



Design and Access Statement

**For the part re-development of the site at
146-150 Golders Green Road, London, NW11 8HE**

Prepared by Drawing and Planning Ltd

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Design and Access Statement

1.0 Introduction and Aims

- 1.1 This supporting Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).
- 1.2 This Design and Access Statement has been prepared for the part redevelopment of the site which will see the demolition of the existing two storey rear extension - currently being used as a banqueting suite in association with the neighbouring restaurant - in favour of a new-build office facility providing three self-contained office units (class B1) at ground, first and new second floor levels.
- In addition, the conversion of an existing surplus kitchen preparation space at first floor level (within the host building) into a self-contained residential unit (class C3) will be proposed to complete this development. The site has been identified on the location plan within the attached drawing pack.
- 1.3 The subject site is located along the northern side of Golders Green Road, NW11. The building itself is two storey in height supporting a converted pitched roof space with four front elevation dormer windows fronting onto Golders Green Road.
- 1.4 The site is not located within the Golders Green Town Centre Conservation Area, however, the application property has not been registered as a listed building.
- 1.5 The purpose of this statement is to justify the proposed redevelopment of the site in conjunction with the provision of an additional residential unit, showing that the development will be complimentary to the sites immediate and surrounding environment. The proposed plans to accompany this application have been prepared by Drawing and Planning Ltd.

