

Barnet London Borough Planning,  
North London Business Park,  
Oakleigh Rd S,  
London  
N11 1NP

Dear Sir / Madam:

**RE:     Roof extension involving hip to gable, rear dormer window, 3no front facing rooflights and  
1no side gable window**

**9 OLD FOLD VIEW, BARNET EN5 4EA**

We wish to submit information to support the permitted development application outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS & DOCUMENTS

286-EX-010-00 SITE LOCATION PLAN  
286-EX-011-00 SITE BLOCK PLAN  
286-EX-012-00 SITE PHOTOS  
286-EX-100-00 EXISTING GROUND FLOOR PLAN  
286-EX-101-00 EXISTING FIRST FLOOR PLAN  
286-EX-102-00 EXISTING LOFT FLOOR PLAN  
286-EX-103-00 EXISTING ROOF PLAN  
286-EX- 200-00 EXISTING SECTION AA  
286-EX-300-00 EXISTING FRONT ELEVATION  
286-EX-301-00 EXISTING REAR ELEVATION  
286-EX-301-00 EXISTING SIDE ELEVATION  
286-10-100-00 PROPOSED GROUND FLOOR PLAN  
286-10-101-00 PROPOSED FIRST FLOOR PLAN  
286-10-102-00 PROPOSED LOFT FLOOR PLAN  
286-10-103-00 PROPOSED ROOF PLAN  
286-10- 200-00 PROPOSED SECTION AA  
286-10-300-00 PROPOSED FRONT ELEVATION  
286-10-301-00 PROPOSED REAR ELEVATION  
286-10-301-00 PROPOSED SIDE ELEVATION  
THIS PLANNING, DESIGN AND ACCESS AND HERITAGE STATEMENT  
CIL FORM

## PLANNING AND DESIGN AND ACCESS STATEMENT

### LOCATION

The application site is a semi-detached family home situated in a residential area in West Barnet. The site is not listed, nor is it within a conservation and the council have not identified the property as being of any architectural merit.

### SITE ANALYSIS

The site consists of a semi-detached, two-storey single family dwelling with separate garage, a small front garden and a large rear garden. A narrow driveway lies along the west side of the site leading to two semi-detached garages to the rear, one of which belongs to our site and the other to the neighbouring property, Number 7 Old Fold View. This driveway also gives direct access to the rear garden. Internally, the existing dwelling consists of x3 bedrooms, a family bathroom, a kitchen, a dining room, a reception room and a front and rear garden.

Externally, the property remains as original at the front with a red brick façade in running bond, red shingle detailing on the bay, white UPVC windows, an arched brick lintel with plaster detailing and a clay tile roof. The side elevation includes similar facing materials but an alternative metal frame window with glazing bars on the upper floor.

At the rear, a full width conservatory has been constructed with brickwork side and rear dwarf walls and UPV windows with some curved glazing bar detailing. A number of concrete steps give access from the rear of the property down to garden level.

The rear garden is predominantly lined with timber fencing to give privacy. A small canopy extension to the rear of the garage has a been built with timber cladding finished to the solid wall and soffit.

### LOCAL DEVELOPMENT

A number of neighbouring properties along Old Fold View have implemented their permitted development rights and carried out a hip to gable conversion and installed a rear roof dormer. The properties and any associated permitted development applications are outlined below;

- 38 Old Fold View (23/1799/192)

Roof extension including hip to gable, rear dormer window with juliette balcony, 2no. front facing rooflights and side gable window

- 13 Old Fold View (23/1751/192)

Roof extension involving hip to gable, rear dormer window, 3no front facing rooflights and 1no side gable window

- 14 Old Fold View (21/4531/192)

Roof extension involving hip to gable, rear dormer window and 3no front facing rooflights, 1no side gable window

- 7 Old Fold View (21/3213/192)

Roof extension involving hip to gable, rear dormer window with juliette balcony and 2no front facing rooflights and new side gable window. Changes to side fenestration

