

Design and access statement

Proposal

The erection of 2 dwelling houses within the existing garden of 19 Menelik Road. Alterations to No. 19 including, part width ground floor rear extension, demolition of side annex, front door relocated from the side to the front of the building, new ground floor window and infill to existing recessed front door, new first floor rear window, hip to gable end, rear dormer, 3 front facing roof lights, 1 rear facing roof light as per Lawful Certificate approval ref 2024/3233/P, demolition of side elevation chimney stack, demolition of rear facing chimney stack and internal alterations to existing dwelling.

At

19 Menelik Road, London, NW2 3RJ



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Site description

- The proposals relate to a two-storey semi-detached residential property on the southern side of the northern corner of Menelik Road.
- The property is a corner plot with a large rear garden, which has its fence running along the northern side of Menelik Road. The existing property features a bay window to the front elevation and has a corner entrance. Bay windows are characteristic of the local area and properties feature a hipped roof / gable over the bay. The existing dwelling is mainly composed of pebble dash render. Render and brickwork are the most common materials in the immediate area. To the side is a two-storey rear / side projection which is original. This is common along this section of Menelik Road. The house has a pitched roof with a small section of flat roof to the frontage. Red / brown colour pitched roofs are again characteristic of the local and immediate area. The property does not appear to have been altered externally by way of any extensions.
- It is understood that the houses in Menelik Road were constructed during the interwar period and the immediate post-war period.
- The property is not located within a Conservation Area, nor is it a listed building. The site is located within the Fortune Green Neighbourhood Plan Forum. This location is in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Design

- The proposal is for the erection of 2 dwelling houses within the existing garden of 19 Menelik Road. In addition, alterations to No. 19 including, part width ground floor rear extension, demolition of side annex, front door relocated from the side to the front of the building, new ground floor window and infill to existing recessed front door, new first floor rear window, hip to gable end, rear dormer, 3 front facing roof lights, 1 rear facing roof light as per Lawful Certificate approval ref 2024/3233/P, demolition of side elevation chimney stack, demolition of rear facing chimney stack and internal alterations to existing dwelling.
- The houses seek to align with the established building lines associated on Menelik Road both on the Northern and Eastern Sides. Currently the site has an extensive side and rear garden with clear opportunity for development and infilling this open area whilst continuing the existing built form and rhythm of the street. This is rationalised in the images below.



- As can be seen based on the above the established built form and building lines on this section Menelik Road have dictated that positioning of house 1 on the side of the host property.



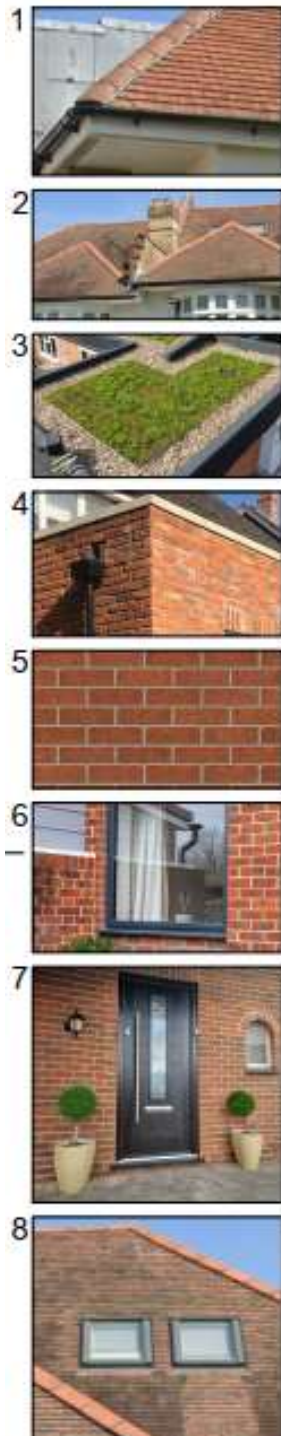
- House 2 is again informed by the building line and the placement of property opposite on this section of Menelik Road.
- The approach is considered acceptable and seeks to unify building types and forms, creating a sense of order and visual harmony within the street scene. In addition, buildings that follow a common building line can help to create a clear distinction between public and private spaces, with the street. A continuous building line along a street creates a sense of enclosure and continuity, making the street feel more defined and inviting
- The design proposes a traditional relationship contextually. House 1 is arranged with a traditional front and rear garden mimicking the established pattern of development along the Eastern side of Menelik Road. House 2 again seeks a traditional relationship with the houses on the Northern side of Menelik Road. Both houses 1 and 2 have direct access from the street, a front garden and rear garden.