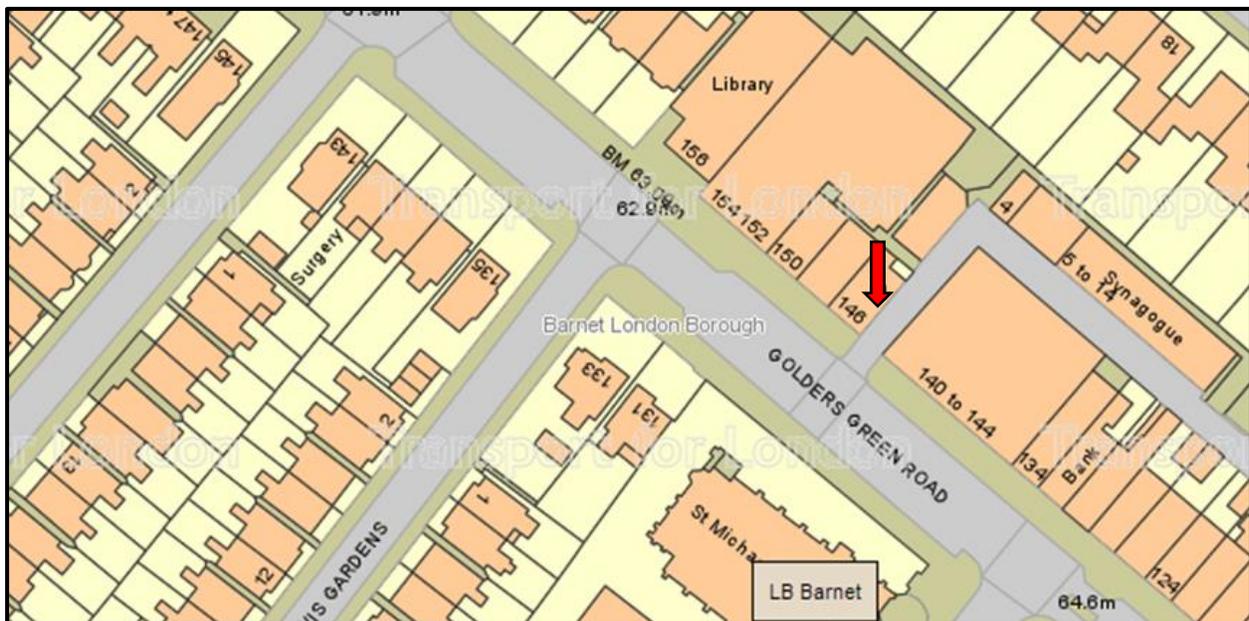


Fig. 1: Map of the local area

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2.0 The Site

- 2.1 The application site is situated off Golders Green Road, approx. 550m from Golders Green Train and Bus Station. The South Eastern boundary faces onto Broadwalk Lane, which acts as an entrance and service road to nearby commercial properties and Synagogue.
- 2.2 The North Eastern boundary borders a car parking area and ultimately the rear of the gardens to the residential properties of Beechcroft Avenue. The North Western boundary joins the building to the adjacent LA Fitness Health Club and Public Library and the South Western boundary bears onto the pedestrian pavement of Golders Green Road.
- 2.3 The boundary to the North Eastern edge opens onto a parking area and yard to the rear of the site. The boundary to the North West is party wall to adjacent properties.
- 2.4 The application site supports a mix of uses with two commercial units at ground floor level, a restaurant (class A3) and a retail unit (class A1). (Additional kitchen and associated storage space for the restaurant currently occupy part of the first floor level). The rear section of the building currently supports a two-storey block with an asphalt covered flat roof. This block supports a further kitchen preparation room for use by the existing banqueting suite (previously restaurant seating area) at first floor level.
- 2.5 The objective of this planning application is to add to the existing planning approval (**F/02250/11**) which granted the creation of 2 No. 2 Bed flats, 2 No. 1-bed flats and 1 No. studio flat at first and second floors including associated alterations with the installation of a flue to the roof.
- 2.6 Background of the building: The restaurant at first floor level to the rear of the site, fell victim to a fire in 2007. This caused substantial damage to the restaurant, kitchen and roof structure over. The planning approval **F/02250/11** - approved following this fire - provided five new residential units at first and second floor levels along-side the retention of the kitchen space at first floor level. It is this kitchen space which is the subject of this application.
- 2.6 This application now seeks to amend the number of units approved with the provision of an additional unit at first floor level in place of the former surplus kitchen space.



Fig. 2: Existing View: Front elevation 146-150 Golders Green Road, NW11

3.0 Relevant Planning History/Background

- 3.1 The most relevant planning history for the site is the approved application **Ref: F/02250/11** for the: *'creation of 2 No. 2 bed flats, 2 No. 1-bed flats and 1 No. studio flat on first and second floors including associated alterations; installation of flue to roof'*. These approved residential units are currently under construction with development yet to be completed.
- 3.2 As noted previously, this application looks to create an additional residential unit at first floor level by utilising a surplus kitchen preparation room and associated storage area - currently being used by the restaurant at ground floor level. Therefore, in conjunction with the current application (see point 3.1 above) a total of 6 residential units will be provided within the subject site, located over the first and second floors.

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4.0 The Proposal

4.1 This application proposes the part redevelopment of the site to create an additional self-contained one-bed residential flat at first floor level in conjunction with the previously approved residential units - approved under application **Ref: F/02250/11**.

In addition, this proposal seeks to demolish the existing rear extension block (existing banquet suite, kitchen preparation room and storage area) which has frontage onto Boardwalk Lane in favour of a new-build office facility (class B1) to provide three self-contained office units. This new office suite will be arranged over two primary levels (ground and first) with the recessed second floor supporting a Mansard style pitched roof - reminiscent of the Mansard style as seen on the host building fronting Golders Green Road.

Provision of an additional residential unit

Use

4.2 This proposal looks to change the use of the existing kitchen and storage area, which is associated with the ground floor kitchen into residential use. This proposal is considered to be appropriate in this circumstance as the location of a kitchen at first floor level, situated adjacent to approved residential units (see application **F/02250/11**), is considered to be an inappropriate type of activity to be associated with residential activity.

4.3 The new residential unit will ensure that the amenity of the future residential units is maintained and upheld. The extract below was taken from the proposed first floor plan as approved in application **F-02250-11**.

