

# DESIGN AND ACCESS STATEMENT

Site Address: **221 Hale Lane  
Edgware, HA8 9QF**

Project: **Demolition of the existing  
garage and construction  
of two-storey side extension  
, internal alterations,  
construction of new  
front/side wall/metal  
fence, and automated  
metal gate**

**April 2024**



## CONTENTS

- 1.0 INTRODUCTION
- 2.0 PLANNING HISTORY
- 3.0 AMOUNT
- 4.0 PROPOSAL
- 5.0 DESIGN
- 6.0 SUSTAINABILITY STRATEGY
- 7.0 WEST MANAGEMENT
- 8.0 ACCESS
- 9.0 LANDSCAPE
- 10.0 CONCLUSION

## 1.0 INTRODUCTION

This planning, Design and Access Statement has been prepared by IMAGE Architecture Limited to support a Planning application on behalf of our client. The application concerns a two-storey, 3-bed semi-detached dwelling situated on the south side of Hale Lane in Edgware, HA8 9QF. The property is not located in a conservation area and is not listed. It is built using traditional materials such as brick and render.

The applicant owns the property, which is currently classified as a residential. The property incorporates; Garage, Lounge, dining, kitchen and conservatory on the ground floor and 3 bed and family bathroom on the first floor.

The proposed plan includes alteration to the layout with addition of guest room on the ground floor and two extra bedrooms with en-suites on the first floor



FIG.1 - AREIAL VIEW

## 2.0 PLANNING HISTORY

We have undertaken a review of Barnet Council's online Planning Register in respect of the proposed development site and note the following submitted applications:

**Reference: 15/02960/HSE**

Address: 221 Hale Lane, Edgware  
Proposal: Single storey side infill extension  
Decision: Approve subject to conditions  
Date: 15 July 2015

**Reference: W01918**

Address: 221 Hale Lane, Edgware  
Proposal: House conversion into 2 No flats  
Decision: Approved  
Date: 20 June 2006

**Reference: W01918A/03**

Address: 221 Hale Lane, Edgware  
Proposal: Single storey rear extension  
Decision: Approve subject to conditions  
Date: 23 July 2003

## PRE-APPLICATION ADVICE

Prior to this application, pre-application advice was sought for Demolition of a garage and construction of two storey side and loft extension, conversion of the house into HMO and we met case officer Mr Daniel Wieder in the Council Offices on 26 February 2024 to discuss the scheme.

During the meeting we have decided not to proceed with change of use to HMO and subsequently issued a new two storey side extension to the house and received the report **Ref. 24/8020/QCD** dated 20 March 2024.

The current submitted scheme has taken into account the feedback provided. The proposed two-story side extension is now positioned half the width of the house, approximately 2.0 meters away from the boundary line.

### 3.0 AMOUNT

- Plot area is approximately 387.0 Sq.m
- The total GIA for existing house is 166.2 Sq.m
- The total GIA including proposed extensions is 246.4 Sq.m

