

# Design and Access Statement

65 SOUTH END ROAD

65 SOUTH END ROAD

LONDON

NW3 2QB

CONTENTS

1.0 Introduction  
1.1 Introduction

2.0 Policy Context  
2.1 Policy

3.0 Site & Context Appraisal  
3.1 Site Location  
3.2 Site Description  
3.3 Surrounding Area  
3.4 Listed Buildings  
3.5 Existing Photos

4.0 Design  
4.1 Design  
4.2 Use  
4.3 Amount  
4.4 Layout  
4.5 Scale  
4.6 Appearance

5.0 Conclusion  
5.1 Conclusion

**Applicant:**  
Roland Horne  
WatchHouse  
36 Maltby Street  
London  
SE1 3PA

**Architect / Agent:**  
Tim Greatrex Architect  
Hackney City Farm  
1a Goldsmiths Row  
London  
E2 8QA

**Site Address:**  
65 South End Road  
London  
NW3 2QB

## INTRODUCTION

### 1.1 Introduction

This design and access report relates to the planning application to the following items at 65 South End Road, London, NW3 2QB.

- Installation of new plant unit to rear facade.

1.2 This Design and Access Statement is to be read in conjunction with all drawings and supporting documents submitted as part of the application.

1.3 This application is made on behalf of the shop tenant / leaseholder. The purpose of this application is to present an appropriate and sensitively considered design solution for a number of amendments to the building facade as set out in the design sections of this report.

## POLICY CONTEXT

### 2.1 Policy Context

Policy context taken from "Conservation Area Statement Hampstead" Statement.

### ROAD AND IMMEDIATE CONTEXT

South End Road -

The road curves from the bottom of Willow Road to South End Green. In this sub-area the west side forms an elegant frontage, largely made up of Regency (early 19th century) properties facing onto the very southern edge of Hampstead Heath. Long front gardens and mature landscaping define the character. The houses are two or three storey some with semi-basements. Some have long driveways sloping down to the lower ground level and these break up the verdant nature of the frontage. Ten of the buildings are listed. No.71 has a veranda extension by CFA Voysey. The South End Triangle at the junction of Downshire Hill, South End Road, Willow Road and East Heath Road is defined as a Public Open Space in the UDP.

The parade of shops winds along the west side of South End Road, some with ornate brickwork and gables, others plain. Nos.1-29 were built in the 1880s. The rest of the shopping parade dates from the late 1890s. With the exception of Nos. 23, 31, 45, the shop fronts are of very poor quality. The parade is designated as a Neighbourhood Shopping Centre in the UDP. The magnificent Gothic drinking fountain erected in 1881 provides a focus to what remains of the 'green'. Erected in memory of William Warburton Pearce and JB Chamberlain (listed). Defined as Public Open Space in the UDP and listed in the London Squares Act 1931.

## SITE AND CONTEXT APPRAISAL

### 3.1 Site Location

The site is located at 65 South End Road.

### 3.2 Site Description

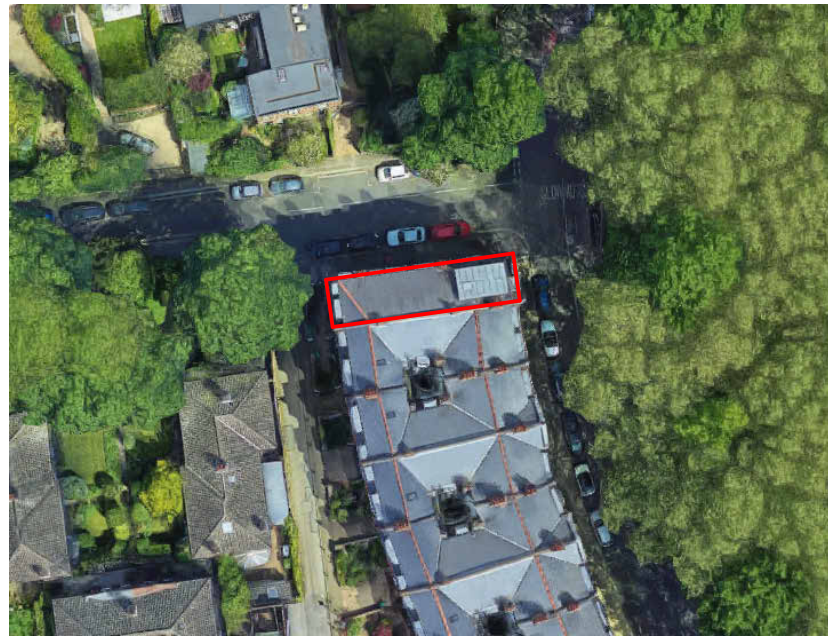
The shop premise forms an rectangular plot of approximately 110m<sup>2</sup>. Accommodation includes a shop front at ground level with additional floor space of approximately 45m<sup>2</sup> at basement level.