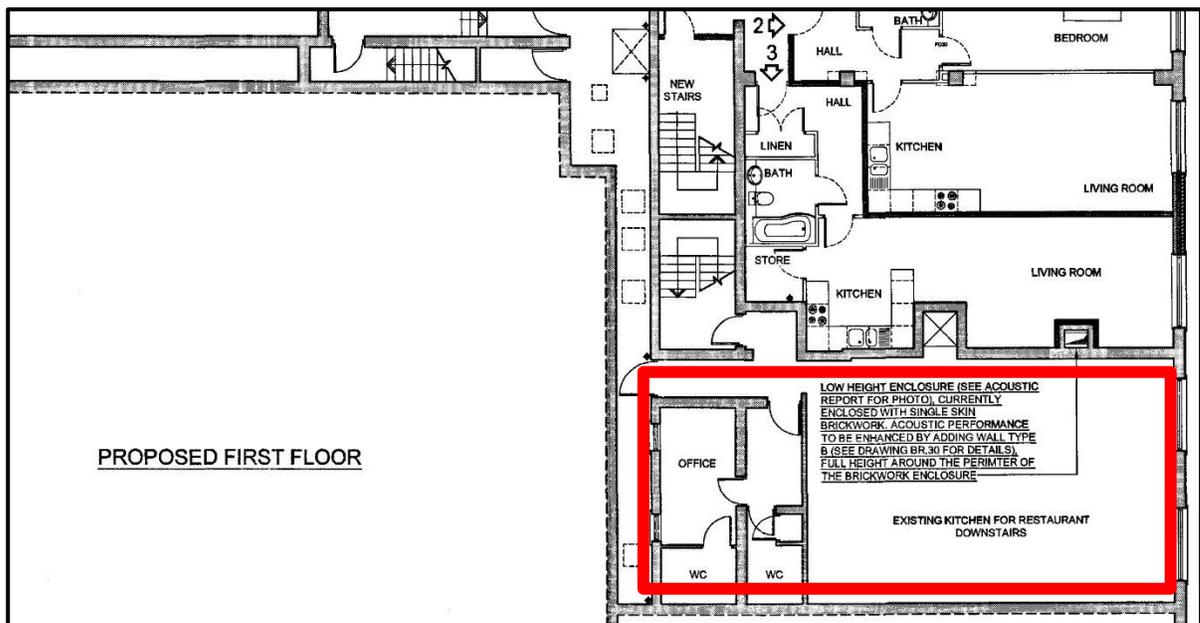


Fig. 3: Extract of proposed first floor plan from application **F-02250-11**

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Amount

- 4.4 The provision of an additional one-bed self-contained residential unit at first floor level will provide a total of six units to be located within the subject building. Five residential units were previously approved under consent number **F/02250/11**.

Layout

- 4.5 The new residential unit will be positioned on the western end of the subject building. The proposed floor area for this new unit will be 63.5m² and will support a single double bedroom, bathroom and WC with an open-plan kitchen, living and dining areas.
- 4.6 Natural light and ventilation will be obtained via the existing windows location along the front elevation of the building.
- 4.7 Access to the newly proposed unit will be gained via the same stairwell access to the five residential units approved under F/02250/11, gained via a private entrance off of Boardwalk Avenue.
- 4.8 A large residential storage room located at the end of the hallway at first floor level will also be provided as part of the conversion of the former kitchen area to residential. This area will provide additional storage space for the approved and proposed residential units.

Scale

- 4.9 The proposed additional residential unit will not over intensify the residential component within the subject building. The proposed development will not affect the character or streetscape of the area ensuring that there is a less than minor effect on the surrounding environment and amenities.

Appearance

- 4.10 The changes as proposed to the external elevations of the host building have been designed to mirror the changes already approved under application **F-02250-11**. No further alteration to the appearance of the host building will be undertaken as part of the conversion of the first floor kitchen space into a residential unit; however, this application will see the approved external alterations re-proposed as these alterations have yet to be carried out.

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Demolition and re-development to provide three office units

Use

- 4.11 This application seeks planning permission for the demolition of the rear extension block (existing banquet suite, kitchen preparation room and storage area) which has frontage onto Boardwalk Lane in favour of a new-build office facility (class B1) to provide three self-contained office units. This new office suite will be arranged over two primary levels (ground and first) with the recessed second floor supporting a Mansard style pitched roof - reminiscent of the Mansard style as seen on the host building fronting Golders Green Road.
- 4.12 The use of the rear of the building for office use is considered to be complimentary to its immediate and surrounding town centre area, as the development will complement the variety of other uses within the immediate vicinity.

Amount

- 4.13 The proposal seeks to create three self-contained office units arranged over three levels. Each of the proposed office spaces will be contained within the proposed new building envelope, ensuring all required amenities are provided for, thus ensuring that the character of the environment is maintained through appropriate design.

Layout

- 4.14 The three proposed office units will be arranged over ground, first and second (Mansard) floor levels. All three units will support on-site WC facilities for use by future employees etc.
- 4.15 A cycle storage room will be provided adjacent to the main entrance which provides access to the first & second floor business units for use by all occupants within the building. This cycle storage will provide future residents & employees with secure facilities to store cycles to assist in the sustainability of the proposed development.
- 4.16 Access into all three of the proposed self-contained office units will be gained directly from Boardwalk Avenue.
- 4.17 Refuse and recycling storage will be located at ground floor level and will have its own separate access for all of the proposed three units to use.
- 4.18 All office units will have access to light and ventilation via the proposed windows along the front elevation facing Boardwalk Avenue.

