

REAR OF 63 HODFORD ROAD, LONDON NW11 8NL

DESIGN & ACCESS STATEMENT

JANUARY 2021

ARCHITECTED

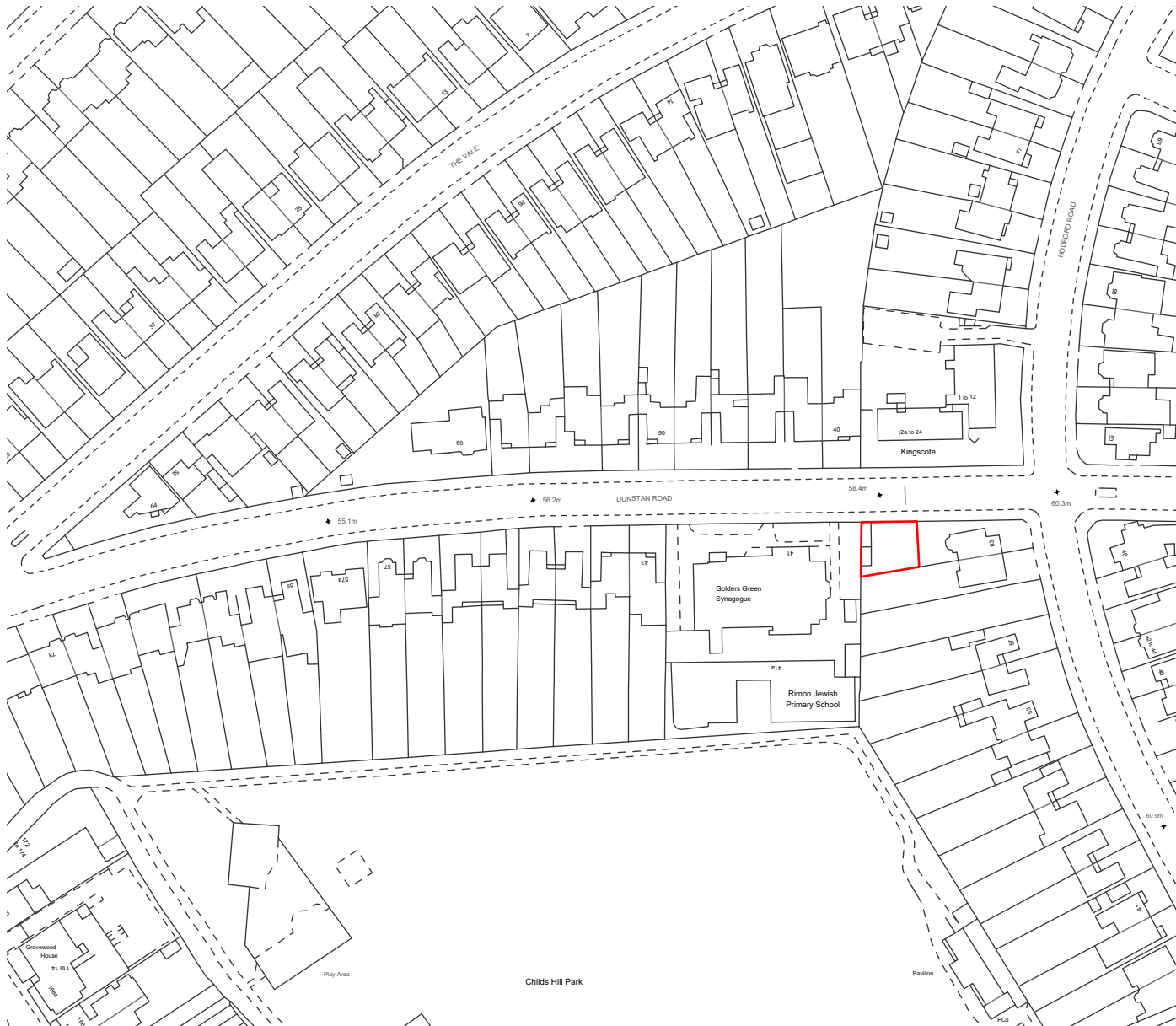
1. INTRODUCTION
2. EXISTING
3. PROPOSED
4. CONCLUSION

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1. INTRODUCTION

1. INTRODUCTION

LOCATION



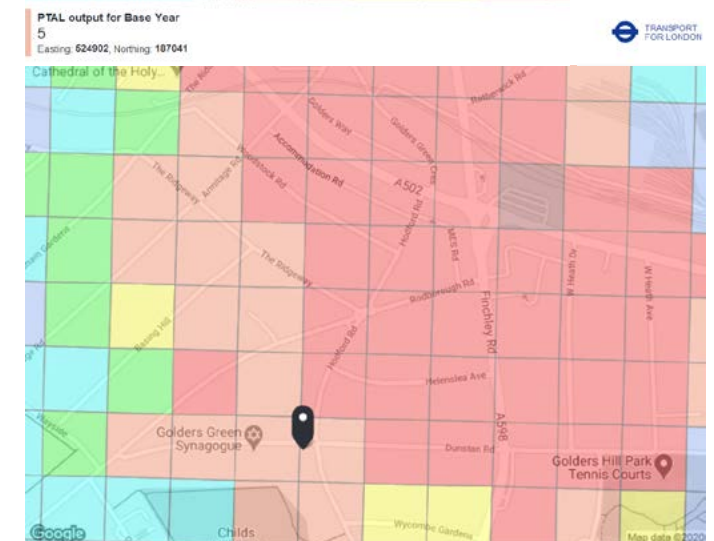
This design and access statement relates to the land to the rear of 63 Hodford Road, London NW11 1BL.

The site lies 0.3 miles (7 minutes walk / 3 minutes cycle) south-west of Golders Green Station.

A PTAL rating of 5 applies to the site, with excellent access to local amenities, health services and educational establishments.

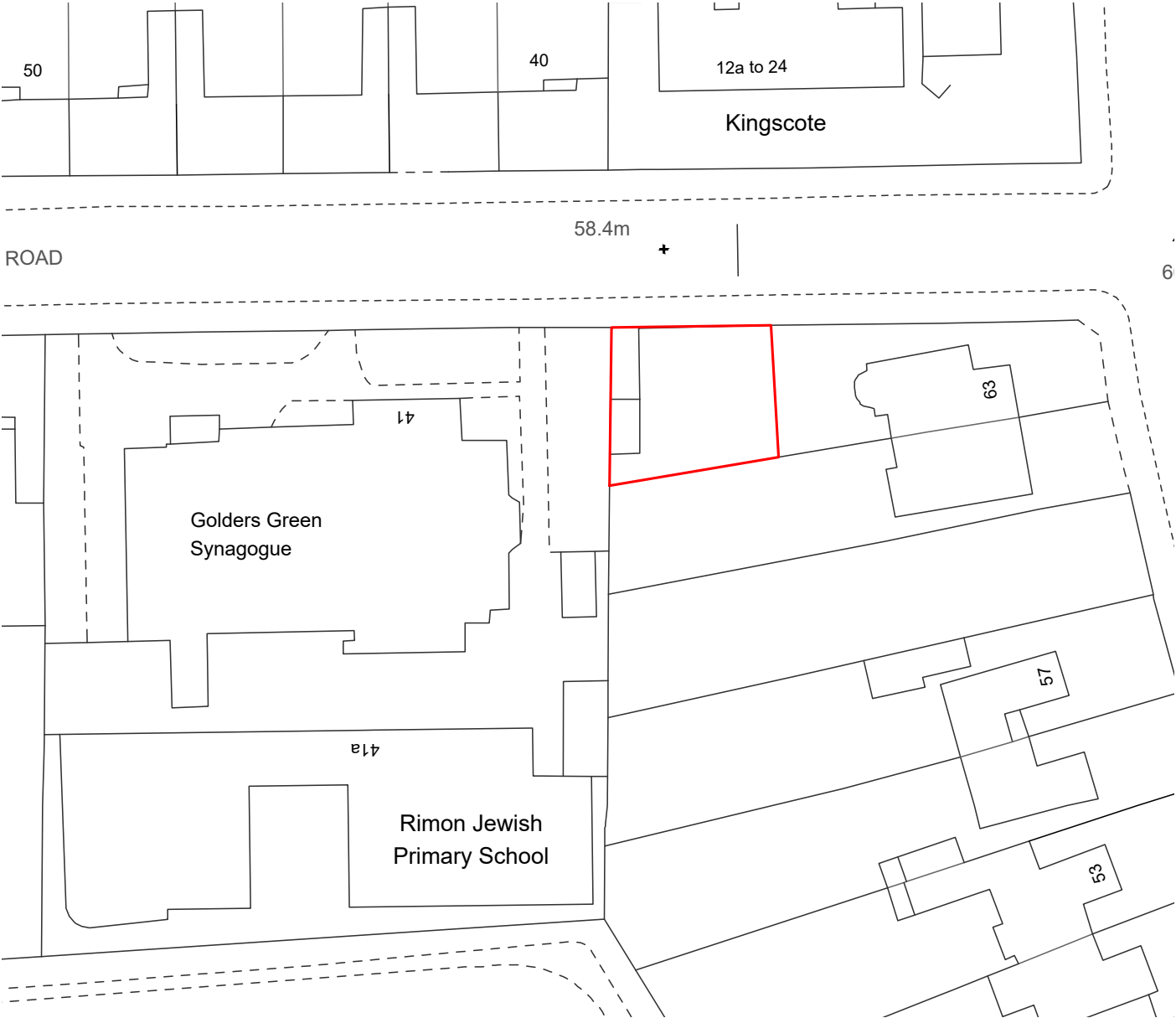
The site is not located within any Conservation Area, Protected Area or Flood Zone.

The site lies east of the Grade II Listed Golders Green Synagogue, listing number 1393834.



2. INTRODUCTION

SITE

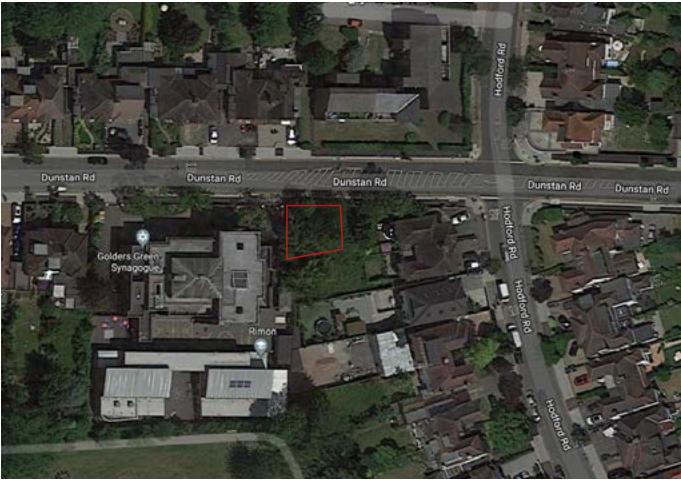


The site measures a total area of 232.6 m² / 2,503 ft². It originally formed part of the gardens to 63 Hodford Road, until 2004.

The site use is currently classified as Class B8 (storage or distribution) and has been utilised for commercial storage purposes since September 2008.

Whilst currently addressed as Hodford Road, the site is in fact accessed directly by dropped kerb and vehicular access gates from Dunstan Road, directly to the north of the site.

