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London Borough of Barnet
Planning and Building Control
2 Bristol Avenue - Colindale
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Date: 02/04/2024

Re: Roof extension involving side and rear dormer windows, roof-lights to all elevations, increase of ridge height and formation of new crown roof to facilitate a loft conversion. Garage conversion to playroom. RESUBMISSION of approved applications ref: 21/3608/HSE & 18/4102/HSE & 15/04099/HSE.

Project: 34 Uphill Road, London, NW7 4PP

Dear Sirs:

The application site consists of a large detached residential property which has had historical extensions carried out to premises as part of the host property. The application is for roof extension and loft conversion to main roof space of the premises as new extension plus garage conversion to habitable areas of current dwelling family house.

The property defined as a family unit had planning permission for residential extension under reference **21/3608/HSE & 18/4102/HSE & 15/04099/HSE** in 2015 & 2018 & 2021 but as no works were carried out and proposal is aimed to reapply for similar scheme to resubmit the approved scheme for residential extension. The resubmission is made by replicating approved scheme without any variation.

The site is located in a residential street with large dwellings and provision for extension to development to create large family house will still retain the usage of premises as C3-use. The proposed scheme is for alterations to current dwelling which has been extended in the past to benefit from large rear gardens and as agreed with local council confirming the location and site constraints can meet Barnet Planning Policies for Housing (SPG7) and Barnet Development Management Policies plus the units designed to meet SPG-5 policies for residential extensions.

The proposal for the site which is in Barnet Region and the applicant agrees to all CIL-Levy and Section 106 agreements required for the planning application approval. The proposal for extension to self-contained residential unit to comply with DM01 policy as demonstrated on proposed floor plans provides designated residential accommodation at

suitable residential building. The property is at main residential street and adjacent to BUS STOP at top of the main road with short walking distance to site and therefore it will not be harmful to surrounding areas. The proposal meets Barnet's Local Plan (2012), Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, CS15 and also Relevant Development Management Policies: DM01, DM02, DM09, DM17.

The unit has allocated bin storage at enclosed private access area with collection accessibility from main highway for the residential and commercial units. Proposal is to retain existing waste storage which is located at the front access road of site. The scheme is retaining the means of access to development from main front access defined as current site condition means of access to the residential unit.

The proposal from original submitted approved application schemes remain unchanged and meet site constraints in order to address officers' concerns. Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,



R. Lakani

Director

Re: Roof extension involving side and rear dormer windows, roof-lights to all elevations, increase of ridge height and formation of new crown roof to facilitate a loft conversion. Garage conversion to playroom. RESUBMISSION of approved applications ref: 21/3608/HSE & 18/4102/HSE & 15/04099/HSE.

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DESIGN ACCESS STATEMENT:

AMOUNT:

The property defined as a family unit had planning permission for residential extension under above reference in 2015 & 2018 & 2021 but as no works were carried out and proposal is aimed to reapply for similar scheme to resubmit the approved scheme for residential extension. The premise is a detached single dwelling house located at the centre of the Uphill Road – Mill Hill which is predominately a residential street.

The EXISTING areas of the premises as follows:

Residential Building: Net internal floor area:

Ground Floor Level: 271m-sq

First floor level: 177m-sq

The PROPOSED areas of the premises as follows:

Residential Building: Net internal floor area:

Ground Floor Level: 271m-sq

First floor level: 177m-sq

Loft floor level: 89m-sq

The changes to site will be limited to loft conversion as new 2nd floor level & ground floor garage conversion level only as proposed new extensions and associated works. The proposed floor internal areas use remains unchanged under proposed scheme as C3-use for a single dwelling house. The rear garden designated to house provide gross area: 1251.0m-sq

LAYOUT:

The proposed scheme for resubmission of approved scheme to carry roof extension to form large family dwelling of C3-use will provide each room to benefit from maximum outlook and daylight plus ensuite to each designated bedroom of the new unit to meet environment policies. The internal areas are configured to provide suitable residential usage to serve occupants and in keeping with adjoining properties and also to compliance with Barnet Council's Planning guidelines. The kitchen and utility and dining area to ground floor & upper floor areas are providing a large residential accommodation as open plan living.

The designated areas for each designated bedroom provide modern living accommodation with areas defined on proposed plans to meet larger living accommodations than required by local planning policies and nation policies. The internal access stairs and access routes will be retained in principal and have independent access areas to designated family unit alongside elevations to meet planning policies SPG-17 & DMP17 & SPG-5 to ensure a single access door from main road which is defined in current condition and remain unchanged for proposed scheme to serve the family unit. The most critical design strategy for this project is to keep uniform elevation to development in matching with neighbouring sites. Due to the size, siting and orientation of the proposed extensions it is not considered that the amenities of any neighbouring resident would be impacted to a level of detriment.

