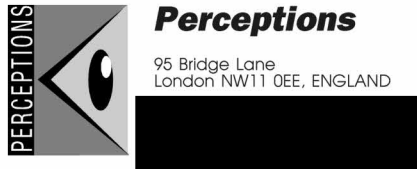


145 GOLDERS GREEN ROAD
LONDON NW 11

DESIGN AND ACCESS STATEMENT



2 January 2024

Further to the previous planning submission for 145 Golders Green Road and 2 - 4 Gainsborough Gardens, Golders Green - Application: 23/0889/FULL Description: Redevelopment to provide 12 apartments, 14 self-contained HMOs and office use., the Council had some objections and as follows:

Urban Design Comments

We cannot support the current application for a number of reasons including:

1. *Council comments:*
Upper storey windows unreasonably overlook neighbouring gardens in conflict with guidance in the Barnet Residential Design Guidance SPD (7.1-7), e.g. "In new residential development there should be a minimum distance of about 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden.", noting the proposed distance between properties with facing windows is just 14.5m and 8m to a neighbouring garden. The issue is made worse by the amount of proposed glazing.

Response

- We have reduced the scale of the proposed scheme and replaced it with a building which covers more or less the same m² area and the existing building at 145 Golders Green road. This application does not include any new development to No2 - 4 Gainsborough Gardens.
- The new proposed windows at the rear of 145 Golders Green road are not facing windows of habitable rooms at No 2 Gainsborough Gardens as they will have obscured glass and there are not habitable windows at the side elevation of No2 GG that face directly to 145 GGR.
- *Councils comments:*
in conflict with sections 7.5, 7.8 and 7.9 of in the Barnet Residential Design Guidance SPD, the (4 storey) building up close to the boundary would have an unreasonably detrimental impact on the amenity of the rear aspect and rear garden of the adjoining Golders Green Hotel with regard to daylighting, sunlight and outlook.

Response - Please refer to point 1

- We have attached a new Sun/daylight report which addresses the objections raised by the Council.
- *Councils comments:*
Oppressively 1.8m high boundary walls which inappropriately implies screened gardens adjoining the public realm and in turn backing onto the public realm. This conflicts with Barnet Residential Design Guidance SPD (6.16-18), which for example states that "The permitted height of a means of enclosure is generally 1 metre adjacent to a highway".

Response

- The existing building at 145 Golders Green Road is surrounded by a 1.8/2m wooden fence.
- The new scheme has been designed with a combination of different types of boundary walls and as follows:
- The communal garden (at the rear of 145 GGR) has been designed with a dwarf wall with hedge (total height 1.8m) facing Gainsborough Gardens (to protect privacy for the new flat occupiers from the street). To the side and rear, between the properties and gardens the existing type of fence has been left.
- The remaining part of the elevation facing Gainsborough Gardens, stretching the length of the building is designed with a dwarf brick wall and wrought iron railings to allow light to the light wells below. The front open space of the property has been designed with a dwarf wall with hedge.
- At the front of the property (facing Golders Green Road) the proposed a dwarf wall with hedge (hiding the refuse storage and part of the bicycle cycle storage) has a 1m height to comply with Barnet SPD (means of enclosure is generally 1 metre adjacent to a highway) and 2 metres elsewhere.

- *Councils comments:*
Lack of daylighting to sunken office space with no evidence provided to demonstrate this will receive reasonable levels of natural lighting.

Response

- The office space has been omitted from the new scheme.
- As pointed out above, we have included a daylight/sunlight report to demonstrate that the scheme complies with reasonable levels of natural light.

- *Councils comments:*
The passageway along the northern boundary which appears unappealingly long, narrow, poorly self-policed, possibly vulnerable to unwanted access and inappropriately adjoins flat 2's bathroom window raising privacy concern even with obscured glass.

Response

- The block in question has been omitted from the new proposal.

- *Councils comments:*
Outdoor Amenity Space Standards outlined in Barnet Sustainable Design and Construction SPD do not appear to be met, noting only useable space should be counted.

Response

- Amenity Space Requirements Development For Flats: 5 m² of space per habitable room. Minor, Major and Large scale.
- Required outside space 90m²
- The new proposal proposes outside space 95m² including balconies but excluding light wells, cycle/ refuse areas and front outdoor area facing Golders Green road.

- *Councils comments:*
The visual appearance of the building is not of good context responsive quality as required by national and local policy.