Whilst the original dwelling house of 63 Hodford Road adjoins the site to the east, grounds of 61 Hodford Road form the southern boundary, with Golders Green Synagogue and access to Rimon Jewish Primary School to the west.



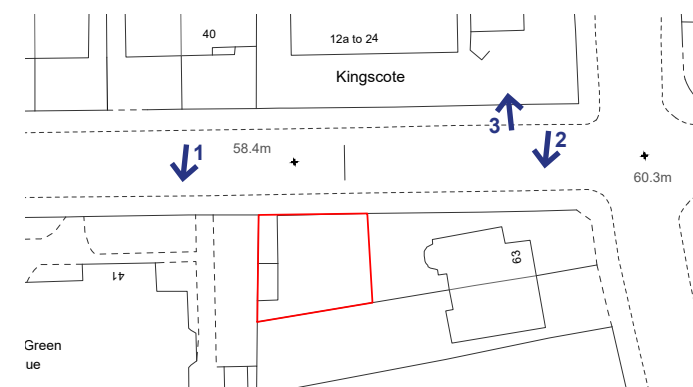
2. EXISTING

2. EXISTING SITE CONTEXT



The local context of the site is predominantly residential, from large single dwellings to flatted developments, other than the neighbouring synagogue.

The local vernacular and material palette is varied, with no defined typology immediately applicable and varying building heights from 2.5 to 3.5 storeys.



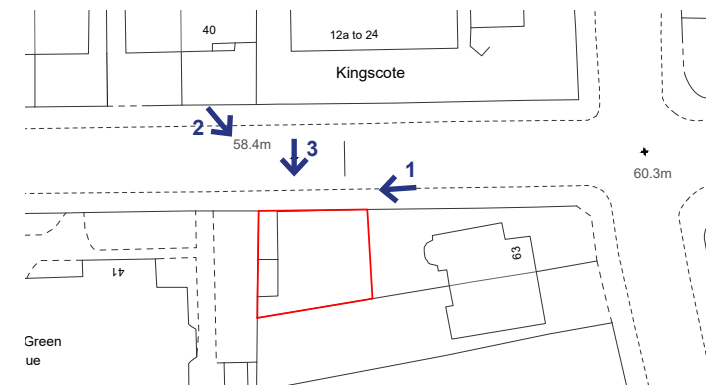
2. EXISTING APPROACH TO SITE



The site is accessed from Dunstan Road, a timber fence runs the entire length of the northern site boundary. Access is granted by a dropped kerb and vehicular access gates.

The boundary treatment is overgrown and damaged in part by sprawling ivy, with over reaching tree branches from the site.

A pitched roof garage/storage building is evident from Dunstan Road, with a ridge height circa 3.3m above pavement level, forming part of the western boundary to the neighbouring synagogue site.



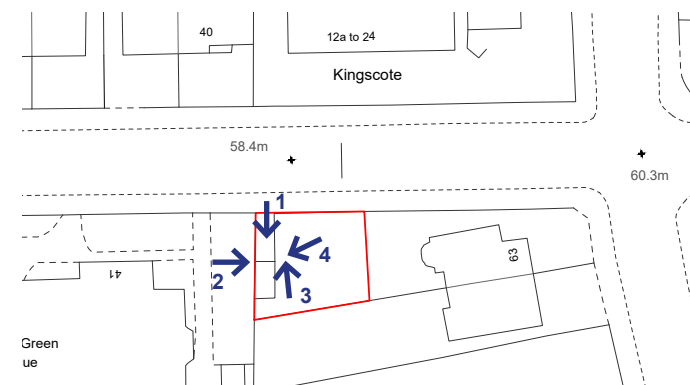
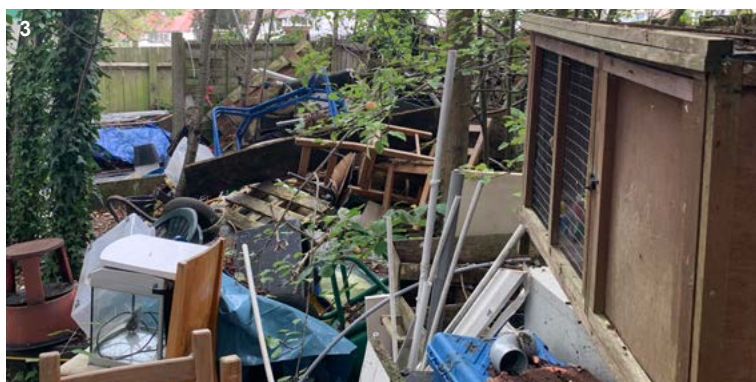
2. EXISTING CURRENT USE



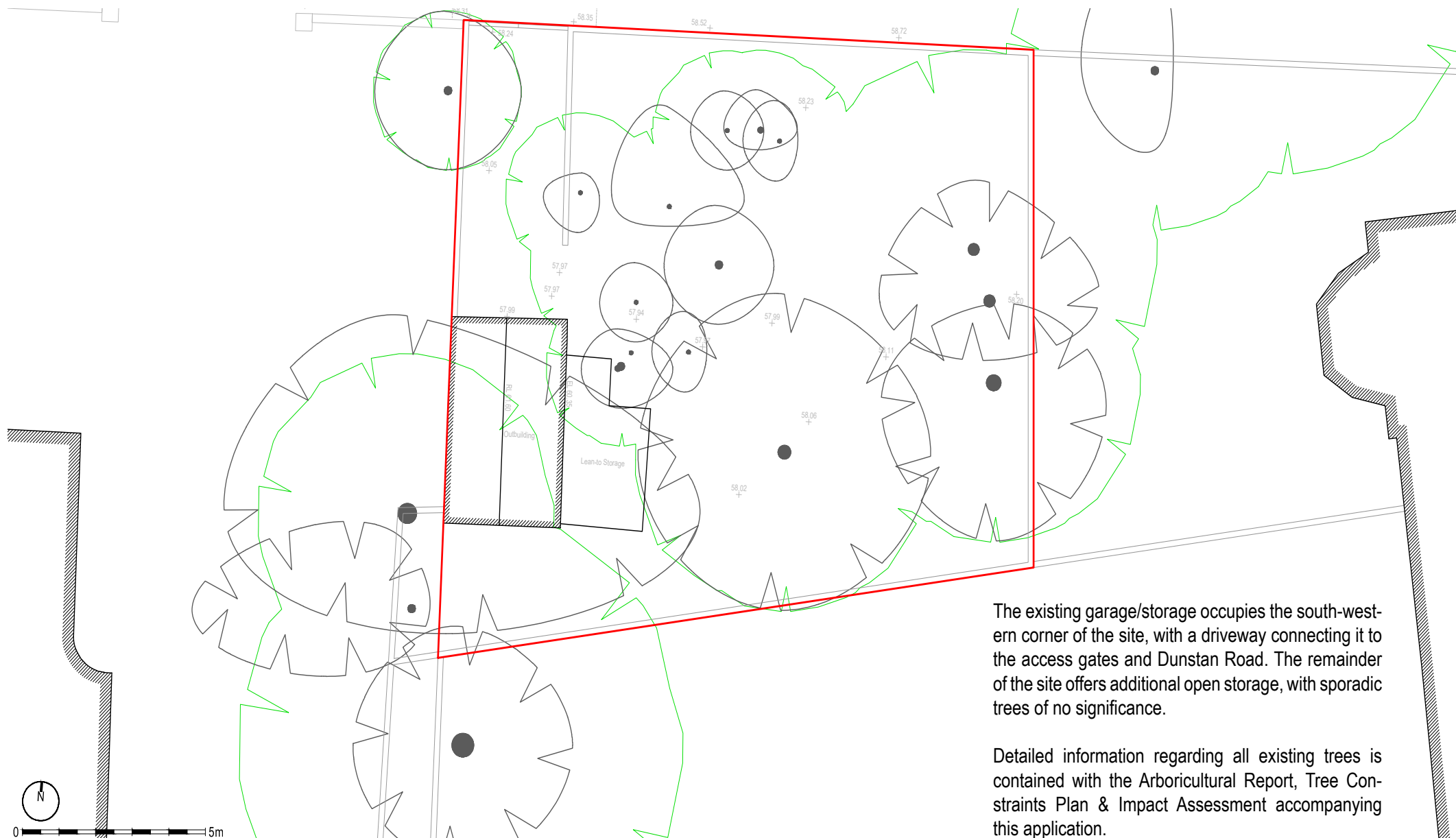
The site has been utilised for commercial storage purposes since September 2008 and is registered as Class B8 (storage or distribution) use.

Whilst the site functions for current purpose it is not aesthetically pleasing and offers no positive impact on the curtilge, streetscape or local context.

The existing garage, whilst set back from Dunstan Road, is prominent and unsightly.



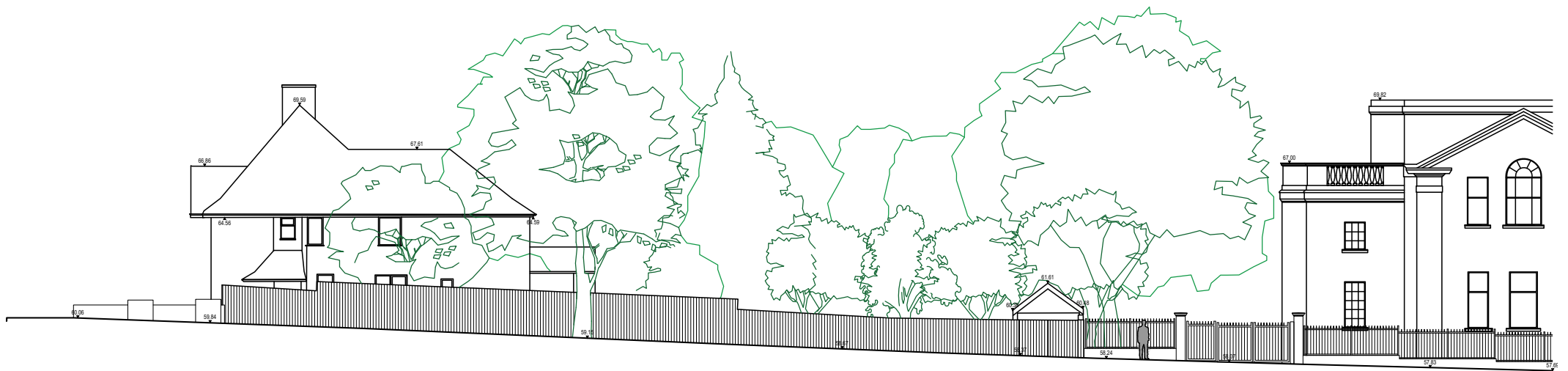
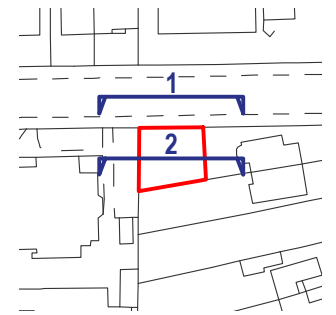
2. EXISTING SITE PLAN



The existing garage/storage occupies the south-western corner of the site, with a driveway connecting it to the access gates and Dunstan Road. The remainder of the site offers additional open storage, with sporadic trees of no significance.