Scale

- 4.19 The scale of the rear re-development will be similar to the height and bulk of the existing building.
- 4.20 The proposed redevelopment of the existing two storey banqueting suite will support a Mansard style pitched roof to replace the existing flat providing for the creation of a third office space.

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- 4.21 The re-development of the rear will not exceed the current building footprint nor will it exceed the height of the building in which it is attached to.
- 4.22 The scale of the building will therefore continue to maintain the scale and amenity of the built environment and will enhance the character and streetscape of the area, ensuring that there will be a less than minor effect on the surrounding.

Appearance

- 4.23 The proposed reconstruction of the rear of the building will enhance the visual appearance of the immediate and surrounding environment. This will be achieved through the use of similar materials which complement the host building fronting onto Golders Green Road. The design approach with this element of the proposal has been taken to create a similar roof form with the inclusion of dormer windows reminiscent of the host building. This approach has been employed to create continuity and visual pleasantness.

5.0 Access

Accessibility

- 5.1 **Vehicular Access and Parking and Cycle Parking:**
No further vehicle parking provisions are proposed for the site. The location of the site and surrounding public transport options makes it an ideal location for both residential and business activities to be established at the site. As part of the new redevelopment of the rear building a cycle storage room will be constructed for the use of the office workers, visitors and future residents.

Amenity

- 5.2 The proposal would not cause any detrimental issues in regards to loss of light, overlooking or noise implications to neighbouring properties.

Refuse and recycling

- 5.3 The development of works to be carried out would not affect the requirements for rubbish collection from the site.

Transport links

- 5.4 The subject site is conveniently located with a hub of transport outlets within the North of London. There is readily and accessible access to bus, tube and train routes all within a walking distance. The site has a PTAL rating of 6a making it very accessible to the public.

6.0 Policy Direction

6.1 Relevant planning documents and planning policies in the Barnet's Unitary Development Plan (adopted May 2006), as well as relevant supplementary planning guidance have been used to assess the proposed development.

6.2 Particular policies are relevant:

Adopted Barnet Unitary Development Plan (2006)

- GBEEnv1
- GBEEnv2
- TCR13
- D1
- D2
- D3
- D4
- D5
- H16
- H17
- H18
- H23
- H26
- HC1
- ENV7
- ENV12
- ENV13

Core Strategy 2012

- CS4
- CS5
- CS8

Development Management Policies

- DM01
- DM02
- DM03
- DM04
- DM06
- DM08
- DM11
- DM14
- DM17

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Assessment

Residential Component

- 6.3 The proposed development of an additional residential unit on the first floor of the subject building is considered to be appropriate. The proposal will have a less than minor impact on the streetscene or on the conservation area, as there are no external changes to the building which would significantly alter the character of the building in relation to its immediate environment. Furthermore the development of a residential unit above the ground floor within and existing building is supported under policy TCR13.
- 6.4 As noted in Section 4.0 above, all residential amenities will be provided for, to ensure that future residents can be accommodated. The additional one residential unit will not lead to an over intensification of the site or harm the character of the area for future residents of the development.

Re-development Component

- 6.5 The demolition of the existing two storey flat roofed building at the rear is an effective and efficient way of regenerating space which was being underutilised and is unwanted.
- 6.6 The removal of an underused space to the rear of the site and its subsequent re-development to form a two storey office facility with a Mansard roof over is considered to complement the streetscape and will enhance the immediate environment.
- 6.7 The overall proposal is supported by policy CS8, which seeks to promote a strong and prosperous Barnet by encouraging new mixed use developments, which support small to medium sized businesses within the town centre.
- 6.8 The actual design of the new building meets all the relevant policy direction listed above. The proposed materials, access, storage and refuse recycling facilities ensure that this location will attract business growth and create a more vibrant working environment.

7.0 Conclusion

- 7.1 The proposal in our opinion is one that will give rise to an appropriate development to this part of the Borough. The proposed development is demonstrably benign in terms of characteristics and effects to the immediate and surrounding environment.
- 7.2 Based on the above statement it is clear that the proposed redevelopment of the site is sympathetic to the natural and built environment.
- 7.3 The granting of this development is considered to be appropriate in this circumstance.