Response

- The new proposal has been reduced in size, density and volume. The new proposal will align with the building line along this section of Golders Green Road and Gainsborough Gardens.
- The visual appearance of the building has been designed in keeping with the architectural expression of the road.
- The architectural elements are not overly busy and do not lack coherence.
- The entrance area is clearly and well indicated from Gainsborough Gardens.
- The roof design has been designed by carefully studying the different existing types of roof the main and adjacent roads.
- The materials proposed (brick and render) and the style of the building (in a bigger scale) are in keeping with the character setting.
- The previous scheme had a horizontal emphasis whilst this new proposal preserves the garden areas between properties.
- There are no windows which would receive very little light due to any overhang.
- Any exposed windows in the communal paths have been screened with plants/hedge to preserve its privacy and security against any intruders
- We had a consultation with the Building Control department and there are not issues with the access (as shown in the plans) to the basement flat and there is no need for a lift to access all floors.

- Bicycle parking stands are at the front and in the rear garden. The front bicycles will have individual chain locks for each cycle stand.
- The access to the garden and side paths would be through a key lock door - The doors to gardens and side paths will have a minimum of 900mm width.
- The type of stands used will allow both wheels and the frame of the bicycle to be locked such as the lock2Me Rack or Solent Lockable Bike Shelter.

8. *Councils comments:*
Objections received from Commercial Services team regarding inadequate refuse & recycling strategy.

Response

- The office/commercial areas have been omitted from the proposed scheme.
- Services and refuse collection arrangements will remain unchanged.
- The new development are designed to support recycling, by including space in the kitchen to allow recycling to be easily separated from residual waste
- Each household will have easy access to the mixed recycling service.

If further information is required, we request that this can be secured by way of a planning condition.

9. *Councils comments:*
 Objections received from Design Out Crime Officer regarding inadequate security measures for the site

Response

The following steps will be taken within the new development:

General

- All windows at ground floor level will be designed with landscaping and some form of facing.
- Most of the elevation walls have windows or doors which are fully secured/lockable.
- External Doors at ground floor will be open by using a code on a keypad.
- The proposed development will have a maintainable and maintained landscape.
- Controlled access to vulnerable areas will be provided by using entry phones.

Doors

- Will be solid well-made doors that are not hollow.
- Quality locks (5 lever BS3621 mortise dead/sash locks) will be used.
- Rear doors and side doors will be of the same standard as the front door, but should be outward opening for greater security.
- Where possible, key-operable security bolts or hinge bolts will be provided at the top and bottom of the door.
- Patio doors should be fitted with a multi-point locking system and an anti-lift device or two patio door locks at the top and bottom of the central stile will be provided.

- Each entrance door to each flat will have a spy hole.
- The property will be clearly named and numbered to help residents, users and emergency services

Windows

- The Metropolitan Police in the London Borough of Barnet recommended standard for windows is BS7950 "Windows of Enhanced Security". Windows should be either kite marked or BBA certificated
- Windows will not overlook wherever possible.
- Ground floor and easily accessible windows will have key-operated locks.
- Windows should be securely fixed to the surrounding structure with at least 600mm centres.
- The window/door glass at ground level will be toughened and in the floors above where necessary.
- Sub-frames will use material in compliance with the relevant British Standard. Fittings should penetrate at least 10mm into the wall.
- Frame fixing and glazing should be in accordance with the current Glass and Glazing Federation Codes of Practice.

Landscaping

- Plants for easy maintenance will be proposed for the scheme.
This can be ensured by a planning condition.
- Where appropriate, consider planting close to fences or railings to reduce hiding spaces.

Lighting

- A good level of lighting throughout, but pay particular attention to vulnerable areas eg side path.
- Security lights will be provided for the scheme.
- Light will be provided to all possible points of entry including fire escapes and loading bays.

If further information is required, we request that this can be secured by way of a planning condition.

Highway comments received.

10. *Councils comments:*
Servicing and refuse collection arrangements are expected to remain unchanged and will take place on-street.

Response

Services and refuse collection arrangements will remain unchanged.

11. *Councils comments:*
Elevations of the bin store is requested.

Response

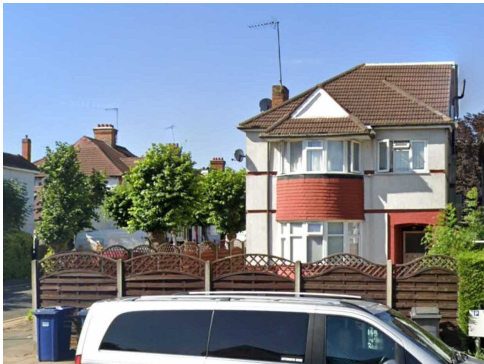
We request that this can be secured by way of a planning condition.

12. *Councils comments:*
A construction management and logistics plan condition is therefore requested. "Before and after" highway condition survey is requested.

Response

We request that this can be secured by way of a planning condition.