Detailed information regarding all existing trees is contained with the Arboricultural Report, Tree Constraints Plan & Impact Assessment accompanying this application.

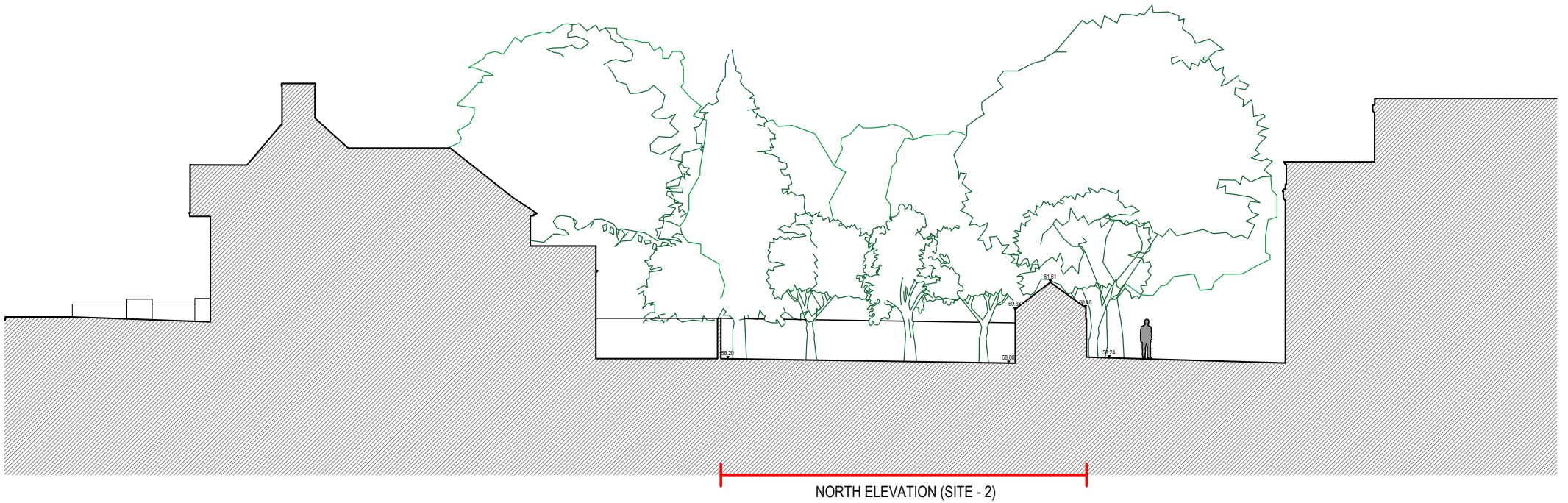
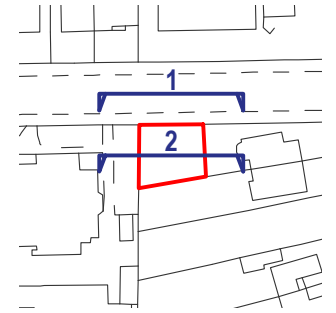
2. EXISTING NORTH ELEVATIONS



NORTH ELEVATION (STREET - 1)

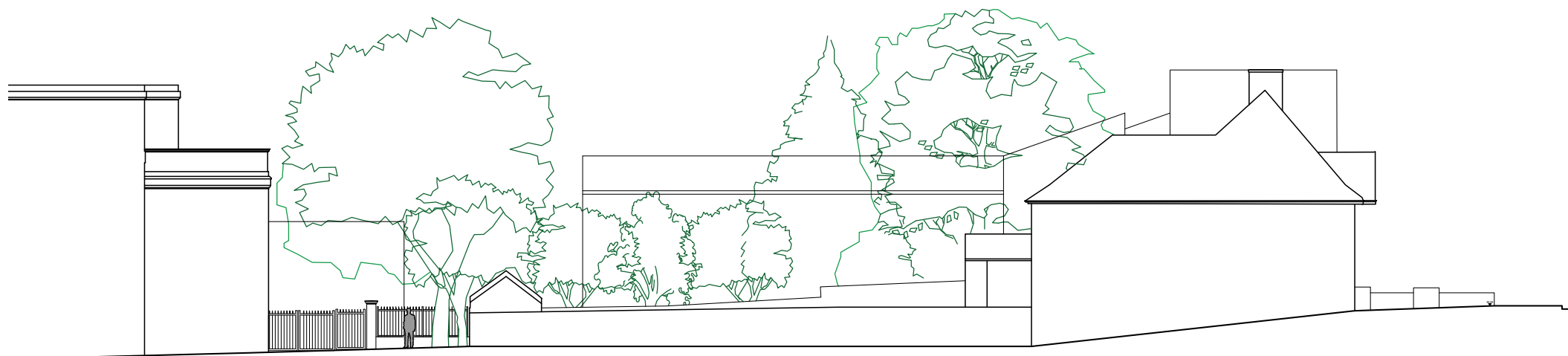
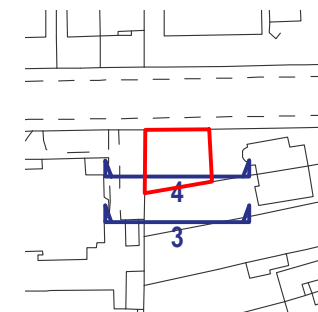


2. EXISTING NORTH ELEVATIONS



0 10m

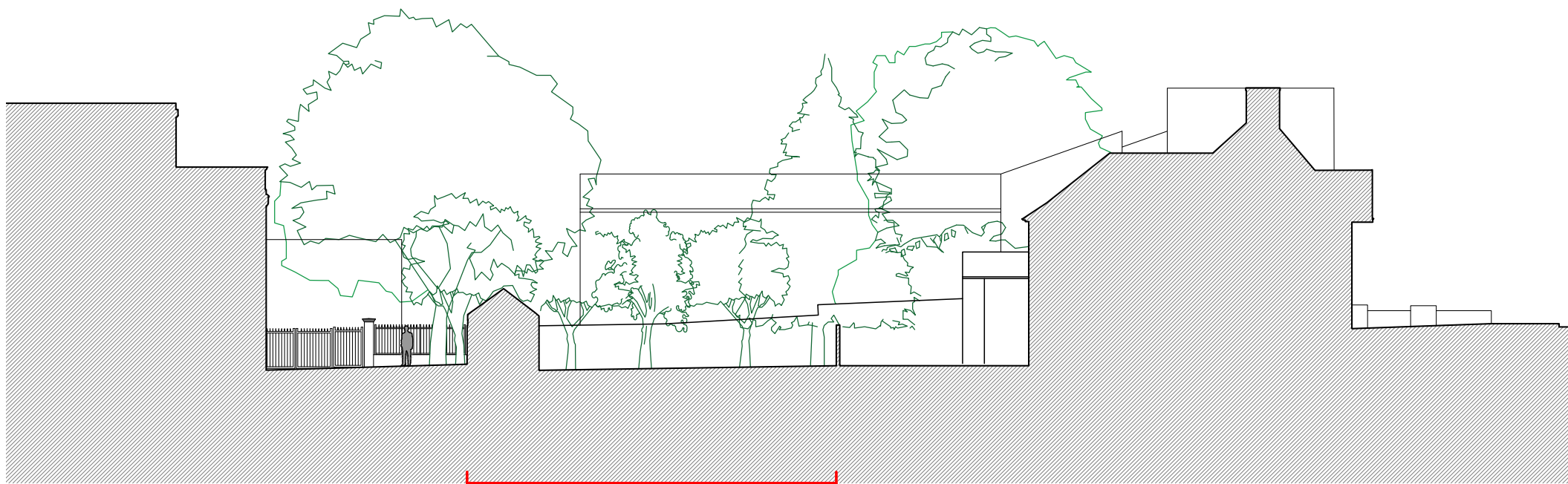
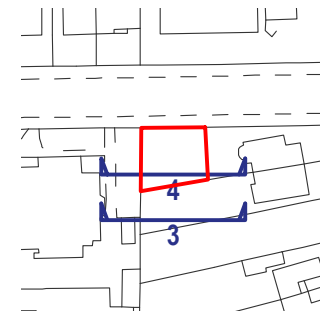
2. EXISTING SOUTH ELEVATIONS



SOUTH ELEVATION (STREET - 3)

0 10m

2. EXISTING SOUTH ELEVATIONS

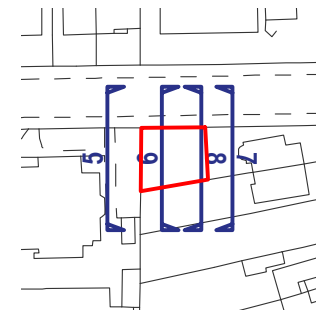


SOUTH ELEVATION (SITE - 4)

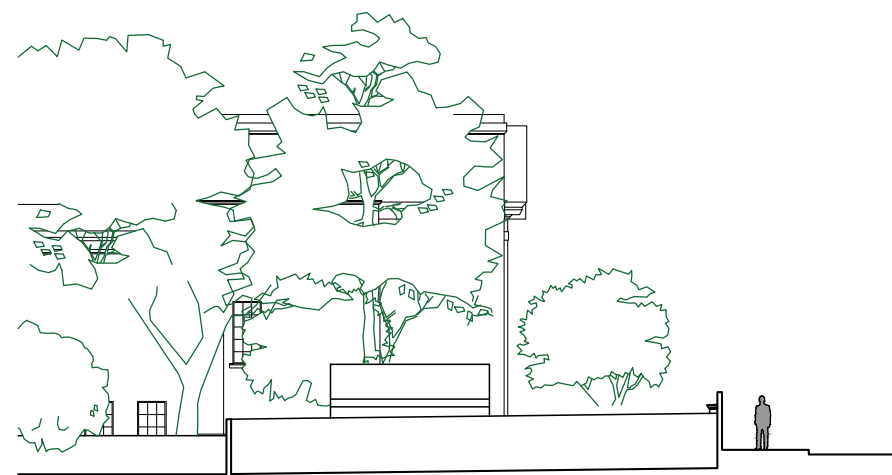
0 10m

2. EXISTING

EAST & WEST ELEVATIONS



EAST ELEVATION (STREET - 5)

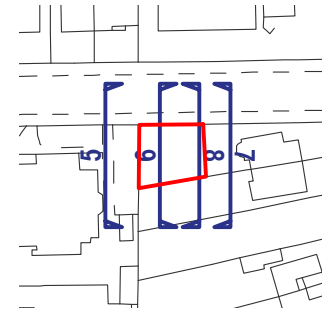


WEST ELEVATION (STREET - 7)

0 10m

2. EXISTING

EAST & WEST ELEVATIONS



EAST ELEVATION (SITE - 6)



WEST ELEVATION (SITE - 8)

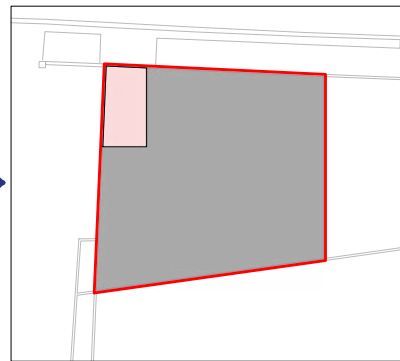


3. PROPOSED



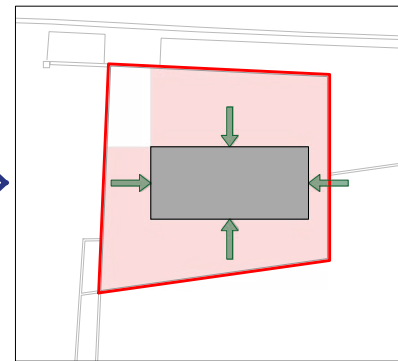
1 - Maximum Development Area

Full extent of existing site with development potential.