SCALE:

The proposal for internal alterations and proposed rear extensions to replicate approved scheme as per decision notice in for residential extensions under reference **21/3608/HSE & 18/4102/HSE & 15/04099/HSE** in 2015 & 2018 & 2021 but as no works were carried out and proposal is aimed to reapply for similar scheme to resubmit the approved scheme for residential extension that meet policy DM01 & DM09 & DMP. The proposed scheme which was approved under planning approval schemes.

The proposal is in keeping to approved scheme. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers.

LANDSCAPING:

The current premises defined as large residential single dwelling house with large rear garden to be remain unchanged and used for single dwelling. The premises is also benefit from front soft landscape and drive

APPEARANCE:

The application site is situated within the residential Area. The application property occupies a large plot and features an architectural style unique in its own merits. The proposal will retain all key features of premises and all new extensions to be designed in keeping with Barnet Policies (SPG-5 & SP-7) plus in line to adjoining premises. The proposal for rear extensions as per approved previously will be set subordinate to main premises.

USE:

The existing site is used as C3-use single dwelling house. The proposal to retain the premises as large single dwelling family unit and meet local policies set out by Barnet Council. The proposal will retain the use as single dwelling family house as C3-use.

ACCESS:

The building will be designed with energy efficient electrical lights and also sufficient amount of internal insulation to be provided to give the thermal conductivity of the structure in compliance to Building Control Guidelines.

All new windows to be double glazed and in compliance with Building Regulation for thermal capacity (Min U-Value to be 1.6 for windows) and in keeping with Listed Building and Heritage conservation area compliance. The doors to be fire checked and all designated areas to have smoke detectors that are connected to independent circuits. The structure will be constructed in compliance by Building Control, in order to enhance the life time of the building and also to retain a stable structure. The floors & entrance level will be designed to be in compliance for usage of ambulant person's accessibility under part-M. New parking spaces and cycle storage designed to meet Barnet Policies

The scheme designed to meet fire regulations and to meet Barnet Planning policies.

SUSTAINABLE STATEMENT:

The proposed development designed to meet Local Plan Policies for Sustainable Design and Construction.

The proposal to carry rear extensions the existing premises and construction of new part loft conversion and roof extensions to the house as C3-use unit will have new water meter designated to new unit as means of water efficiency measures. The proposal for designated flats to have water filter allocated as part of heating system and also it will incorporate water saving measures to comply with Regulations 36(2)(b) of Part-G 2 of the building regulations in order to ensure that maximum of 105 litres of water is consumed per person per day.

The construction design to incorporate recycling surface water recycling by diversion of roof rain water to refill the toilets for flushing as means of water efficiency measures to meet Building Regulations Part-H.

The designated residential dwelling will be constructed in compliance with Ambulant Accessibility. The entrance door to flats will have level door threshold for access. The upper floor flats to have access via stairs with risers at 170MM and goings of 250MM to meet ambulant accessibility and to compliance with Building Regulations Part M4(2).

The dwelling will have carbon dioxide emission with reduction percentage of 25% in accordance with policies 5.2 and 5.3 of the London Plan (2015) and in compliance with Part-L.

The windows will be manufactured with white frame and double glazed clear unite, 4mm clear – 20mm worm edge spacer – 4mm Low E: (Soft coat) – Argon to match original window features.

CONSTRUCTION METHOD STATEMENT FOR NEW DEVELOPMENT

Site construction notes:

- It is recommended that a mechanised road sweeper should be made available on call to attend the site within 3 hours if necessary.
- It is recommended that freight operators and hauliers are FORS accredited.
- Display of statutory notices in accordance with current legislation is required
- Staff are encouraged to use public transport.

Statement:

