
Planning Architecture



Design & Access Statement

310 Mays Lane,
Barnet, EN5 2AH

14 March 2023

PROPOSAL SUMMARY

This Design and Access Statement has been prepared on behalf of our client to support the installation of a roof and enclosing the existing storage to become a more usable storage space at the rear of 310 Mays Lane, Barnet EN5 2AH, located at the Arkley end of Mays Lane. The proposed is a minor amendment as the changes are in keeping with the existing character of the building, and the flat roof will not be seen given the height will remain the same.

The property is Known as Brethren's meeting room and falls within green belt. The site consists of a large car parking and the main building.

SITE AND SURROUNDING AREA

The application site comprises the Meeting Hall that is detached, brick built single storey property accessed via a secure gated entrance located on 310 Mays Ln, Barnet EN5 2AH. The property has a large car parking lot, an out building and a plant room at the back of the site. The site offers good transport with train links around Barnet and into central London. High Barnet underground station is 1.1 miles away, which provides access to various locations in London via the Northern Line. The location is easily accessible by road, with both the A1 and M25 just a short drive away.



Figure 1 – Photo of the site – Shows The Brethren's Meeting Room

The proposal seeks to enclose the rear storage space that has existing walls covering the area, with the provision of walls to enclose the space by having bricks match the building for continuity, and installation of a flat roof, the height will remain as existing.



Figure 2

— Mays Lane

— Shelford Road

Site



SITE PHOTOGRAPHS



Figure 5 – View facing rear of the property showing the uncovered planting area.



Figure 6 – View facing the side of the property.



Figure 7 – View of car parking lot

ASSESSMENT

Principle of Development

The proposed development aims to provide internal storage for the main building that is protected from weather, it is located externally to not affect the existing building. As seen from the Proposed Elevations, the change is not visible as the shell will remain as existing with minor alterations.

Internal Layout

The proposed development maintains the integrity of the internal layout while enhancing the layout to work with the existing site conditions.

Scale and Appearance

The proposal does not increase the height or massing of the existing building, the infill of walls will provide continuity of the building.

Access

Access to the application site will be retained.

Landscaping

The site conditions will remain as existing.

Car Parking

The current car park lot will remain as existing.

CONCLUSION

As seen from the drawings and details mentioned, the proposed work is minor and does not create any major external changes, the use will be for the main building and not be overbearing to the local character.

The infill of walls will seamlessly harmonizes with the surrounding character.