- The form that the buildings take is governed by an understanding of local features. It is noted that bay windows are prominent as are gables and hipped roofs. The design seeks to mimic the principal character of dwellings in the vicinity which is logical and rational. This can be seen in the images below: -



- Both houses will be C3 use, and traditional family dwellings are proposed. House 1 is a 4 bed 6 person dwelling. House 2 is a 3 bed 6 person dwelling. The buildings proposed are generally rectangular in footprint. House 1 is attached to the host property number 19 Menelik Road and includes a corner entrance to reinforce the uniqueness of number 19. House 2 is situated to the South of house 1 within the rear garden of the host site. The proposed dwellings have been designed to ensure that there is no mutual overlooking. This has been controlled by providing outlook onto the street and rear gardens. The houses have been designed to provide a dual aspect arrangement ensuring maximum light penetration and cross ventilation.
- Internally the main living areas are positioned with direct access to the rear garden and at entrance level. Bedrooms are arranged at first floor and second floor level to provide a traditional arrangement. Living kitchen and dining spaces are open plan and exceed the minimum floor area required, and width associated with the London Plan. Bedrooms in the case of a double have been designed to ensure that they are at least 2.75m wide and with a floor area of no less than 11.5m². Any single bedroom is at least 2.15m wide and has a floor area of no less than 7.5m². Built in general storage has been provided.
- In terms of scale the dwellings have been designed to respect the character and context of the surrounding built environment while making efficient use of the site. Dwellings are traditionally 2 storeys with pitched roofs. The height, massing, and footprint have been proportioned to remain contextually appropriate when judged in relation to neighbouring properties. The height width and depth of the dwellings ensures that the development does not appear overbearing or out of character.
- The main roofline and eaves of house 1 sits below the ridge and eaves of the host property which gives a subordinate appearance within the street scene. A hipped gable is proposed to address the corner setting whilst respecting the existing hipped roof of number 19 Menelik Road. The house is designed to be less wide than the host dwelling and again to achieve a degree of subordination. House 1 is set back from the frontage of number 19 to respect the original corner and to assist in reducing the visual bulk.
- House 2 has a ridge and eaves line set below house 1. This reinforces the gradual slope in the street as the host site turns the corner. The dwelling is set in from the boundary to provide breathing space to the dwellings and gardens on Somali Road. The property is set in from the frontage to provide defensible space.

- Modest dormers are positioned within the rear roof planes of both dwellings. The dormers are set in from the sides, up the slope and down from the ridge so to ensure that they do not overwhelm the roof slope.
- In terms of materials red brick and red tiles are deemed contextually appropriate to the existing context given its use in surrounding properties and the dwellings will mainly be composed as such. The proposed materials are below and are of a high quality, sympathetic to the site and surroundings. Materials will mainly be composed of matching materials inherent to properties on Menelik Road. The design of each house features a bay window which is characteristic of the area. Window proportions are modest and align with neighbouring properties.



- Landscaping for the two new houses is designed to enhance biodiversity, provide visual appeal, and contribute to the local green infrastructure. The proposed landscaping includes a native wildflower lawn, which will support local pollinators and improve ecological resilience. Additionally, native hedging will be planted to provide natural screening, enhance privacy, and support local birdlife and other wildlife. Tree planting is incorporated to provide shade and improve air quality. The selection of native trees and shrubs aligns with the council's commitment to sustainability by ensuring low-maintenance, climate-resilient planting that integrates with the surrounding environment. This proposal prioritises biodiversity, enhances green infrastructure, and promotes sustainable urban drainage. The use of native species ensures ecological benefits while complementing the existing landscape character, helping to create an attractive and environmentally responsible residential setting.
- With regards to access the proposal will adhere to Building Regulations M4(1) which covers the visitable dwellings standard, ensuring that new homes provide basic accessibility for most people, including those with limited mobility. This will be achieved by providing step free access to the main entrance, sufficient door and hallway widths for easy movement an accessible WC at entrance level the potential for future adaptation, such as reinforced bathroom walls to support grab rails. Switches and sockets will be located with their center line between 450mm and 1200mm above the floor level, ensuring accessibility for all residents.