- (a) The site parking is designated along the main rear access via main Road with provision of off on site and meter parking.
- (b) The designated storage of site material and plants are defined at rear amenity area which provides adequate access and at no disturbance to adjoining sites and set away from boundary lines.
- (c) The new construction to have protective scaffolding with sheeting as means of dust protection during the construction. All cutting of material (timber, bricks & etc.) to be within new development to avoid any disruption to Adjoining Sites.
- (d) The site do not require any significant demolition works and predominately site clearance of internal areas and debris and therefore has no significant noise pollution to adjoining sites. The Noise Pollution from general construction development anticipated between 40 to 38db within restricted working shifts, since the major works involved brick works and timber material. The working hours are restricted between 08.00AM till 18.00PM Mondays to Fridays and 09.00AM till 13.00PM on Saturdays. No construction works to be carried out outside these hours and no works to be carried out on Sundays or Public Holidays. All deliveries to be restricted between the agreed working hours stated as Main Construction Working Shifts and all works within Local Council's By-Laws.
- (e) Any pneumatic drills or noisy instruments should be muffled in order to keep the noise to a bare minimum.
- (f) Whole of the works referred to this Project shall be carried out in conformity with the regulations and requirements of the Building Regulations, and the requirements and Bye-Laws of all of any other properly constituted authorities, including the District Surveyor/Building Control Officer, and shall be executed in a proper and workmanlike manner in sound and suitable materials in accordance with the terms of this project, to the reasonable satisfaction of the District Surveyor and Planning Approval, in accordance with the current Brent Council Environmental Health Section Construction Site Guidelines. Provide wheel

- washing system by means of manual cleaning the vehicle tyre (all vehicles) prior to leaving site.
- (g) The site upper level where works will be carried out to be fully hoarded and fences provided with only single entrance gate into & out of site. Provide signage to the main entrance, defining the name of contractor and details plus all relevant contact numbers.
 - (h) Provide main scaffolding with screen to the new development. The scaffolding is to be alarmed at all times when not in use and any ladders required should not be left unlocked at night. The scaffolding is to be removed as soon as works are completed so as not to cause any nuisance to the Adjoining Owners. The site to benefit from full-time security with 24-hours contact number stated at the main front signage. All first aid provided on site and all staff to be trained to comply with Construction Logistic and Health + Safety measures applicable to the development. Name and details of Construction Manager to be available as means of contact at all times (24-hours availability). All access and exit from site via single gates and approved by site security.
 - (i) No material to be burnt on site and all skips and wastes to be allocated at designated part of site and collected and cleared from site when necessary within restricted working hours.
 - (j) The development site must have adequate water supply at all time, so that any dust from site can be dampened down during dry periods.
 - (k) The Main Contractor must ensure that all roads are to remain free from mud; debris associated with the construction site and should be cleaned via a road sweeper at all times.
 - (l) Any waste or muck away Lorries leaving site to be sheeted. Cutting operations using grinders should have water suppressant either attached to the grinder or an operative is to use water and a hose pipe during cutting operations preferably away from existing buildings. The developer must ensure that they follow the Mayor of London's best practice guidance during construction & demolition in relation to dust.
 - (m) The site has no contaminations and confirmed as a historical residential site to upper levels and under proposed works do not require any excavation or foundation and therefore it is NOT expected to contain any contaminants
 - (n) All works for services to be carried out by licensed and approved contractors with certifications to be provided upon completion of works for all services in compliance with Building Regulations.

DEMILITION & CONSTRUCTION METHODOLOGY CONTENTS

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1.0 Scope of works:

- Demolition of Existing House roof space
 - Internal Soft strip
 - Erection of Scaffold to both boundaries as necessary
 - Removal of slates.
 - Removal of roof trusses.
 - Demolition of dwarf supporting internal roof space walls.

2.0 Sequence and method of works:

Preparation

- Before work commences all operatives MUST have attended a site specific induction and been briefed and signed the appropriate RAMS for the works.
 - Operatives will attend a daily safety briefing to be familiarised with the daily site activities and risks.
 - A permit to work will then be issued to the works supervisor.
 - Before any work commences operatives will fence off the work area using crowd barriers with the appropriate signage.
- Demolition Works
 - Internal Soft Strip

Upon receipt of confirmation that all statutory services feeding the building have been terminated an initial soft strip removal will take place. This will involve the removal of all loose items such as:

Furnishings
Lights
Plumbing
Radiators
Doors
Carpets

- Erection of Scaffold

As part of our working method and Party wall protection independent scaffolds will be erected to both sides of roof ends, extending for the whole length and height of the existing building. These scaffolds will have working platforms integral to them for accessing and demolishing both the Chimney stacks and the gable walls down to eaves level.

- Removal of slates & roof coverings.

Before commencing any works a physical exclusion zone will be established along the elevations to the north and south of eaves in case any materials fall off the roof.

Access to the roof will be gained from the Gable end scaffolds.

An operative will drill and fix three mechanical anchors into the main wall and screw in a scaffold eyelet (one top, one middle, & one bottom of the wall). The operative will then lift scaffold tube into the eyelets so it projects above the roof by approximately 1 metre, a second tube will be fixed to the other end of the building and a leading edge line will be installed between the tubes from the Gable end scaffolds.

Operatives will then access the roof from the scaffold ensuring they are wearing a harness and are clipped on to the leading edge before stepping off the scaffold.