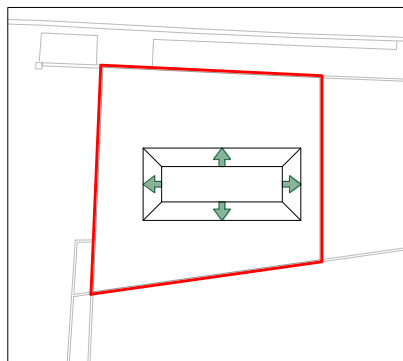
2 - Access

Retention of existing vehicular access and parking space.



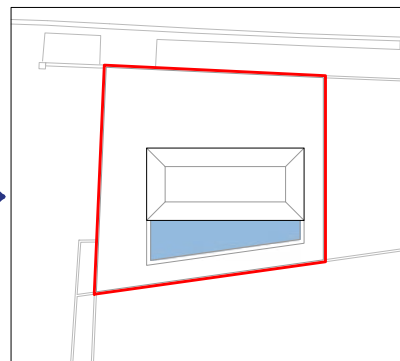
3 - Existing Context

Building line pulled back from all site boundaries / neighbours.



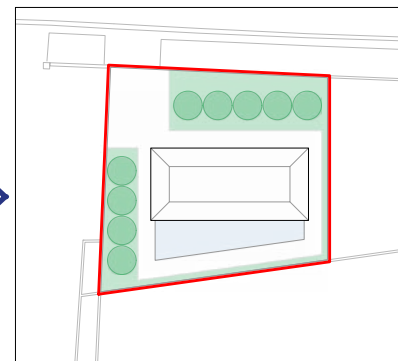
4 - Reduced Building Volume

Massing reduced further by sloping roofs down to each building edge



5 - Lightwell

Introduction of lightwell to allow for lower ground floor level.



6 - Gardens and Treelines

Heavily planted gardens to soften context and reintroduce trees.

Initial concept diagrams have helped to inform the development strategy for the site, with due consideration to its immediate context being of paramount importance, whilst exploring key moves that have the potential to offer an improvement to use, curtilge and streetscape.

The existing vehicular access point and driveway should be retained in order to utilise the existing drop kerb and avoid any increase in traffic disruption or access concern.

A pedestrian gate should also be incorporated for practical use, in accordance with building regulation and guidance, allowing for a consistent and safe access with even surface.

The existing garage and storage structure on the site should be removed, with a new boundary treatment installed to the neighbouring synagogue to the west,

Any new building envelope should be inset from all boundaries, not exceeding the current building line, whilst considering its east-west axis to best position itself between 63 Hodford Road and Golders Green Synagogue. This positioning also greatly reduces any visual impact from Dunstan Road.

The massing/volume should also utilise a change of level, with appropriate use of a generous lightwell in order to minimise the buildings presence on site and restrict any building height upon boundary lines.

The remaining site area should be utilised for well landscaped amenity space and dense planting in order to reinstate trees to the site and reduce/omit any potential visual impact of any new structure.

3. PROPOSED PRECEDENT STUDIES



Langtry House, Hampstead:

This understated dwelling sits behind a timber fenced boundary, hugging the rear of the site to diminish its impact further.

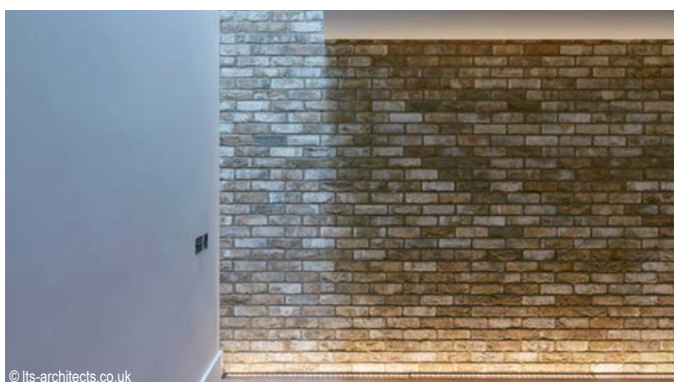
The internal layout utilises a primary glazed elevation, with generous lightwell offering ample daylight to its lower level.



45 Woodstock Road, Golders Green:

Situated 0.4 miles / 8 minutes walk to the north, this precedent reflects the same site conditions as 63 Hodford Road.

The approved development addresses site context whilst offering a 3 bedroom dwelling, utilising a lower ground floor.

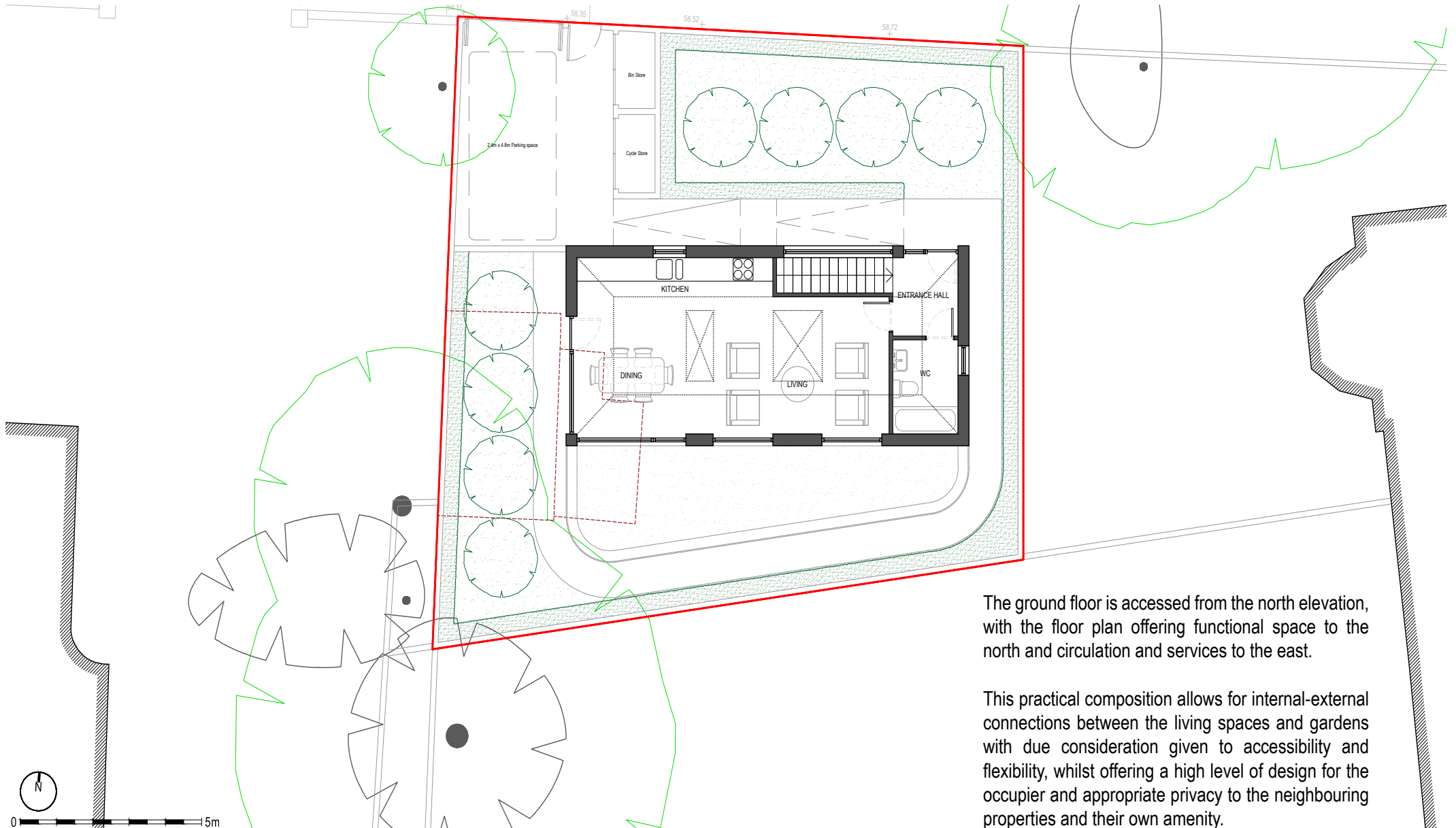


Hidden House, Knightsbridge:

Another suitable precedent where an understated street presence offers well-lit and considered living spaces.

Glazed façades, top-lit staircase and strategically positioned rooflights offer natural daylight throughout the floor plans.

