

DESIGN & ACCESS STATEMENT

WESTBROOK, BARRINGTON ROAD N8 8QS

Demolition of existing non-original two storey rear closet wing extension and single storey static caravan.

Erection of two storey side/rear extension and rear roof dormer extension.

Associated internal and external alterations.

PLANNING APPLICATION ISSUE

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1.0 Introduction

This planning application is for the demolition of the existing non-original two storey rear closet wing extension and single storey static caravan building and the erection of a new two storey rear extension and rear roof dormer extension.

2.0 Existing Building and Site

Westbrook, Barrington Road is a 4 bed, 2 storey detached early 20th century residential building on Barrington Road near the junction with Palace Road and near the south-west corner of Priory Park. The building is a single-family dwelling. The property is neither in a conservation area and nor is it a locally listed building. The building is situated in Muswell Hill Ward.

Barrington Road is a residential street of two storey houses with a curved layout. The curved layout gives rise to the houses taking the form of short terraces with irregular gaps between the terraces. Many of these gaps have been infilled with either garage or single storey side extensions.

The southern boundary of the site abuts the rear gardens of properties on Palace Road. To the north of the site is The Cottage, Barrington Road, a two storey residential building. The flank elevation of The Cottage does not include any windows which directly face the application site.

The original main body of the house is accessed via the front entrance garden / driveway from Barrington Road. A non-original closet wing extension is attached to the rear elevation. This rear extension projects 5.7m from the rear wall of the main house.

The ground floor of the house includes three reception rooms as well as kitchen and bathroom spaces. The first floor includes three bedrooms and a bathroom to the main part of the house and a further bedroom accessed from within the rear closet wing extension. The loft space is accessed via a hatch from the first floor landing of the main part of the house.

The front elevation of Westbrook is composed of red facing brickwork the timber sash windows. The elevation includes decorative painted render details above the ground floor windows and front door, over the curved brick arches above the first floor windows and along the line of the first floor window sills. There are also decorative brick details to the projecting bay and below the roof eaves. The front entrance includes a small slate clad porch on painted timber brackets. The main sloping roof is also slate clad.

The flank and rear elevations and chimney stacks are in buff coloured brickwork. Windows are painted timber sashes with curved red brick arches over. The rear elevation includes an unsympathetic non-original two storey closet wing extension with a combination of buff brick walls and timber weatherboard cladding to the ground floor, with the first floor within a mansard roof clad in slates and corrugated metal with a corrugated metal roof over.

The rear garden is access via a side entrance gap through a timber gate behind the off road parking space in the front garden area. There is an existing single storey panel clad, static caravan building adjacent the rear closet wing extension.

The rear garden is generally grassed and planted and includes a group of small trees/shrubs adjacent the boundary with no.38 Palace Road and a larger near the rear boundary to the eastern end of the site.

3.0 The Proposed Design

The application proposals are in summary as follows:

- Removal of non-original two storey rear closet wing extension and single storey static caravan.
- Erection of two storey side/rear extension and rear roof dormer extension.
- Associated internal and external alterations

The owners of Westbrook, Barrington Road wish to alter the internal layout of their house at ground, first and roof levels to provide improved living accommodation in a layout that is more suited to the scale of the house, and modern living standards.

It is proposed to remove the non-original two storey rear closet wing extension and single storey static caravan. A two storey side and rear extension is proposed to extend the living and kitchen spaces on the ground floor and the bedrooms on the first floor. A second floor rear roof dormer extension is proposed to create a new master bedroom suite.

The proposed side extension will be set back 2.6m from the front wall of the house and will project 2.5m from the flank wall, leaving a minimum 1m gap to the northern boundary with The Cottage. The rear extension will project 7.6m from the rear wall of the main house, approximately 2m further than the depth of the existing rear extension. The proposed width of the extension on the ground floor will be 7.6m. The rear / side extension will be finished in buff brickwork to match the existing brickwork, terminating in a brick on edge parapet to the rear closet wing extension.

External windows and doors to the front and flank walls of the side extension will be in painted timber to match the existing to the main house. Patio doors and glazing to the rear extension facing on to the rear garden will be in slim frame powder coated aluminium. A small single storey plant enclosure volume is proposed against the flank wall of the rear extension clad in standing seam zinc.

The internal layout of the house will be partially reconfigured to create a revised arrangement of reception spaces to the front, and a new kitchen/family room, utility room and boot room to the rear and side. A secondary entrance is proposed in the side extension via the boot room.