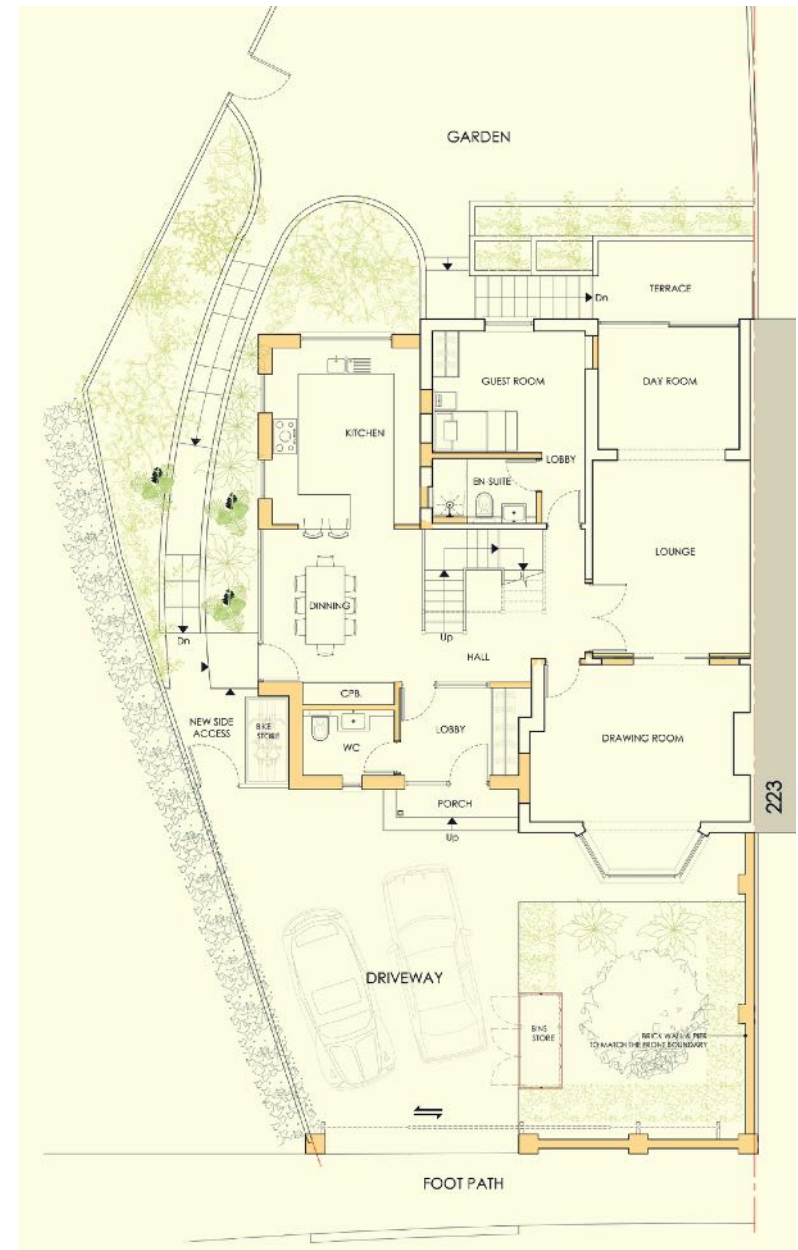
### 4.0 PROPOSAL

The applicant intends to demolish the current garage and replace it with a new two-story side extension, aimed at expanding the ground floor area and adding bedrooms on the first floor.

The rear garden, measuring approximately 114.6 square meters, will be accessible through the existing side gate and new front gate externally and directly from the proposed dining room and original conservatory/dayroom.

No changes to access to the site are proposed so the existing forecourt entrance/exit continue to be used the same way as it currently is.

Even with the proposed alterations, the existing garden space will be preserved, both at the front and rear of the property. To complement the surrounding area, local materials and architectural forms will be utilised to imbue the extension with character and blend seamlessly into the environment.