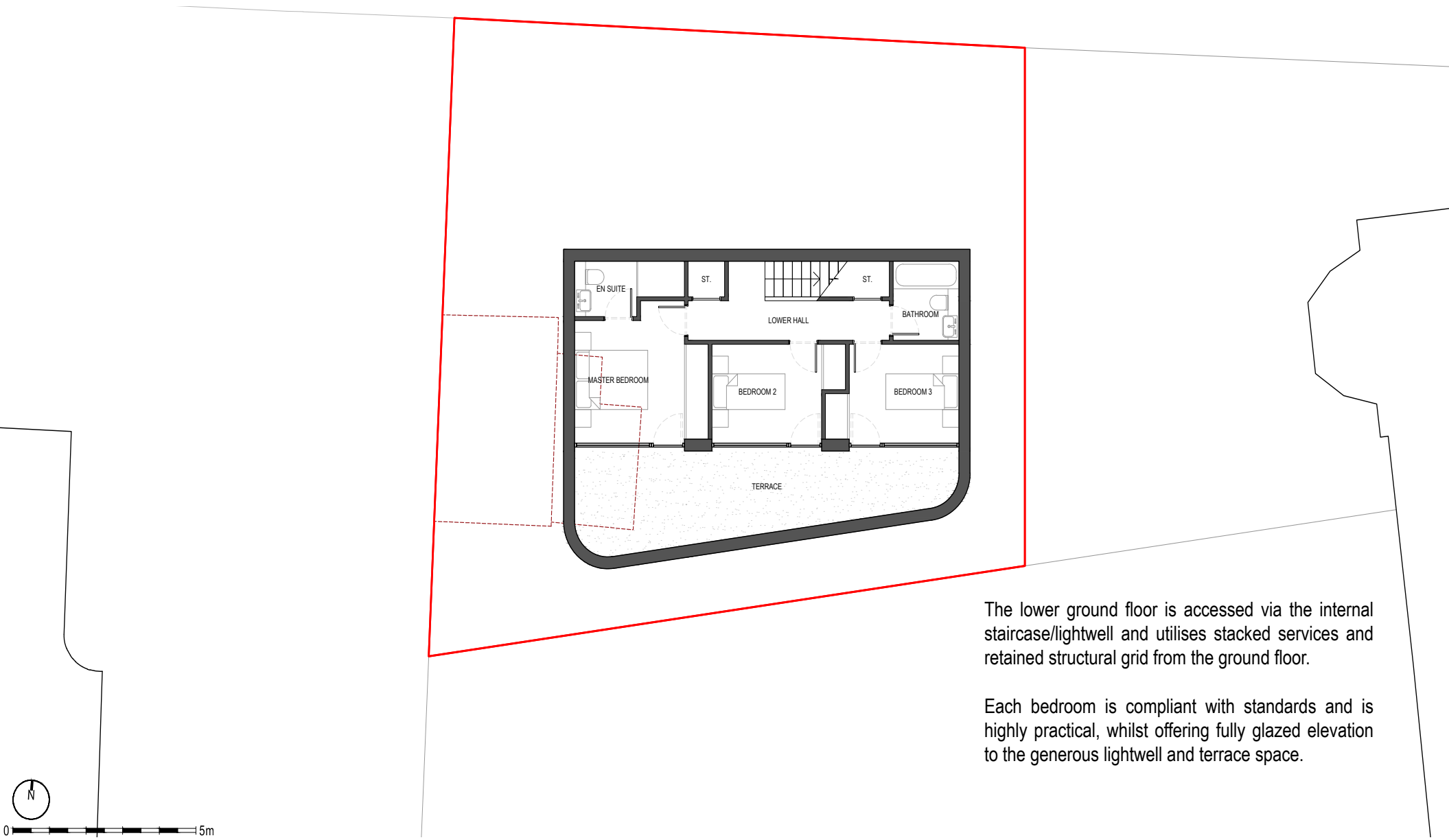
3. PROPOSED GROUND FLOOR PLAN



The ground floor is accessed from the north elevation, with the floor plan offering functional space to the north and circulation and services to the east.

This practical composition allows for internal-external connections between the living spaces and gardens with due consideration given to accessibility and flexibility, whilst offering a high level of design for the occupier and appropriate privacy to the neighbouring properties and their own amenity.

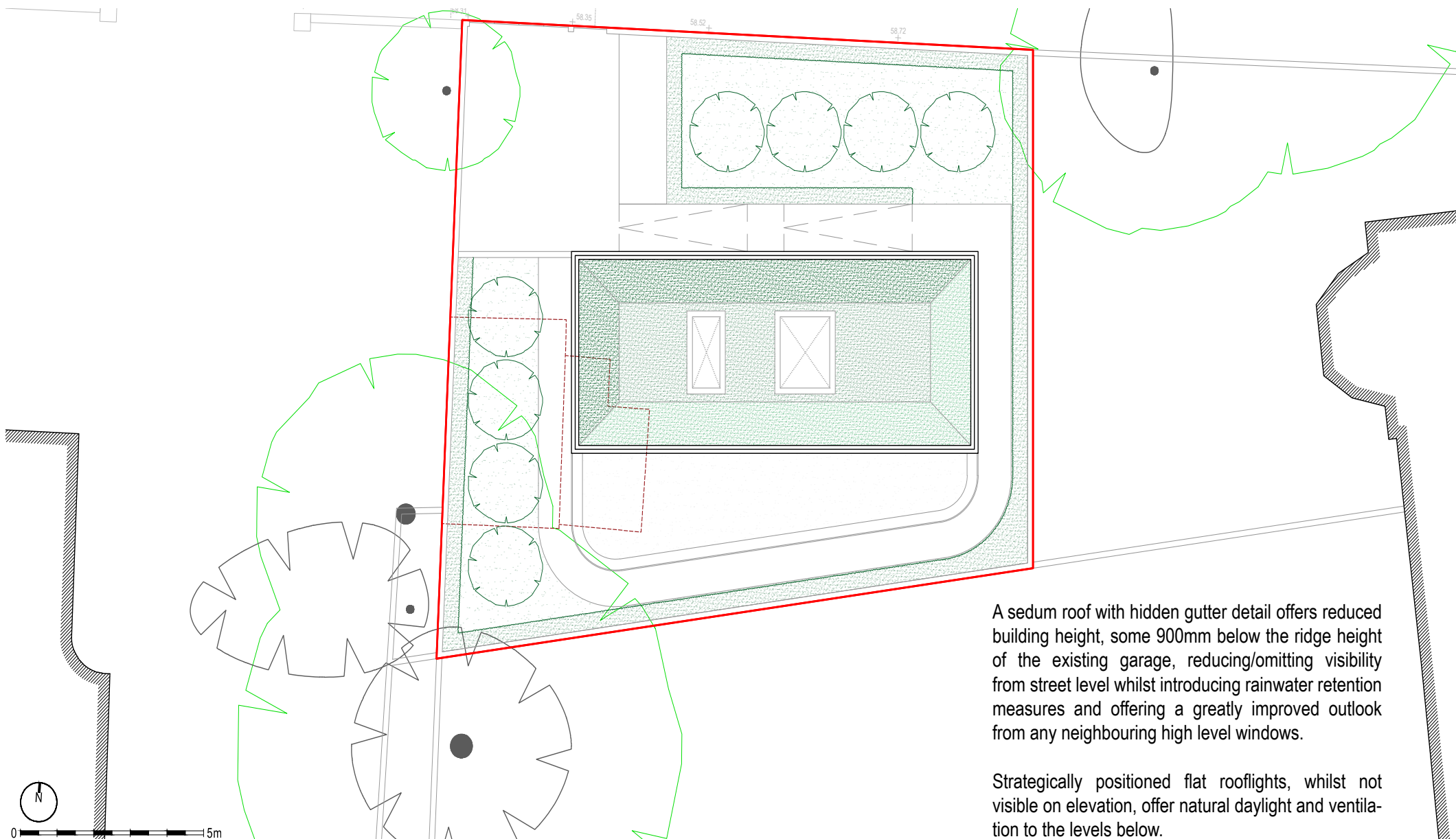
3. PROPOSED LOWER GROUND PLAN



The lower ground floor is accessed via the internal staircase/lightwell and utilises stacked services and retained structural grid from the ground floor.

Each bedroom is compliant with standards and is highly practical, whilst offering fully glazed elevation to the generous lightwell and terrace space.

3. PROPOSED ROOF PLAN

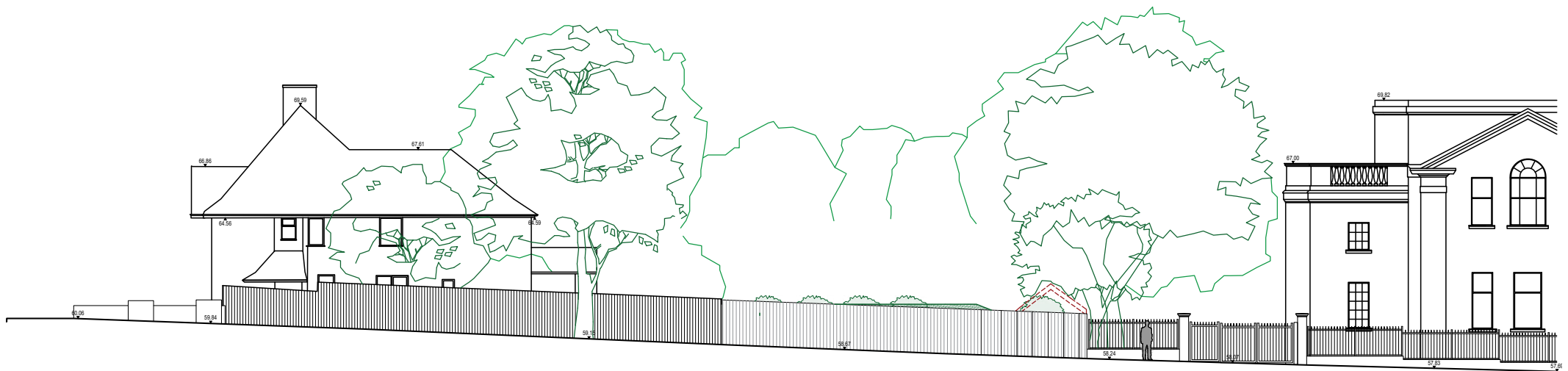
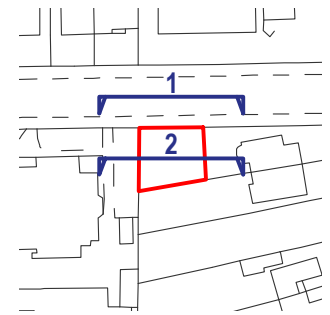


A sedum roof with hidden gutter detail offers reduced building height, some 900mm below the ridge height of the existing garage, reducing/omitting visibility from street level whilst introducing rainwater retention measures and offering a greatly improved outlook from any neighbouring high level windows.

Strategically positioned flat rooflights, whilst not visible on elevation, offer natural daylight and ventilation to the levels below.

3. PROPOSED NORTH ELEVATIONS

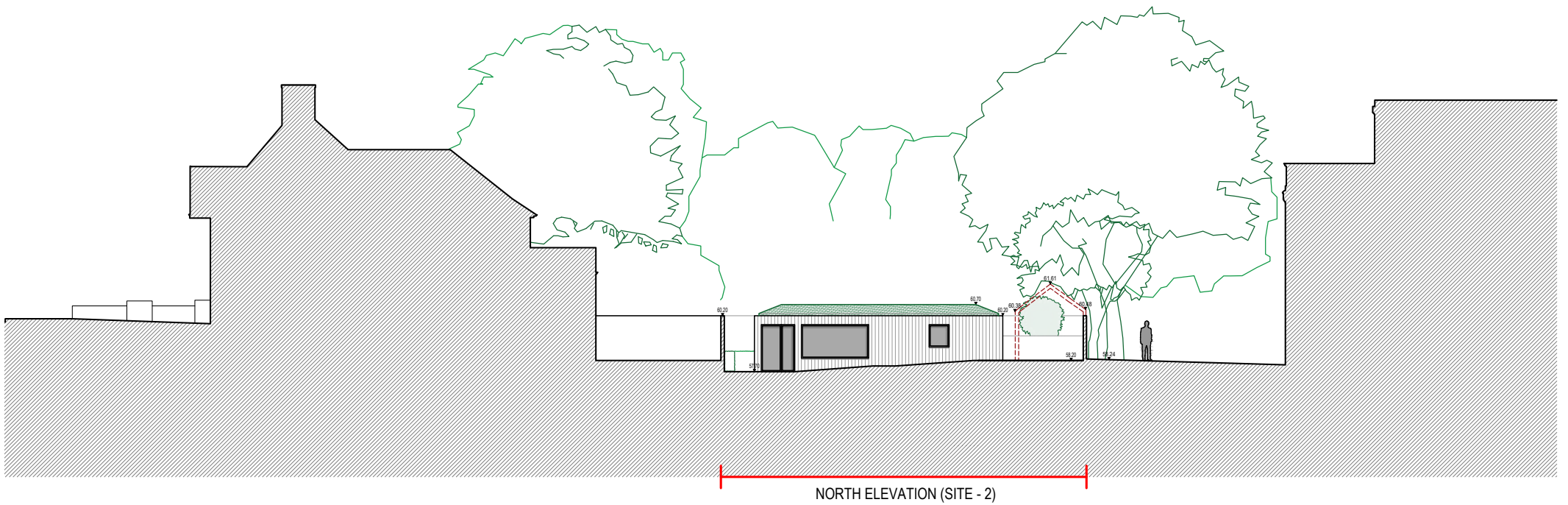
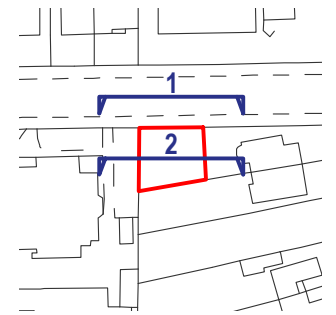
The relationship of the proposed development with the northern boundary / streetscape of Dunstan Road has been of paramount importance throughout the design process, given due consideration to visual impact and relationship to existing neighbouring buildings, whilst offering boundary treatment improvements and quality landscaping beyond, whilst remaining restrictive in height and massing.