A new internal staircase is proposed to access the upper floors. The first floor will contain four bedrooms and associated bathroom and en-suites. Bedroom 3 is proposed within the first floor volume of the new rear/side extension. The built volume of the rear/side extension will be finished in buff brickwork with a slate clad pitched roof on the flank and front walls attached to the main house.

The first floor level volume beyond the rear wall of the main house will be set in from the flank and rear walls in order to create a roof terrace facing out over the rear garden and accessed from bedroom 3 and the first floor stair landing. The rear extension volume for bedroom 3 will be 6.4m from the rear wall of the main house and 4.4m wide and finished in standing seam zinc with a flat roof over as a contemporary reinterpretation of the mansard form of the first floor to the existing rear closet wing extension. Slim frame powder coated aluminium frame terrace doors/windows are proposed facing out on to the first floor roof terrace. The rear and side edges of the roof terrace will be enclosed by the brick parapet wall of the ground floor building volume with a glass balustrade to the set back connection on the south facing wall of the extension where it connects to the rear wall of the house.

The new internal staircase will extend up to the second floor rear dormer roof extension which will contain the master bedroom suite and a small inset roof terrace. The proposed rear dormer will be set in from the southern edge of the roof behind the existing chimney stack, back from the roof eaves, and will finish below the existing roof ridge level. The dormer will be clad in vertical zinc panels with a flat roof, and with slim frame powder coated aluminium frame windows and terrace doors. The roof terrace edge will be finished with a glass balustrade guarding.

It is proposed to extend the existing front bay window projection upwards in to a gable roof form which is more typical for existing buildings along Barrington Road and in the surrounding area and in order to increase the usable area of the roof space. Low profile rooflights are proposed to the front roof slope.

4.0 Impact on Neighbouring Properties

The proposed extensions have been designed in order to minimise any potential impact on the amenity of neighbouring properties. As noted in section 2 above there are no windows in the two storey main flank elevation of the existing property The Cottage to the north of the application site. The single storey closet wing of The Cottage contains small windows to kitchen and bathroom spaces only. Windows and doors in the flank elevation of the proposed side and rear extension will all be to non-habitable rooms (utility room, boot room, bathroom and en-suite).

The proposed depth and width of the rear / side extension has been designed in order to not infringe the 45 degree line from windows to habitable rooms of the existing property The Cottage to the north of the application site. There is a small incursion in to the 45 degree line of the first floor staircase window but it is not considered that this will have any adverse impact on neighbouring amenity.

The closet wing of the existing property The Cottage contains small glazed windows to kitchen and bathroom spaces in the flank wall facing the boundary with the application site. Given the distance between the closet wing and the proposed rear/side extension and the height of the proposed extension it is not considered that there will be a significant adverse impact on the amenity of the neighbouring property.

The proposed first floor roof terrace will be set a minimum of 17.5m from the rear walls of the properties at no's 34 and 36 Palace Road. The southern boundary will continue to be heavily screened by the existing trees/shrubs that will be retained. As such we do not consider that there will be any adverse impact on the amenity of the neighbouring properties to the south of the application site.

5.0 Use, Layout, Scale, Appearance

Use:

The property use will be retained as a dwellinghouse.

Layout:

The proposed extension will provide additional high quality living and bedroom accommodation. This and the other proposed internal and external alterations will assist in adapting the accommodation to better suit the needs of the family, current circumstances, and lifestyle.

Scale:

The proposed side extension and alterations to the front bay projection (in to a gable form), which will be visible in the street scene, will be in keeping with the scale and proportions of the host building. The proposed rear dormer extension will be set in from the sides of the existing roof edge to the southern end of the roof and from the end of the extended pitched roof to the northern end. The rear closet wing dormer will be slightly wider and longer than the existing closet wing but the first floor element will be of a similar scale as the existing and will be in proportion with the overall scale of the host building.

Appearance:

The proposed side extension and alterations to the front bay projection (in to a gable form), which will be visible in the street scene, will be in keeping with the materials and details of the host building and other similar buildings in the surrounding area. The proposed rear closet wing and dormer extensions will be in a high quality sympathetic contemporary style that will sit comfortably against the host building and within the vernacular of rear extensions in the vicinity. New materials will be of a high quality and will match those found in the existing building and in similar contemporary extensions in the surrounding area.

6.0 Access Statement

The application site currently contains a dwellinghouse. The existing primary and access to the building will remain unaltered via the existing front entrance door. A secondary entrance is proposed in the flank wall of the side extension. Level threshold access will be provided and the new staircase will comply with the relevant building regulation standards.