- 40 Old Fold View (19/4922/192)  
Roof extension, including part hip to gable, 2no. rooflights to rear roofslope and 3no. rooflights to front roofslope
- 17 Old Fold View (19/0618/192)  
Roof extension, including hip to gable, rear dormer with juliette balcony, and 2no. rooflights to front roofslope. Insertion of new rooflight to ground floor rear flat roof
- 46 Old Fold View (15/06678/192)  
Extension to roof including hip to gable end and rear dormer window with Juliet Balcony
- 64 Old Fold View (15/04085/192)  
Roof extension involving hip to gable and rear dormer window to facilitate a loft conversion. 2no Velux windows to front roof slope
- 5 Old Fold View (15/01034/192)  
Hip to gable roof extension with 1no. rear dormer window and 3no. front facing roof light to facilitate a loft conversion
- 18 Old Fold View (14/07818/192)  
Roof extension involving hip to gable, 1 No rear dormer window with Juliet balcony and 2No front facing rooflights to facilitate a loft conversion
- 63 Old Fold View (B/05160/14)  
Rear dormer to facilitate hip to gable loft conversion
- 3 Old Fold View (B/00188/14)  
Extension to roof including hip to gable end, rear dormer window and rooflights to front elevation to facilitate a loft conversion and erection of front porch.
- 66 Old Fold View (B/02368/13)  
Extension to roof including rear dormer and roof lights to all elevations to facilitate a loft conversion.
- 51 Old Fold View (B/02036/12)  
Roof conversion with hip to gable to both sides, rear dormer with juliet balcony and 3No. front rooflights to facilitate a loft conversion to existing bungalow.
- 47 Old Fold View (B/02951/10)  
Extensions to roof including hip to gable extension, rear dormer and rooflights to front roof slope to facilitate a loft conversion.
- 49 Old Fold View (B/02238/10)  
Hip to gable and rear dormer window to facilitate a loft conversion. Single storey side extension behind existing garage.
- 60 Old Fold View (N02932C/07)  
Loft conversion incorporating rear dormer window.
- 56 Old Fold View (N02732A/05)  
Hip to gable and rear dormer window to facilitate a loft conversion.
- 52 Old Fold View (N11148)  
Loft conversion with side dormer.

## DESIGN PROPOSAL

The existing hip roof is proposed to be converted to a gable roof with clay tiles to match the existing roof tiles. A double glazed aluminium frame window is proposed on the side of the gable end with obscure glazing to ensure no risk of overlooking but to allow natural light and ventilation into the stairwell.

A new dormer is proposed to be installed on the rear elevation, clad in clay roof tiles to match the existing roof and is proposed to have a flat roof. The proposed dormer is set back by 30cm from the eaves and 40cm from the ridge of the roof and set in from the gable end and party wall.

Double glazed aluminium windows are proposed on the rear of the dormer to allow natural light and ventilation into the bedroom and bathroom.

3x double glazed aluminium frame rooflights are proposed on the front elevation, flush with the roof to allow for natural light and ventilation into the stairwell and bedroom.

In accordance with permitted development legislation, the total volume of the hip to gable conversion and the proposed dormer is under 50 cubic metres and is calculated as below;

Hip to Gable

$$(4.6 (w) \times 8.4 (d)) / 2 = 19.32$$

$$19.32 (\text{Area}) \times 3.3 (h) / 3 = \mathbf{21.25}$$

Dormer

$$(2.65 (h) \times 6 (w) \times 3.65 (d)) / 2 = \mathbf{29.02}$$

Total Volume

$$21.25 + 29.02 = \mathbf{49.88 \text{ cubic metres}}$$

Matching massing, materiality and fenestration can be found on neighbouring properties including the adjacent neighbour at 7 Old Fold View ensuring it is in keeping with the local character and within permitted development rights.

## CONCLUSION

We believe that the proposals set out in this application comply with permitted development legislation and represent a balanced development of the site, and do not negatively impact the property, neighbours or the character of the local area.

Yours faithfully,

HANNAH GREEN

FOR AND ON BEHALF OF Mutiny Architecture Ltd.