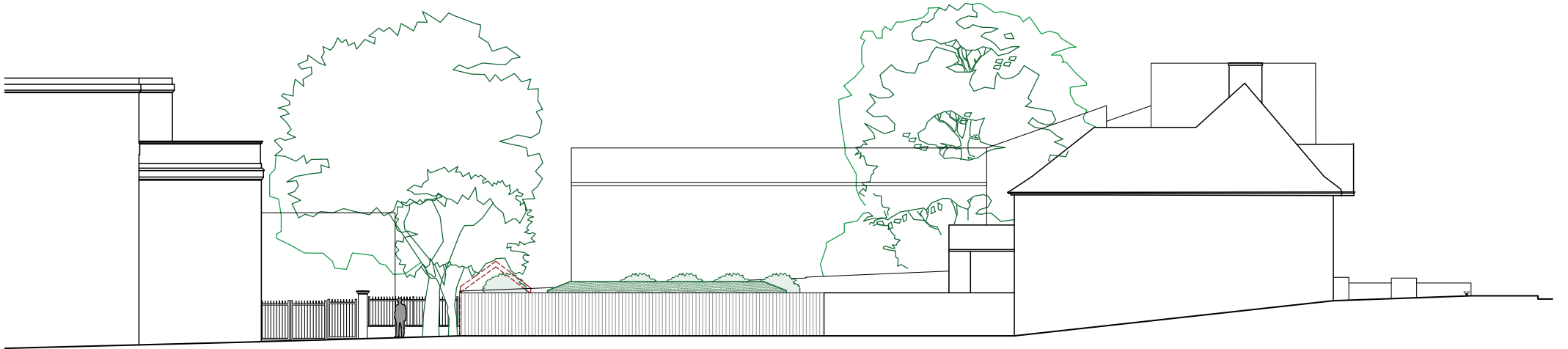
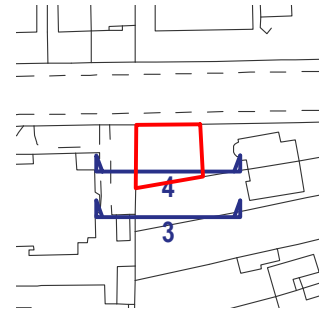
NORTH ELEVATION (STREET - 1)



3. PROPOSED NORTH ELEVATIONS



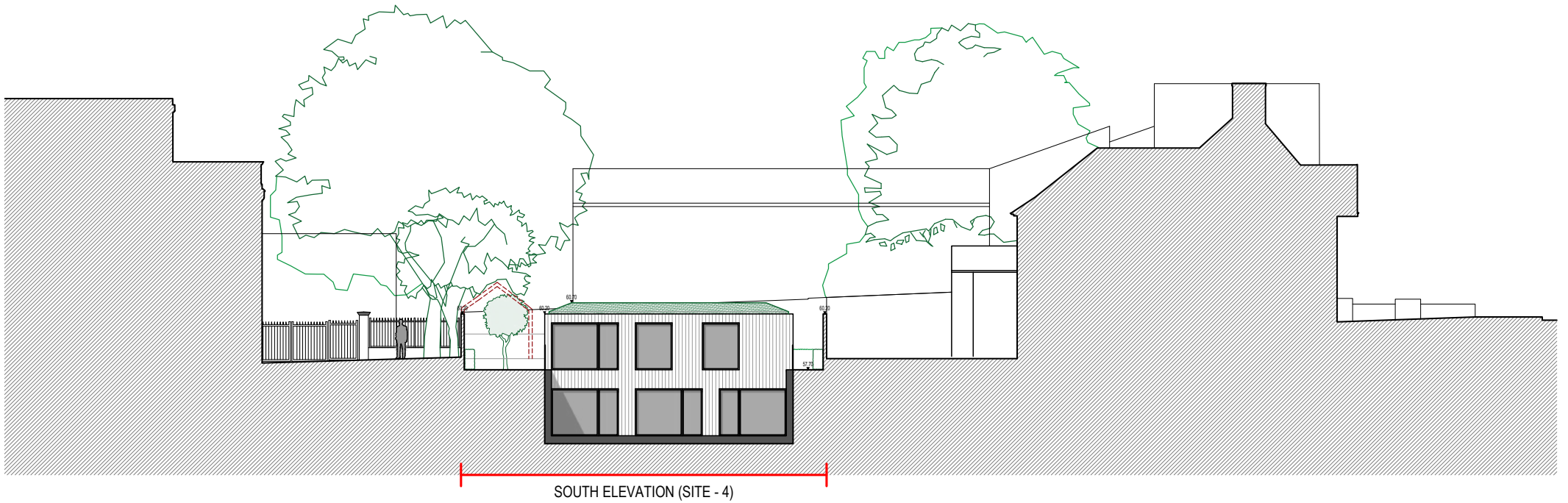
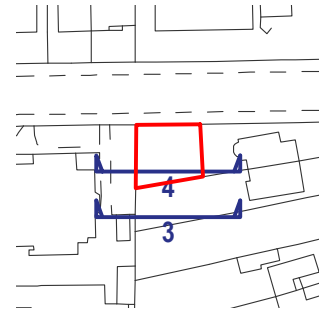
3. PROPOSED SOUTH ELEVATIONS



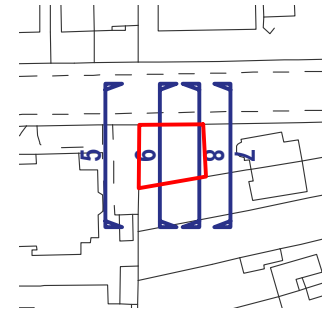
SOUTH ELEVATION (STREET - 3)



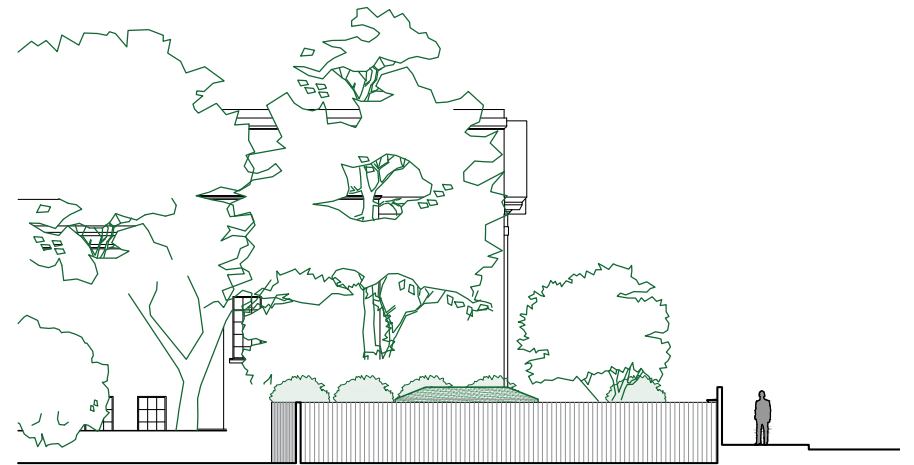
3. PROPOSED SOUTH ELEVATIONS



3. PROPOSED EAST & WEST ELEVATIONS



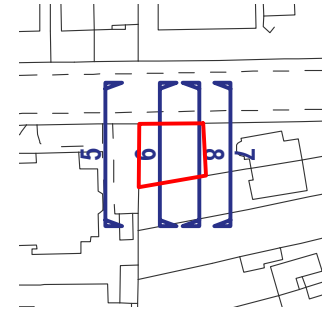
EAST ELEVATION (STREET - 5)



WEST ELEVATION (STREET - 7)



3. PROPOSED EAST & WEST ELEVATIONS



EAST ELEVATION (SITE - 6)

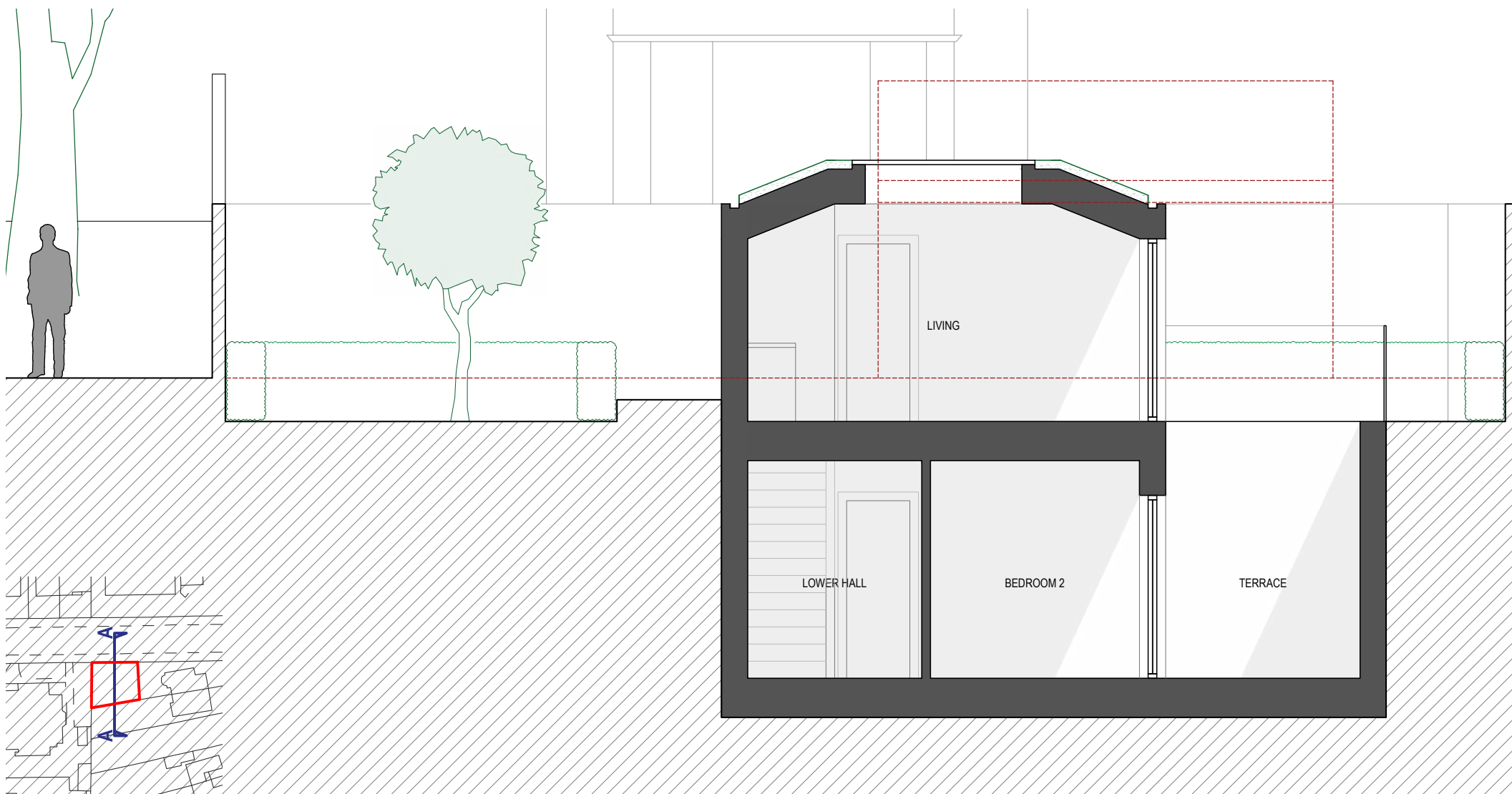


WEST ELEVATION (SITE - 8)