PROPOSED GROUND FLOOR PLAN

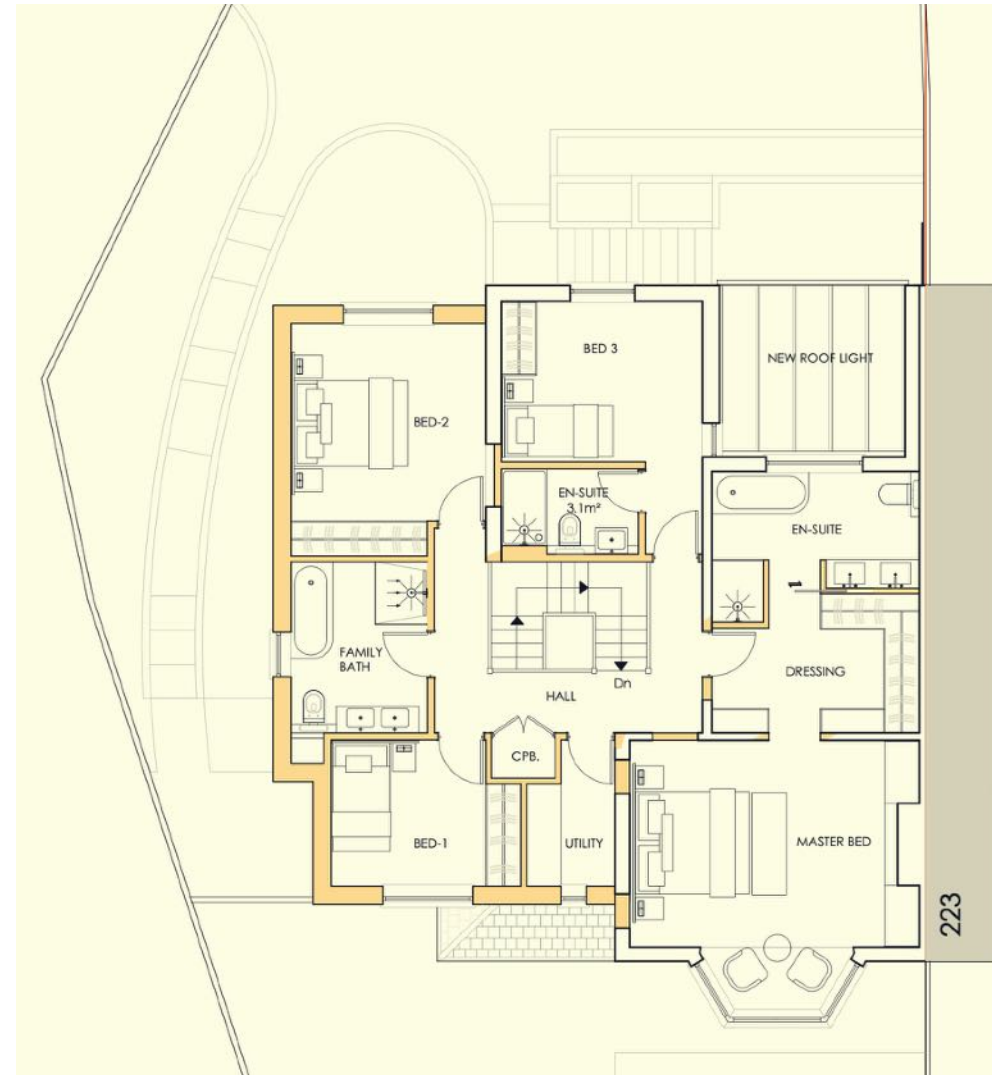
## 5.0 DESIGN

The proposed extension has been meticulously designed to seamlessly blend with the existing property and surrounding buildings, ensuring minimal impact on the outlook of neighbouring residences and preserving the overall appearance and character of the street scene. Given the property's location on a corner site, the anticipated impact of a side extension is expected to be minimal.

To maintain consistency with the current aesthetic, pitched roofs are recommended for the new extensions, harmonising with the style of the existing property. The proposed floor plans are tailored to offer enhanced layout and facilities, featuring ample clear glazing to provide a pleasant outlook.

Furthermore, the extension will facilitate direct side access to the rear garden through the dining room, along with the addition of a new side entrance. The incorporation of a wet room with a walk-in shower in the ground floor guest bedroom aims to provide convenience, especially for elderly or less mobile residents.

In terms of elevational treatment, rendering with clay plain roof tiles is proposed to elevate the style and character of the building.



PROPOSED FIRST FLOOR PLAN

## 6.0 SUSTAINABILITY STRATEGY

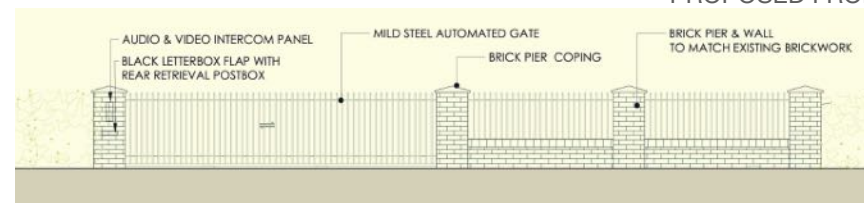
The proposal presents an opportunity to construct a new extension building in accordance with both the Building Regulations and London-wide planning policies concerning sustainability. This endeavour will entail measures aimed at reducing water usage, ensuring accessibility, and minimising carbon dioxide emissions.

