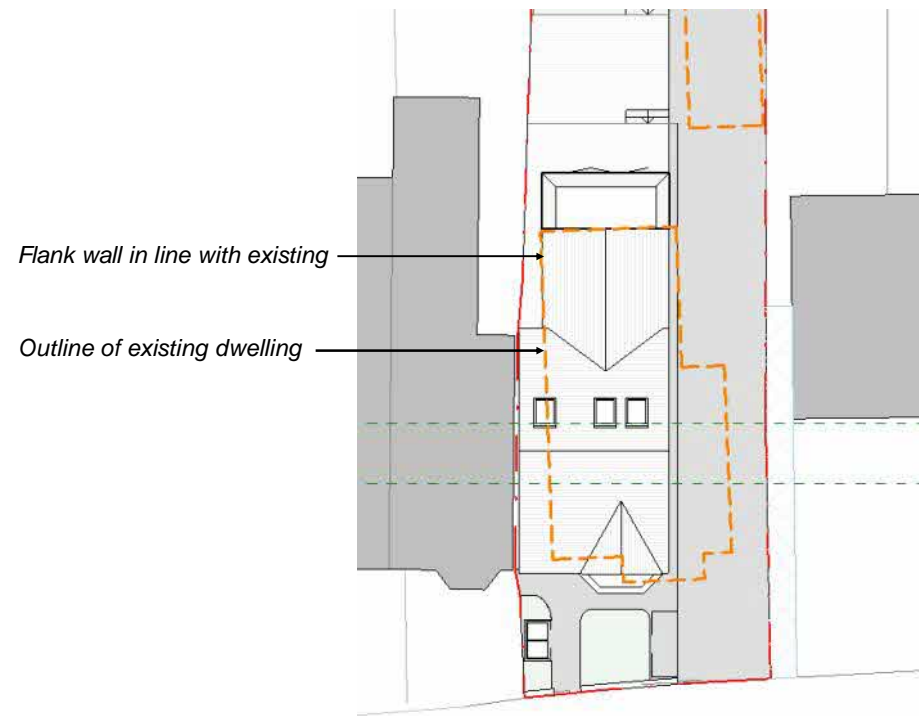
4.7 meters wide. This contrasts with the 11-meter wall of the properties behind 78 Crescent Road, and the 10.2 meters of 41a Leicester Road, presenting a reduced bulk compared to other approved applications in the vicinity.

An additional consideration is the impact on overshadowing, but due to the sites orientation, the gardens of Brookside Mansions are to the south, mitigating this possibility.

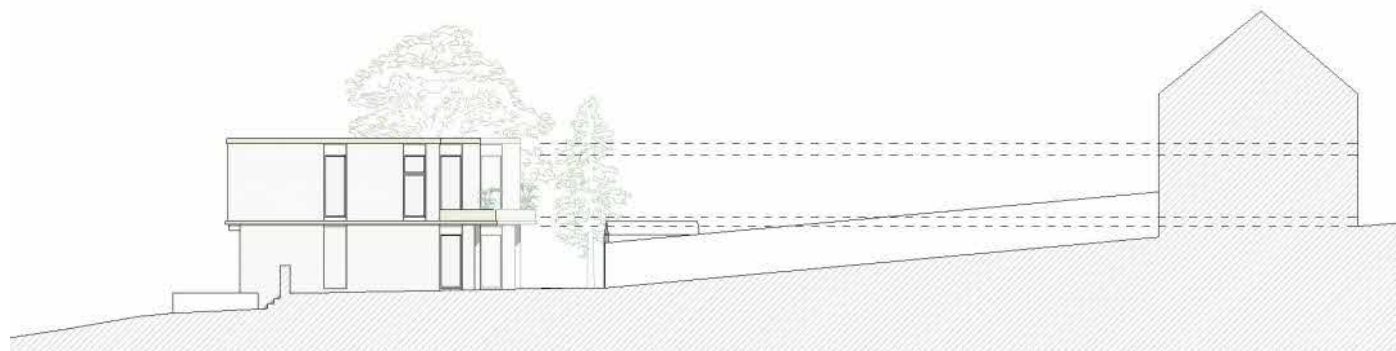
The Residential Design Guide specifies a minimum distance of 21m between properties with facing windows and 10.5m to neighbouring gardens. The proposal is in compliance with no facing windows below these distances. Objections were raised in the previous application regarding facing windows on the south (front) façade, regardless of height, due to perceived overlooking, such features are not part of the current application.

The properties have been staggered, allowing the introduction of flank windows with suitable outlook to the front bedroom. This also enhances the overall aesthetic appeal of the development.





30. Site plan highlighting scale of House A



31. Site section indicating change in site level

## Scale

House A, while slightly narrower, is of similar scale of the current property. The front portion of House A is located closer to number 63, but this section of flank wall has no facing windows on either property so will not have any adverse impact. Past the recessed section of rear façade of number 63, the design steps away from the boundary, aligning with the existing dwelling to preserve the established distance. Maintaining the current distance effectively addresses the Local Planning Authority's previous concerns about potential sense of enclosure from the habitable rooms of number 63. The ground floor rear extends beyond, but to a depth appropriate under Permitted Development.