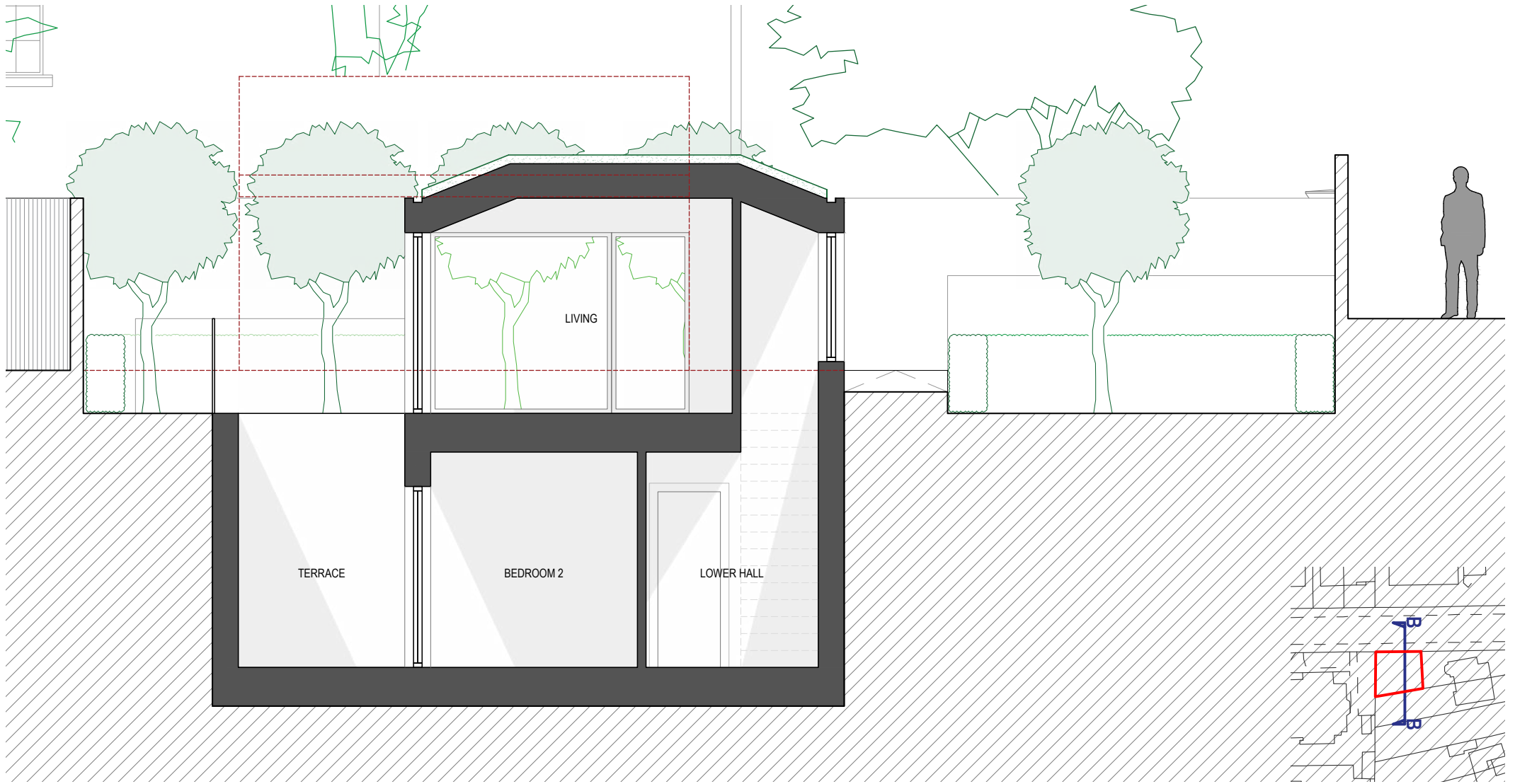


3. PROPOSED

SECTION A-A



3. PROPOSED
SECTION B-B



3. PROPOSED AREA SCHEDULE

Site 232.6 m² / 2,503 ft²

Demolition (GEA) 16.7 m² / 179 ft²

Gross External Area

Ground Floor	56.6 m ² / 609 ft ²
<u>Lower Ground</u>	<u>56.6 m² / 609 ft²</u>
Total	113.2 m² / 1,218 ft²

Gross Internal Area

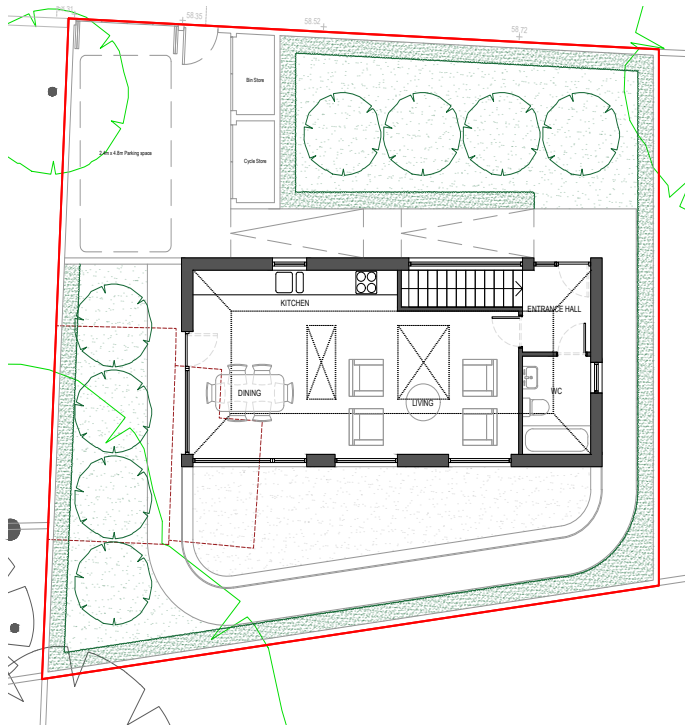
Ground Floor	47.2 m ² / 508 ft ²
<u>Lower Ground</u>	<u>47.2 m² / 508 ft²</u>
Total	94.4m² / 1,016 ft²

Net Internal Area

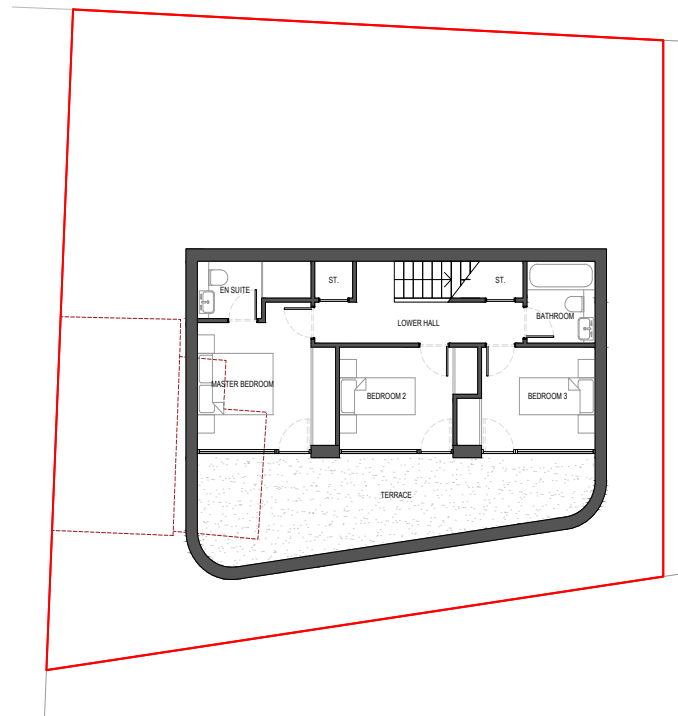
Ground Floor	44.3 m ² / 476 ft ²
<u>Lower Ground</u>	<u>45.0 m² / 484 ft²</u>
Total	89.3 m² / 961 ft²

Amenity Space

Ground Floor	48.2 m ² / 518ft ²
<u>Lower Ground</u>	<u>21.4 m² / 230ft²</u>
Total	69.6 m² / 749 ft²



Ground Floor Plan (NTS)



Lower Ground Plan (NTS)

3. PROPOSED MATERIAL PALETTE



Roof finishes:

The proposed sedum roof offers soft site impact, rain water retention measures and provides a localised ecosystem.

The roof has also been considered throughout the design development as a 'fifth elevation', offering a natural green overview from neighbouring residential units.

'Frameless' rooflights offer ample natural daylight internally whilst minimising any external impact.



Elevations:

Timber cladding is proposed for all site boundaries and building elevations.

Whilst new lapped timber fencing replaces all existing boundary treatments for like, the new building elevations shall use the same timber finish but in a weatherboard application, providing subtle definition and appropriate rainscreening in accordance with domestic guidance and regulation.



