

Design and Access Statement



31 West Heath Avenue, London, NW11 7QJ

PROPOSED RAISING OF EXISTING CROWN ROOF & RIDGE HEIGHT BY 500MM.

Introduction

The site relates to a three-storey detached dwelling house located on the south side of West Heath Avenue, within the Childs Hill ward. The surrounding area is primarily residential comprising of semi-detached and detached properties, as well as apartment blocks of varying architectural form and style.

The property is not within a conservation area and is not a locally or statutory listed building.

The proposed change has been designed to remain in keeping with the architectural style of the existing building. The proposed alteration integrates well within the context of the

existing building with regard to scale, layout and materials, thus enhancing its use and appearance.

The proposed alteration has been noted in this document and are shown on the submitted application drawings. The proposed alteration to the house will make a positive contribution to the use of the house by the new owner-occupiers of the building and to surrounding area.

Relevant Policies

It is understood that the below policies are relevant to the proposal:

National Planning Policy Framework and National Planning Practice Guidance

The London Plan (2021)

Barnet's Local Plan (2012)

Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, CS9, CS14.

Relevant Development Management Policies: DM01, DM02.

Barnet's Local Plan (Reg 22) 2021

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

Sustainable Design and Construction (2016)

Planning History

Ref: 24/0969/HSE -2024

Part single, part two storey rear extension

Permission granted.

Ref: CO7721A - 1998

Single storey rear conservatory extension

Permission granted.

Ref: CO7721 – 1982

Single storey front and rear extensions

Permission granted.

Pre-application Report

Ref: 23/8300/QCG

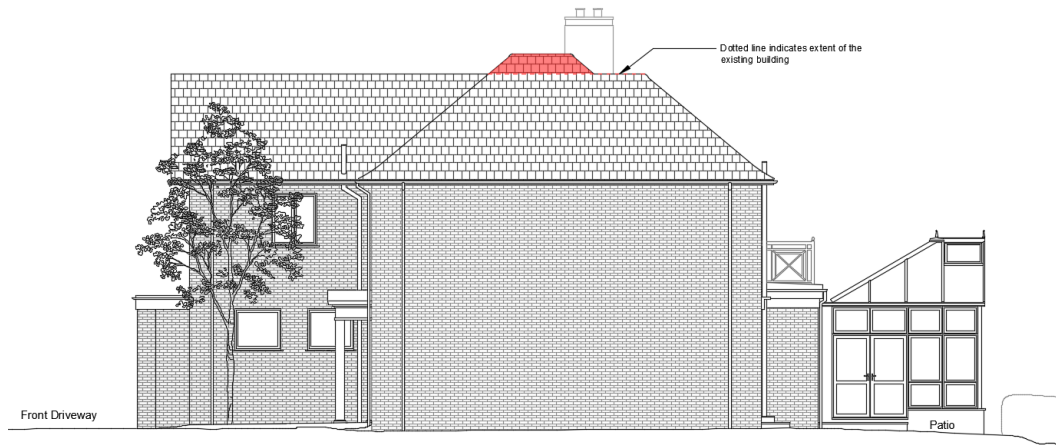
Dated: 01/12/23

Proposal

The property is a residential-detached single-family house and will continue being used as a single-family dwelling house. This is in line with other properties in the street and no change of use is proposed.

This application proposes the crown roof be raised 500mm from the existing. The raised roof will benefit the occupiers, providing a more usable living space.

The proposal recognises the importance of protecting the appearance from neighbouring properties, which is why the roof is proposed to be raised by only 500mm.



Side elevation showing the extent of the raised crown roof.

Scale and Appearance

The raising of the roof will be discreet and will be executed in high quality matching materials. They have been designed to respect the integrity of the existing building.

Access

Due to the nature of the proposal the existing access to the house at ground level from the street will not be affected in any way. The entrance in and out of the site will remain the same.

Conclusion

Overall, we trust that the proposal here submitted is respectful of the original dwelling and the surrounding area and will not make a negative impact on the street scene. The change proposed is sympathetic to the local aesthetic and will thus improve the overall appearance of 31 West Heath Avenue as opposed to disturbing or damaging the property. It has been sought that the changes made will protect the dwelling's heritage, context and history whilst allowing the property to see its full potential as a home in the 21st Century.