All structural components, encompassing walls, floors, roofs, and windows, will adhere to the U-values stipulated by current building regulations. Hot water provision will be facilitated by a condensing boiler boasting an SEDBUL efficiency band A rating. The forthcoming extension will be erected utilising responsibly sourced materials to the greatest extent possible.

The existing external wall will be insulated to enhance energy efficiency, complemented by the installation of photovoltaic solar panels on the roof. These proposed extensions and alterations are meticulously designed to achieve elevated levels of energy efficiency, embodying a commitment to sustainable development. We firmly believe that these modifications constitute a substantial enhancement to the existing structure, consequently leading to significantly reduced energy consumption for household operations.



PROPOSED FRONT ELEVATION



PROPOSED FRONT WALL/GATE

### 7.0 Waste Management

Waste and recycling bins will be conveniently provided in the kitchen within a spacious storage unit. The proposed unit will boast an 80-liter capacity, featuring 2 x 32L compartments and 2 x 8L compartments, all within a cabinet size of 600mm.

Furthermore, the waste, recycling, and green bins will find their place in a wooden storage unit situated in the driveway, aligning with the proposed plan. This setup ensures a direct and efficient pathway from both the main entrance and side gates through the dining room to the designated bin storage area.

The storage facility will accommodate one 1100-liter waste bin, one 1100-liter recycle bin, and one 1100-liter green bin, all crafted from sturdy and durable timber. Equipped with two double swing doors, the storage unit provides easy access to the bins, supplemented by a front face opening for added convenience.



PROPOSED REAR ELEVATION



PROPOSED SOUTH EAST ELEVATION



### 8.0 Access:

This property is privately owned and there are no issues with accessibility. The current access to the main building will remain the same, and a new extension will be built and create a generous size side access to the rear garden.

The main entrance to the property remains almost in the current location but more generous and inviting. The porch entrance will also be retained in the same location and there will be two off-street parking spaces available on the driveway. There is no controlled parking on Highview Gardens, which is located almost opposite the property. The property is located in a sustainable area and benefits from regular public bus services within a minute's walk on both sides of Hale Lane (Fig 1&3). It is also within a short walking distance of just 6 minutes to shops (Fig.2). Edgware underground station is within a 14-minute walk.

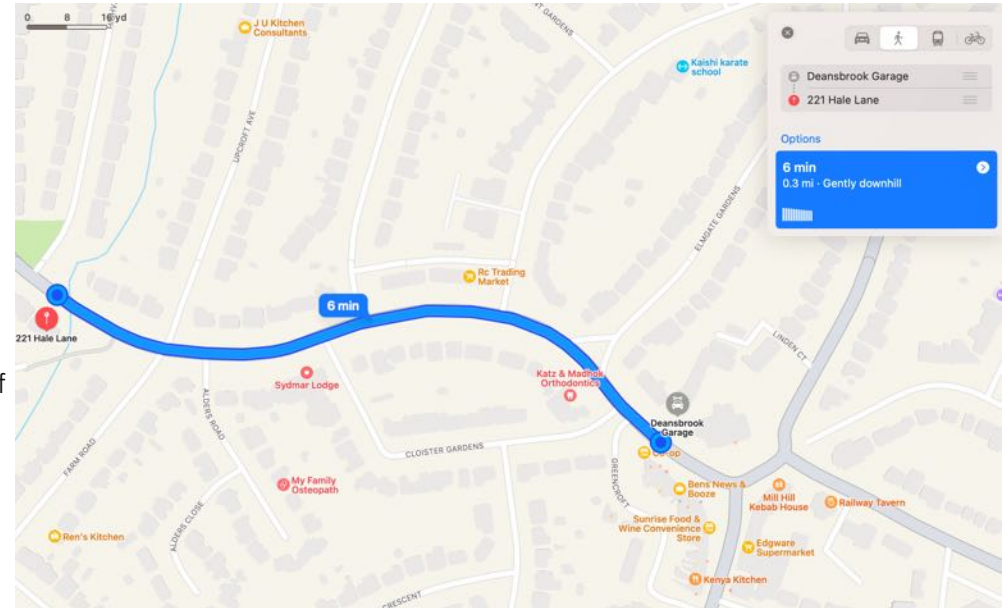


Fig.2



Fig.1

3 No. secure and lockable cycle parking is proposed, located at the side of the proposed extension, behind the side entrance gate.