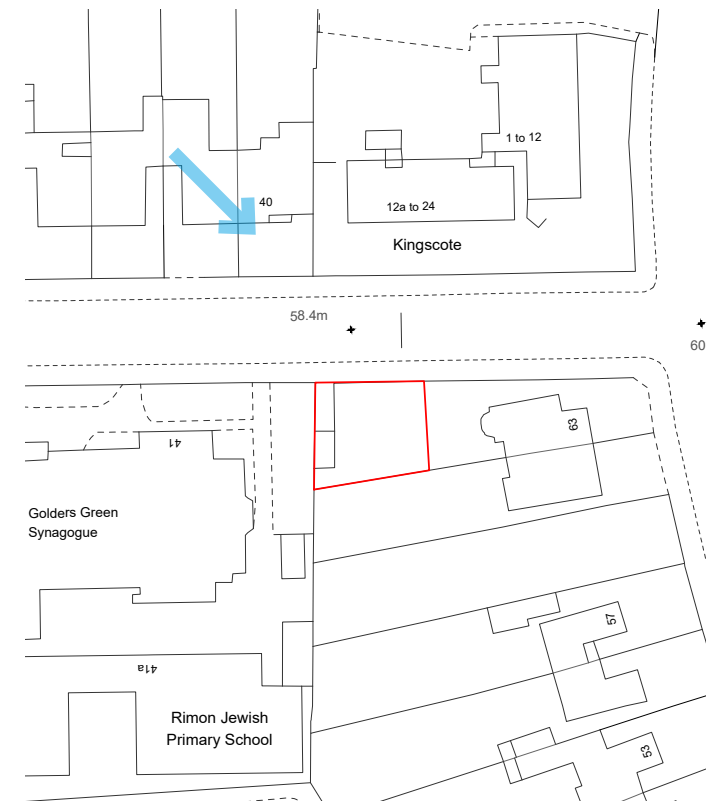
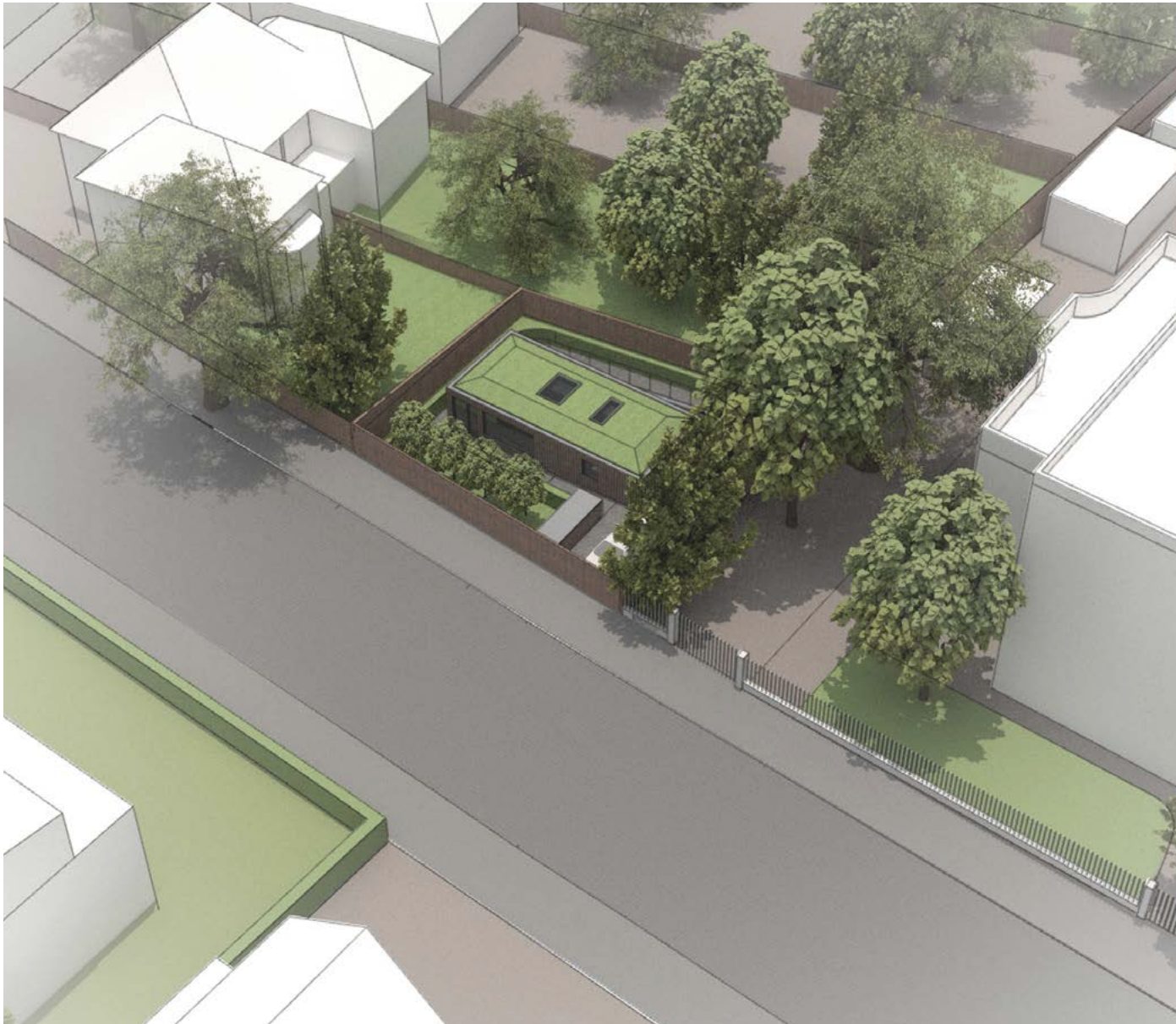
Fenestration:

All proposed window and door frames will be of slimline aluminium profile, dark grey in colour, with double glazing.

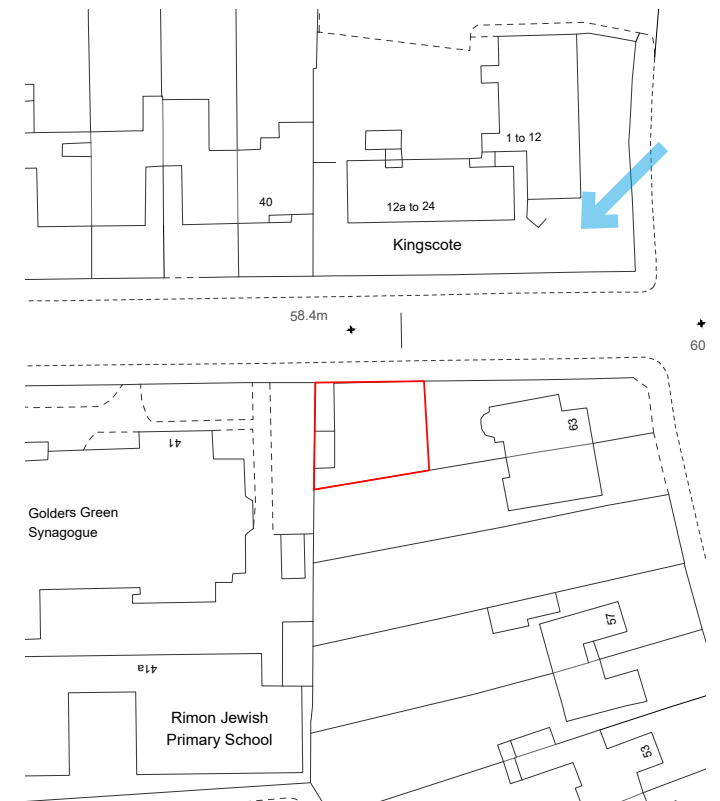
All external ironmongery or metalwork/detailing shall be of the same dark grey finish to match, minimising the material palette.

Glazing to the lightwell will be toughened, low-iron safety glass.

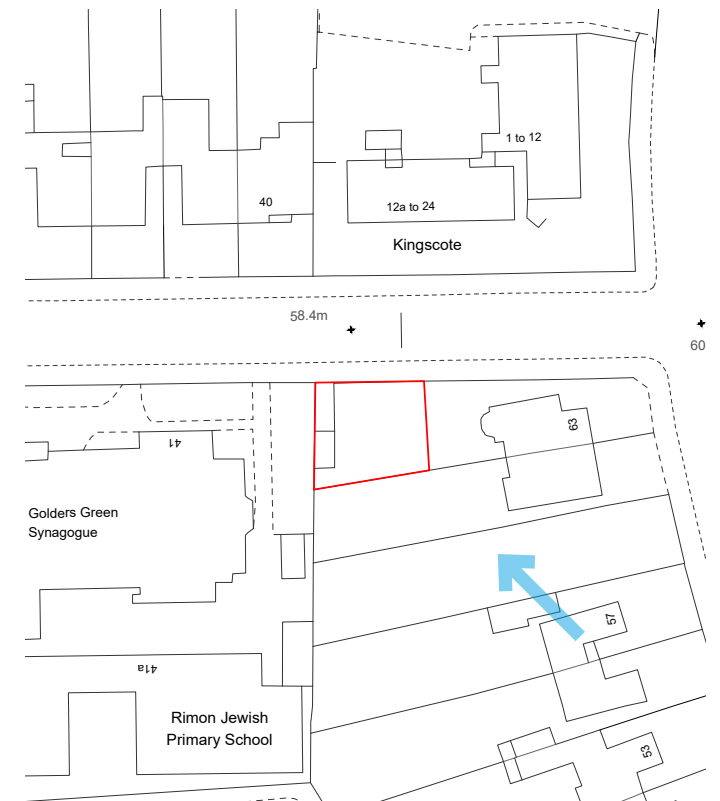
3. PROPOSED NORTH-WEST BIRDS EYE VIEW



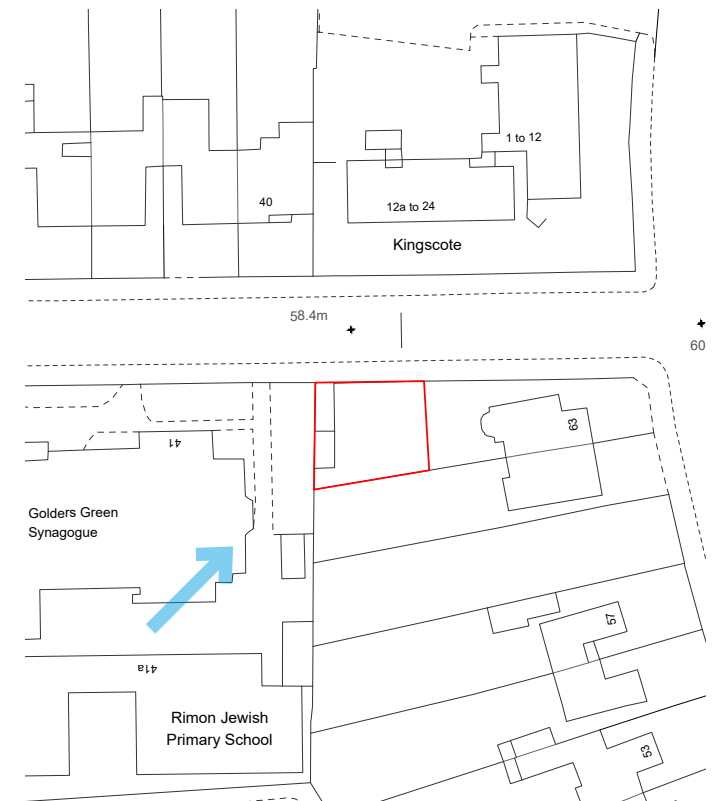
3. PROPOSED NORTH-EAST BIRDS EYE VIEW



3. PROPOSED SOUTH-EAST BIRDS EYE VIEW



3. PROPOSED SOUTH-WEST BIRDS EYE VIEW





4. CONCLUSION



This site has undergone substantial surveying, research and design development, by an extensive and experienced design team, in order to arrive at this understated but highly designed and considered development proposal.

The existing site use and condition offers no benefit to the local context and evidently detracts from the neighbouring Grade II Listed Building.

This development proposal not only offers a highly designed family home but an opportunity to improve the streetscape of Dunstan Road.

This statement illustrates the careful consideration given to context and outlines the key principles applied throughout the design development process, in order to best utilise the site, for the good of the curtilge, streetscape and local context.

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