A mobile scaffold tower will be erected below the roof to rescue any operatives that fell through the roof.

Once the operatives have accessed the roof they will strip the roof tiles by hand from the ridge to the eaves, the tile will be dropped off the gable end of the roof into a physical barrier off drop zone.

Once all the tiles have been removed the battens and felt will be removed once again working from the ridge down to the eaves, working from the centre of the roof back towards the gable end.

- Removal of roof trusses

The next step will be to remove the roof trusses, the slinger signaller will access the ridge of the roof truss using a mobile scaffold tower truss and sling the truss to the excavator in accordance with the lift plan and schedule SOCL.

The excavator will then take the load and an operative will then free the roof truss from the walls by breaking around them using an electric breaker, or cutting through the truss (ensuring they do not compromise the strength of the main truss). The roof truss lifted to the ground to cut into pieces using a reciprocating saw, the timber will then be manually loaded into the timber waste skip.

- Removal of 1st floor timber for works to loft level and new stairs.

Firstly, a full exclusion zone will be established below and operatives will remove and dispose of the plasterboard to the soffit in the plasterboard waste skip, access will be via mobile scaffold towers, which will later be used as crash decks.

To remove the floor boards a trained and competent operative will erect a mobile scaffold to rescue any operative the fell through the joists on the harness.

The floor boards will be removed and passed down through the joists to an operative on the floor below, the operative will work from the north end working back to the south moving the leading edge back as they progress, and moving the crash deck beneath the work area as they progress.

Once all floor board have been removed the remaining trusses can be removed.

The slinger signaller will access the floor truss using a mobile scaffold tower truss and sling the truss to the excavator in accordance with the lift plan and schedule SOCL.

The excavator will then take the load and an operative will then free the trusses from the walls by breaking around them using an electric breaker, or cutting through the truss (ensuring they do not compromise the strength of the main truss). The roof truss lifted to the ground and cut into pieces using a reciprocating saw, the timber will then be manually loaded into the timber waste skip.

3.0 Personnel

All operative must hold a valid CSCS card.

All Plant Operatives must hold a valid CPCS card.

1 Supervisor

1 Engineer

4 Demolition Operatives

4.0 Plant Resources:

Petrol Saw

Small tools

Ladder's

Heras Fencing.

20 Ton Excavator

5.0 Personal protective equipment (PPE)

Minimum PPE requirement for all HCL employees, sub-contractors and visitors;

Colour Coded Hard Hats (Black for Supervisor, GREEN for First Aider, ORANGE for Slinger/Signaller).

Safety boots.

High visibility waistcoat.

Gloves.

Safety spectacles

Goggles to suit (Breaking/Cutting).

Hearing Protection to suit (Breaking/Cutting).

6.0 Access and egress

Access and egress routes are not to be interfered with, altered or removed by unauthorised personnel in any way. All routes are to be kept clear and tidy at all times. All routes are subject to change at short notice. Access routes are in place for operatives and tradesmans protection, use them and look after them. As per above method all demolition areas must be physically fenced off with appropriate signage at all times when demolition is in progress.

All mobile scaffold towers to be erected by trained and competent operatives, and inspected and tagged on a weekly basis.

7.0 Environment

No work to be carried out outside of the recognised work hours (Mon-Fri 8am-6pm, Sat 8am-1pm). Drip trays must be used beneath all plant, and emptied into appropriate COSHH container on a regular basis to ensure they do not overflow.

All plant and emission producing equipment will be well maintained and serviced to keep noise and emissions to a minimum. All COSHH items will be stored in a suitably ventilated stores or COSHH Box and disposed of appropriately, where required spill kits will be in place. Dust must be kept to a minimum and suppressed if necessary. Where it is possible waste materials will be recycled.

Waste Management

Main Contractor will comply with site rules regarding waste including the removal of redundant and waste materials to designated skips at regular intervals. This will also help keep the 'place of work' tidy and reduce slips, trips and falls. Where it is possible waste materials will be recycled.

8.0 Work at height and excavations

The Work at Height to this task is limited access over the wall initially using ladders. A trained and competent operative will install the ladder access if required.

All harnesses to be inspected before use and on a weekly basis, all operatives to have undergone Harness training. If there are any requirements specific to site, they will be fully communicated to the workforce as part of a 'Specific Operations Control Sheet' and attached to this document.

9.0 Monitoring

The Supervisor will monitor the work throughout each working shift.

Primus Management will take conditional photographs before works commence, and if anything gets damaged during the works.

Project Manager will monitor works at regular intervals throughout each working shift.

10.0 Emergency procedures

All site induction emergency procedures retained at site management office.