

# Mulroy

23042-PH2 – 13 Fairlawn Avenue, London, N2 9PS

## **Design & Access Statement (Householder Application)**

Application for the refurbishment and extension of an existing end terrace house at 13 Fairlawn Avenue.

23042-PH2-A30-001-P2

Ref: 24/1585/HSE



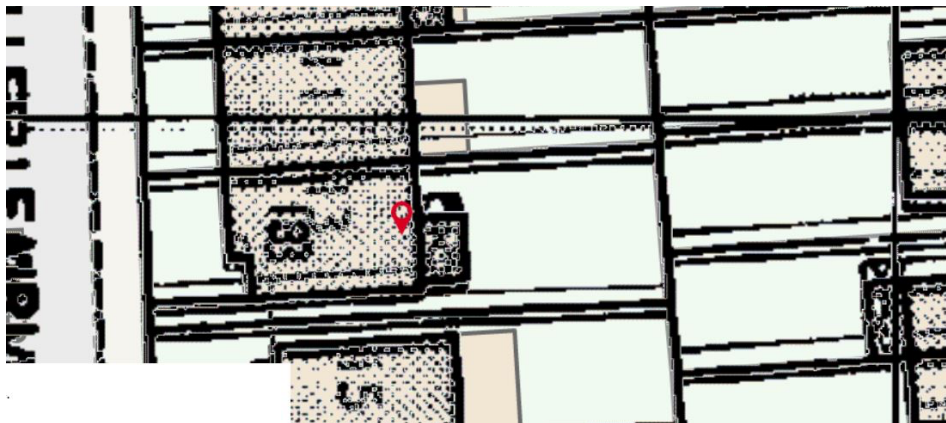
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## 1.0 Project Summary

- 1.1 The applicant has employed Mulroy Architects as the Lead Consultant. Mulroy Architects are a small, locally based practice with meaningful experience working with residential projects across North London, including within the Borough of Barnet.
- 1.2 The site is located on Fairlawn Avenue, a largely residential street featuring several properties with a variety of rear and loft extensions, including the immediate neighbour at no. 15.
- 1.3 We are proposing a full-width single-storey rear extension comprising of an open plan kitchen and living space to better suit the needs of the family. We are additionally proposing to enlarge 1no. window to the rear elevation and replace 1no. window to the side elevation.

## 2.0 Previous Application

- 2.1 This proposal was developed in compliance with permitted development regulations, extending no further than 3000mm from the rear elevation of the house, not wider than the existing width of the house and with a roof height no taller than 3000mm from ground level. These parameters were decided based upon our assumption that the existing rear veranda is not considered an original part of the house.
- 2.2 Following our application for a Lawful Development certificate on 08/03/2024 (application reference PP-12871269), we were advised on 05/04/2024 by planning officer Christian Gonito that our proposal would be considered unlawful as the veranda is considered an original part of the house according to LB Barnet's historic map records (shown below), meaning that our proposal would extend beyond a side elevation of the property thus not meeting the standard for permitted development. As such, we were advised to submit this application for full planning permission.



- 2.3 Our proposal for the rear extension remains unchanged from our permitted development application in terms of scale, massing and materiality. We maintain our belief that this proposal is respectful to neighbours' amenity and to the design of the existing house.

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## 3.0 Planning Policy

- 3.1 We believe this proposal adheres to the criteria laid out in the London Borough of Barnet's Local Plan and Residential Design Guidance.
- 3.2 The extension sits further back than the neighbouring extension at no. 15 and extends a negligible amount further than the existing conservatory at no. 11. As such, we believe that the size of the extension will not negatively impact the neighbours' garden amenity or lighting levels. This is in line with point **14.4** of Barnet's residential design guidance, regarding 'ensuring that the extension does not significantly impact on people's enjoyment of their own home or garden', as well as point **14.22**, making specific reference to rear extensions.
- 3.3 We believe the extension is harmonious with and subordinate to the design of the original house. Proposed external finishes are identical to the existing and there are no planned alterations to the front of the house, which retains its' historical character. Alongside the main extension we have proposed to alter the first-floor rear fenestration, enlarging a bathroom window to align with one adjacent, creating a tidier elevation. Although our proposal is more contemporary in style, we have made effort to ensure that the glazing is symmetrical and has a neat and clean appearance – we believe this is a significant improvement on the currently disjointed appearance of the property's existing rear elevation. As such, we believe that the design is in abeyance with points **14.8**, **14.9** and **14.10** of Barnet's residential design guidance, regarding the harmony and materiality of proposed extensions.
- 3.4 The extension has a depth of 3 metres from the original house (point **14.21**) and still allows for a good-sized garden with minimal loss of planting (point **14.22**).

## 4.0 Built Precedent

- 4.1 There are a number of properties on Fairlawn Avenue which have carried out works of a similar nature. These include:
- 10 Fairlawn Avenue – 'Single storey rear extension. Roof extension involving rear dormer windows to facilitate a loft conversion' – ref. 15/04719/HSE – Approved with conditions – Householder planning application
  - 9 Fairlawn Avenue – 'Single storey rear extension following demolition of existing conservatory, replacement rear elevation windows and new decking to the front and rear. Roof extension involving rear windows and juliette balcony' – ref. 18/3166/192 – deemed lawful – Permitted development application
  - 24 Fairlawn Avenue – 'Single storey rear extension' – ref. 17/0700/HSE – Approved with conditions – Householder planning permission
- 4.2 All three of these examples include full-width single storey rear extensions. No. 24 is of particular note as it is also an end terrace property.

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## **5.0 Submitted Documentation**

5.1 Alongside this Design & Access Statement the following drawings have been submitted:

23042-PH2-3-000-P2 [Location Plan]

23042-PH2-3-001-P2 [Block Plan]

23042-PH2-3-002-P2 [Site Photographs]

23042-PH2-3-010-P2 [Existing & Proposed – Ground Floor Plan]

23042-PH2-3-011-P2 [Existing & Proposed – 1<sup>st</sup> & 2<sup>nd</sup> Floor Plans]

23042-PH2-3-012-P2 [Existing & Proposed – Roof & Site Plans]

23042-PH2-3-020-P2 [Existing & Proposed – Front Elevation & Section A]

23042-PH2-3-030-P2 [Existing & Proposed – Side & Rear Elevations]

## **4.0 Conclusion**

Due to the reasons laid out above, we believe that this proposal meets the standard laid out by the London Borough of Barnet and should be recommended for approval.