The storage unit is made of strong and durable timber and features double door and top door for ease of access to the storage.

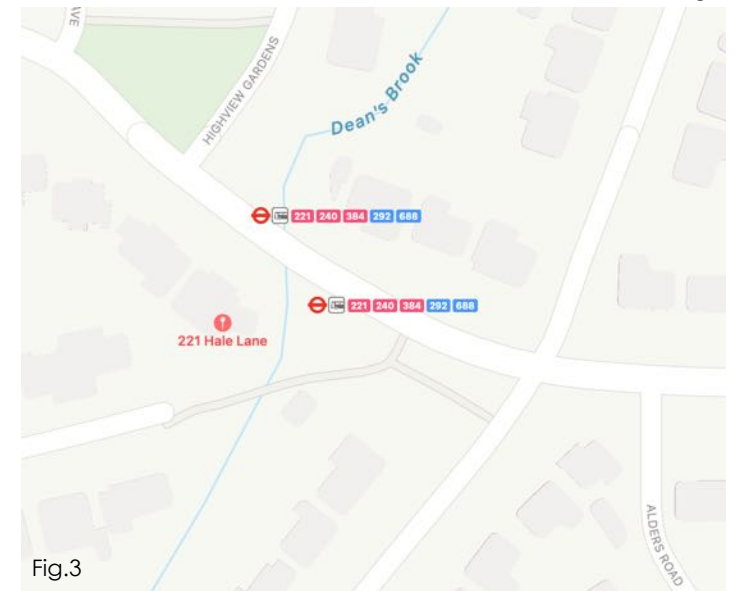


Fig.3

## 9.0 LANDSCAPE

The current driveway will remain unchanged according to the plan, though additional planting, including hedging, will be added to the side and front to enhance semi-privacy for the front garden. To bolster property security, a new front wall or metal fence, along with an automated gate, is proposed. Existing high-quality vegetation will be preserved and pruned as needed to minimise any potential negative impacts on biodiversity.

The existing spacious garden boasts a terraced area. Following the demolition of the garage and the creation of new side access during the construction of the side extension, additional planting is recommended to mitigate water runoff on the side. New shrubs and climbers will be introduced in the rear garden against the fences, where currently there is no planting.

Furthermore, specific measures will be implemented to enhance biodiversity, including planting native species, establishing wildlife habitats, and incorporating sustainable drainage systems. As part of this effort, Photinia 'Red Robin,' a dense, medium-sized evergreen shrub with a compact, upright habit, will be planted in a single row at intervals of 0.4m, eventually reaching a height of 2.0m.



REAR GARDEN

## 10.0 CONCLUSION

The design and planning undertaken for this application demonstrate that the new extension can be integrated into the site without overshadowing its character.

We are confident that the proposed extension aligns with relevant national and local planning policies, including those outlined in the Local Development Policies, Core Strategy Policies, and Supplementary Planning Guidance Documents. The proposed development is deemed suitable for the location and does not constitute an intrusive form of development.

It also aids the Council in fulfilling its statutory equality and diversity obligations while adhering to pertinent local planning policies regarding housing needs, transport accessibility, and high housing standards, all without compromising the character of the surrounding area. We believe that the accompanying drawings and Design & Access statement comprehensively outline the proposals.

The proposal is not anticipated to detrimentally impact the living conditions of neighbours and will minimally affect the character of both the existing building and the proposed extension.

The scheme's commitment to high-quality construction, finishes, security, and long-term sustainability is expected to make a positive contribution to the area throughout the lifetime of the dwelling.

IMAGE Architecture Limited welcomes ongoing consultation with the appointed officer during the processing of this application to promptly address any emerging issues.