Additionally, the ridge of House A is intentionally designed to align with that of number 63, ensuring consistency in the streetscape.

In response to the Local Planning Authority's concerns regarding the mass and bulk of the previous proposal, particularly related to the roof form and its contribution to the perceived massing, the revised design incorporates a flat roof. This roof, planned as a green sedum roof, aims to reduce the overall height and visual impact of the development.

The proposed height is set at 6 meters, aligning with the height of newly approved properties behind number 78 Crescent Road (application 18/0615/FUL), which the LPA found

acceptable. The site's natural slope positions the new dwellings by approximately 2.8 meters, around one storey, compared to Brookside Mansions, mitigating concerns over dominance.

Internal floor-to-ceiling heights are proposed at 2.5 meters, in accordance with the London Plan, ensuring ample living space as illustrated on the front elevations. The internal floor area and bedroom sizes also meet these standards, offering comfortable living conditions.

The buildings, with a proposed width of 7.2 meters, occupy 54% of the site's width. This is comparatively low against the area's typical development pattern and other developments at the rear. Such a proportion ensures that views extend beyond the proposed structures to the surrounding trees, maintaining visual connectivity with the natural environment.

Concerns highlighted in the previous delegated report with regards to the flank wall's lack of detailing, which contributes to the appearance of bulk, have been addressed by introducing windows. Further detailed design aspects will be managed within the scope of remaining reserved matters. The strategic separation between dwellings and staggered facades lead to an articulated facade that diminishes the overall bulkiness, complemented by high level planning along the façade.



32. Aerial image of application site and surrounding area showing primary and access roads



33. Swept Path Analysis

## Means of Access

The proposal utilises the existing access and vehicular crossover, with a modification to widen the vehicular access road. This adjustment will more comfortably accommodate vehicles, enhancing spatial efficiency and ensuring safer ingress and egress for Brookside Mansions residents.

The access road conforms with the broader context and established pattern of the area, which already accommodates similar proposals. Supporting our proposal, an aerial image demonstrates the number of access roads within the vicinity, many of which are positioned directly adjacent to flank walls of existing developments

At No.1 and 1A Brookside Mansions, flank windows—previously detailed in our Design and Access Statement—do not serve habitable rooms and are accustomed to exposure from vehicular, pedestrian, and refuse movements. Although an increase in activity is anticipated, these windows are not associated with sensitive uses.

To further address potential impacts, an acoustic fence is proposed to ensure acoustic separation and minimise noise disturbance. This barrier will also provide a distinct physical division between the new access road and Brookside

Mansions, underscoring a commitment to the residents' comfort and privacy.

## Refuse Collection

A refuse store is proposed within the front drive of House A, within proximity to Crescent Road appropriate for collection day. A refuse store is proposed to the rear for House B and House C, with a temporary location allocated closer to the street for collection days. Refuse stores will be sized in accordance with Barnet's Waste and Recycling Guidance document.

## Transport and Parking

Each dwelling will have dedicated parking spaces, in line with policy. Planting and soft landscaping has been proposed to integrate them into the overall scheme and wider streetscape.

The width of the driveway and turning radius will meet or exceed local standards, allowing for the safe and smooth movement of vehicles on the property.

A swept path analysis has been conducted via Invarion path tool to ensure adequate manoeuvrability and acceptable turning circles.





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34- ML House by *elementarchitecten*  
 35 - Telegraph & MICA  
 36- Mill Valley by Jonathan Feldman



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## Other matters

### Flood Risk

A comprehensive flood risk assessment, conducted by Aegaea, has been undertaken to guide and evaluate the design, prioritising the safety and resilience of both the proposed development and the adjacent land.

The previous application received objection for the lack of flood water compensation, this has been addressed within the Addendum provided by Aegaea.

The search criteria for the Sequential has been conducted a second time, 5 months apart, and have found no reasonably available alternative sites suitable for housing the proposed development.

For detailed information, refer to the comprehensive flood risk assessment, Sequential and Addendum provided.

### Hardstanding

The new vehicular access will be constructed with permeable paving or a gravel to maintain natural watercourse and surface runoff.

The new patio areas to Houses B and C would be constructed to allow water to drain between, also maintaining the natural watercourse.

### Ecology

The Ecology assessment has been updated to provide additional information with regards to ecology including an expanded assessment area. The proposal sits over 8m from the edge of the brook, as suggested by the LPA's Ecological Consultant.

For further information, refer to the Ecological Review by Kenneth Coyne.

The proposal intends to incorporate biodiversity measures including soft landscaping, a green sedum roof and planting across the façade.

### Materials

Materials are a reserved matter, however, the final intention is to achieve a balance of texture, tone, and familiarity, selecting brick stone and render along with integrating green horizontal and vertical planes.

### Accessibility and Inclusivity

Each dwelling will be designed to meet or exceed local accessibility standards, ensuring that the development is inclusive and welcoming to all members of the community.



## Conclusion

We believe that the proposal to reconstruct number 65 Crescent Road and construct two new residential buildings to the rear aligns with the current planning policy.

The proposal presents a considered contextual response to the street, accounting for the scale, layout and means of access.

The design principles ensure a high-quality development that will enhance the local area housing stock proposing sustainability & accessibility, while providing much-needed housing.