### 3.3 Surrounding Area

The site falls within the Hampstead Conservation area. There are a wide variety of building uses in the immediate area including restaurants, cafes and retail.

### 3.4 Listed Buildings

The building is not listed.



65 South End Road aerial photograph.



65 South End Road elevation (Biggie Best) from street.

## DESIGN

### 4.1 Design

Design proposals include:

Wentworth Mansions Facade

- 1 New plant unit installed at ground level.

Please refer to submitted drawings.

### 4.2 Use

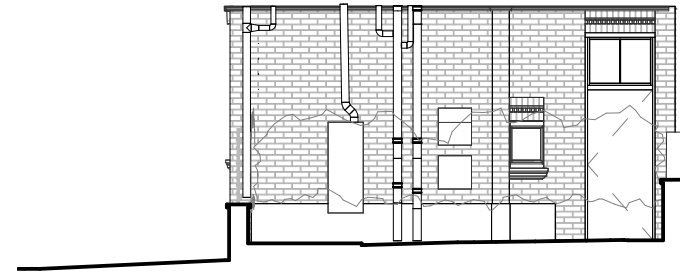
The site will remain as existing.

### 4.3 Amount

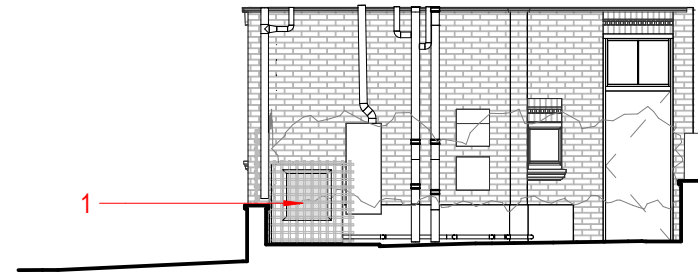
No Change.

### 4.4 Layout

No Change.



EXISTING WENTWORTH MANSIONS ELEVATION



NEW WENTWORTH MANSIONS ELEVATION



Photograph looking towards Wentworth Mansions.  
Red circle indicates proposed location of new plant unit,  
screened behind established planting and low level wall.