EXISTING BUILDING - GOLDERS GREEN VIEW



EXISTING BUILDING - GAINSBOROUGH GARDENS VIEW



Urban Context Analysis.

The site is situated on the northwest corner of Golders Green Road and Gainsborough Gardens, approximately 400m northwest of Golders Green centre.

The Application site comprises one residential dwelling: 145 Golders Green Road.

The site is bound by Golders Green Road to the northeast, Gainsborough Gardens to the southeast, and the Golders Green Hotel and the rear of residential properties fronting Golders Gardens to the northwest

The site is in a suburban/edge of town centre environment, predominately residential in nature, with a mixture of commercial and community uses on Golders Green Road in the vicinity of the site.

The street consists of a number of mixed three storey detached, semi-detached dwellings, hotels, block of flats and dwelling with multiple accommodation.

Its proximity to both local bus and underground transport (Golders Green Tube and Bus Station and the North Circular which leads to west, east and north London). provides the potential for it to be a key element in the regeneration of the borough.

The sites is not located in a conservation area and the buildings are not listed buildings.

The architecture in Golders Green varies and provides a wide range of styles within the original buildings; new conversions, new additions (floors or extensions) and new erection of buildings, have resulted in a non-specific local character.

On the opposite north side of Golders Green Road there are also several new and older buildings of 4/5 stories height above ground floor e.g.: Sage nursing home.

There are similar developments along Golders green road which are precedents of this type of developments which have been granted with Barnet Council approval eg:

135 Golders Green road NW11 8HG - Demolition of existing building and 3no. locked-up garages and erection of a new mixed use 3 storey building plus rooms at roof level comprising 7no. self-contained flats and 2no. offices at basement level, including light wells. Associated off-street car parking, refuse store, cycle storage and landscaping.

The new proposal is located in a sustainable and accessible location and therefore is suitable for mixed use development, especially as it mainly will become a housing development, using land efficiently.

The new building proposes a residential use development. It will comprise one single stair residential blocks, in an adjoined condition, along with basement level.

The overall development will include a total of four storeys above ground and a basement.

The basement level will include a proposed 1No bedroom flat and part of a duplex to accommodate 2No bedrooms and bathroom.

Scale and Design

The proposed scheme is for the demolition of the existing No1 dwelling (145 Golders Green Road) and erection of a 4 storey building with basement for residential use only. The scale and design of the proposal may be considered in keeping with the character of the area and would not have a harmful impact upon Golders Green Road nor Gainsborough Gardens.

The new scheme proposes a single building to accommodate the following:

- Residential use of 8 flats with the main entrance from Gainsborough Gardens.

The new proposal has a contemporary identity with modern and traditional materials similar to the new ones in buildings in the local area.

The new building carefully blends in its design to various new developments in Golders Green Road.

The new proposal would introduce an distinctive contemporary look into the street scene, enhancing it, but it would not be harmful to the street scene or surrounding area.

The configuration , size (width and length) matches the footprint of the original building, to maintain the line of the existing building in order not to protrude beyond the adjacent properties; and also to ensure no loss of light to the neighbouring properties. We have attached a daylight report to support this application.

The development has been designed as a four storey building with a basement, no taller than similar buildings in the area and the proposed third floor steps in all elevations to avoid being excessive and overly dominant on neighbouring buildings, The roof has been designed with a pitch roof to the elevation facing Golders Green road and to the elevation next to 6 Gainsborough Gardens in order to avoid the box effect in relation to neighboring properties.

Elevation facing Gainsborough Gardens - Flats entrance



Elevation facing Golders Green Road -



The scheme proposes a total of 95 m² outdoor space amenity between the communal garden, private gardens and balconies (excluding any front light wells); a minimum of 5m² outdoor amenity must be provided per habitable room.

Landscaping areas are placed at the rear of the flats scheme in the form a of communal garden .

The external appearance of the scheme facing Gainsborough Garden, is of a contemporary architectural style.

The scheme also includes:

- 15 cycle storage for the proposed flats
- Adequate sized refuse storage within the building for the flats' use.

Throughout the scheme, considerable attention has been paid to ensure the stacking of bedrooms over bedrooms and living spaces over living spaces where possible.

In addition, most of the proposed flats would have large windows and dual aspect to ensure efficient cross-ventilation and pleasant street views.

Windows have been carefully positioned to prevent overlooking and loss of privacy; because of the orientation of the building, all habitable rooms will provide adequate levels of daylight and sunlight.

The proposal scheme, a contemporary building with two shades of high quality facing brick, with bronze colour windows and bronze colour metal cladding to the base of the balconies with a glass enclosure.

All the side passages will remain as wide as existing.

Safety

Each flat will have an intercom system connected to the main reception areas and for the flats, the entrance to the Communal Garden.