## Air Conditioning Product Information

### Y Series Single Fan (12.5-15.5kW) Mini VRF Heat Pump Outdoor Unit



OUTDOOR UNITS		PUMY-SP112VKM2	PUMY-SP112YKM2 <sup>②</sup>	PUMY-SP125VKM2	PUMY-SP125YKM2 <sup>②</sup>	PUMY-SP140VKM2	PUMY-SP140YKM2 <sup>②</sup>	
CAPACITY (kW)	Heating (nominal)	14.0	14.0	16.0	16.0	16.5	16.5	
	Cooling (nominal)	12.5	12.5	14.0	14.0	15.5	15.5	
	Heating (UK)	14.0	14.0	16.0	16.0	16.5	16.5	
	Cooling (UK)	9.8	9.8	11.0	11.0	12.2	12.2	
POWER INPUT (kW)	Heating (nominal)	3.66	3.66	4.31	4.31	4.36	4.36	
	Cooling (nominal)	4.46	4.46	5.11	5.11	5.34	5.34	
	Heating (UK)	4.69	4.69	5.52	5.52	5.58	5.58	
	Cooling (UK)	2.08	2.08	2.38	2.38	2.49	2.49	
COP / EER (nominal)		3.83 / 2.80	3.83 / 2.80	3.71 / 2.74	3.71 / 2.74	3.78 / 2.90	3.78 / 2.90	
SCOP / SEER		-	-	-	-	-	-	
MAX NO. OF CONNECTABLE INDOOR UNITS		9	9	10	10	12	12	
MAX CONNECTABLE CAPACITY		50-130% OU Capacity	50-130% OU Capacity	50-130% OU Capacity	50-130% OU Capacity	50-130% OU Capacity	50-130% OU Capacity	
AIRFLOW (m³/min)		77	77	83	83	83	83	
PIPE SIZE mm (in)	Gas	15.88 (5/8")	15.88 (5/8")	15.88 (5/8")	15.88 (5/8")	15.88 (5/8")	15.88 (5/8")	
	Liquid	9.52 (3/8")	9.52 (3/8")	9.52 (3/8")	9.52 (3/8")	9.52 (3/8")	9.52 (3/8")	
SOUND PRESSURE LEVEL (dBA)		52	52	53	53	54	54	
SOUND POWER LEVEL (dBA)		72	72	73	73	74	74	
WEIGHT (kg)		93	94	93	94	93	94	
DIMENSIONS (mm)	Width	1050	1050	1050	1050	1050	1050	
	Depth	330+40	330+40	330+40	330+40	330+40	330+40	
	Height	981	981	981	981	981	981	
ELECTRICAL SUPPLY		220-240v, 50Hz	380-415v, 50Hz	220-240v, 50Hz	380-415v, 50Hz	220-240v, 50Hz	380-415v, 50Hz	
PHASE		Single	Three	Single	Three	Single	Three	
STARTING CURRENT (A)		14	7	14	7	14	7	
NOMINAL SYSTEM RUNNING CURRENT (A)		Heating / Cooling [MAX]	16.24 / 19.79 [30.5]	5.57 / 6.78 [13.0]	19.13 / 22.68 [30.5]	6.55 / 7.77 [13.0]	19.35 / 23.70 [30.5]	6.63 / 8.12 [13.0]
GUARANTEED OPERATING RANGE (°C)		Heating / Cooling	-20-15 / -5-52	-20-15 / -5-52	-20-15 / -5-52	-20-15 / -5-52	-20-15 / -5-52	-20-15 / -5-52
FUSE RATING (BS88) - HRC (A)		1 x 32	1 x 16	1 x 32	1 x 16	1 x 32	1 x 16	
MAINS CABLE No. Cores		3	4 + earth	3	4 + earth	3	4 + earth	
CHARGE REFRIGERANT (kg) / CO <sub>2</sub> EQUIVALENT (T) R410A (GWP 2088)		3.5 / 7.31	3.5 / 7.31	3.5 / 7.31	3.5 / 7.31	3.5 / 7.31	3.5 / 7.31	
MAX ADDITIONAL REFRIGERANT (kg) / CO <sub>2</sub> EQUIVALENT (T) R410A (GWP 2088)		9.0 / 18.79	9.0 / 18.79	9.0 / 18.79	9.0 / 18.79	9.0 / 18.79	9.0 / 18.79	

③ Three Phase

PIPING RESTRICTIONS	PUMY-SP112-140V(Y)KM2
TOTAL PIPING LENGTH	120m max
FURTHEST PIPING LENGTH	70m max
FURTHEST PIPING LENGTH AFTER 1st BRANCH	50m max
BETWEEN INDOOR AND OUTDOOR UNITS - HEIGHT	50m max (30m max if outdoor installed below)
BETWEEN INDOOR AND INDOOR UNITS - HEIGHT	15m max

Details of proposed Plant Specification.

## CONCLUSION

### 5.1 Conclusion

The proposed scheme has been developed with careful consideration of the existing context and local planning policies. It is believed that the design of the development is of a high quality, and the design, appearance and choice of materials have been carefully considered in arriving at the submitted scheme.

In summary, we feel that this proposal:

- Is a highly positive enhancement to the building.
- Is an efficient use of the site.

The support of the local planning authority is respectfully requested in granting consent for this application.