The proposed scheme will be provided with high security doors and windows.

The proposed scheme has been designed in accordance with the fire strategy report recommendation (please refer to Fire Safety Report).

Planning Application - Design and Policies

The proposed development follows the strategic planning guidance and policies as stated in the London Plan Spatial Development Strategy, Barnet Council Local Plan Recommendations

Schedule of Accommodation

145 Golders Green Road NW11 Flats class C3 use - Basement, ground, First, second and third floors			
Flat No	Bedrooms	Gross Internal Area (M ²)	Balcony - private amenity - lightwell M ²
1	1	52	17 m ² lightwell
2 (duplex)	2	108	8 (private amenity) 12 m ² lightwell
3	1	52	Communal garden
4	1	53	Balcony - 8m ²
5	1	57	Balcony - 8m ²
6	1	53	Balcony - 8m ²
7	1	57	Balcony - 8m ²
8	2	84	Balcony - 16 m ²

Total of Flats: 8 flats

Total bedrooms: 10 bedrooms

The mixture of use provided in the scheme has been proposed to assist with the needs of the local area. Close consideration has been taken regarding different policies and the scheme complies with:

- The London Plan Policy - Quality and Design of Housing Development.
- LB of Barnet LDF, SPD, Sustainable Design and Construction Recommended Space Standard.

The 8 flats have been designed to meet the current minimum M² requirements by the London plan and Barnet Council policies.

All flats have adequate amenity areas including a communal garden at ground floor level which is exclusively for the use of the flats. T

The proposed balconies have a minimum 1.5m depth.

Accessibility and Bike Storage

The site has a good level of accessibility.

The basement flat is accessed by the side external staircase facing Golders Green Road which terminates to the outside.

Level access for Gainsborough Gardens is provided directly into the ground floor reception for the flats, except from the basement flat which has an independent entrance for the outside facing Golders Green Road.

The bike storage is placed at the rear garden and at the front of the property.

Waste Storage

Waste storage complying with LB Barnet Guidelines is provided in 2 separate stores at ground floor level accessed from Golders Green Road.

The following will be provided:

- 2 No 3300 litres minimum storage for the 8 flats with
- 2 x 1100 litre and
- 1 x 100litre receptacles.

The waste storage faces the street and can be easily access.

Local Road Network as per Traffic Report.

Golders Green Road (the A502) is a primary single carriageway road which runs in a broadly north-south direction between Hendon and Golders Green, along the site's northeast frontage.

There is a mix of parking restrictions, including single yellow lines, double yellow lines, and marked parking bays. The section of Golders Green Road adjacent to the site is subject to Barnet Council's Controlled Zone, i.e., no stopping Mon – Sat (8am – 6.30pm) and Sunday (9.30am – 6.30pm).

Gainsborough Gardens lies within Barnet Council's Golders Green Controlled Parking Zone (CPZ). South of the site, parking bays are subject to: "Resident Permit Holders only G

Mon – Sat 8am – 6.30pm Sunday 9.30am – 6.30pm”

2.2.9 Adjacent to the site, there are two lengths of marked parking bays (~11m and ~6m), separated by single yellow lines across the vehicular crossover to the garage of 145 Golders Green Road. These bays are subject to the following:

Mon – Sat 8am – 6.30pm Sunday 9.30am – 6.30pm Permit Holder G [and] W Or Pay by phone 020 7979 7133 Or text 655565 Quoting Location 5891”

There is a marked bay adjacent to 2 Gainsborough Gardens subject to the Golders Green CPZ and a disabled bay adjacent to 4 Gainsborough Gardens subject to “Disabled Badge Holders only”. This bay has been kept.

Golders Green Underground and Bus Station is located approximately 650 m southeast of the site (9-minute walk or 2-minute cycle).

Brent Cross underground is located approximately 900m from the site (10- minute walk or 2-minute cycle).

It is concluded that the site is located in a highly sustainable location in terms of public transport and the provision of public transport links is likely to encourage and facilitate non-car travel.

Summary

The proposed scheme, design and materials has a clear contemporary identity.

It's scale and volume is not bigger or higher than what has been granted along Golders Green Road.

The design and layout of the new building is considerate of the scale and composition of the street scene and adjacent neighbouring properties.

The new proposed scheme is a positive and efficient improvement to what is existing utilizing the current site more efficiently.

The proposal is easy accessible by public transport.

The proposed scheme complies with the London Plan and Barnet Council Policies, and it has been designed to comply with Building Regulation (Fire Safety) Order 2005 and 2021 - please refer to Fire Safety Strategy Report

We feel that the new proposal will bring a positive architectural balance to the corner plot and we hope that the application will be approved by Barnet Council.