

**SUSAN AND RODGER DAVIS PARTNERSHIP
ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES**

66 CAMDEN SQUARE LONDON NW1 9XD
T. 020 7485 4622 F. 020 7267 1045
email : rodgerdavis@btinternet.com

**Carlton House 319 West End Lane NW6.
Proposed use of front extension flat roof as residential roof terrace.**

DESIGN AND ACCESS STATEMENT.

Assessment

The property is in the West End Green Conservation Area situated on the west side of West End Lane and separated from its neighbours. To the south is the access road to West Cottages, to the north the access way to the rear of the London Fire Brigade's West Hampstead Fire Station.

Carlton House was formerly a garage showroom at ground floor with ancillary office space above built in the late 19th early 20th century. The upper floors were later converted to 5 x 2 bed and 1 x 1 bed self contained flats but with no external garden or amenity spaces.

In July 1996 planning permission was granted to Pizza Express for restaurant use at ground floor that included construction of a single storey addition extending approximately 6.5 metres in front of the original building. In front of that is a fenced external seating area to the restaurant with a reasonably mature tree that provides significant shielding.

All of the existing flats are entered through a single side access door from West Cottages then via an external staircase running parallel and adjacent to the front of the building to a central first floor entrance door. The common access way extends the full frontage width of the building.

The attached photographs numbered 6 and 7 show the existing building in its context from West End Lane.

The Proposal

The proposal is for a limited development of the existing mid 1990's ground floor extension roof area as a private external amenity space.

The proposed terraced area will be set about 3 metres back from the external edge of the existing roof parapet. Approximately 40% of the existing roof area would be used for private access space. The structure will be lightweight timber decking with a perimeter metal handrail. The decking will extend approx' 400mm beyond the handrail on three sides to support planting boxes.

The roof terrace, on private property set back from the street, would not adversely affect local people neither is it likely that they would be affected by the low key use proposed.

The first floor flats in Carlton House have living and bedroom windows overlooking the roof terrace. Therefore overlooking is a consideration, but not more so than with the existing common access way which passes immediately outside the windows and in fact

SUSAN AND RODGER DAVIS PARTNERSHIP

closer to the existing flats than the proposed terrace. Tenants are supportive of this low key but beneficial application.

The closest other residential property is at 313-315 West End Lane, i.e, to the south of the site on the opposite side of West Cottages access road. Windows to these flats, that appear to be to non habitable rooms, are at a minimum distance of ± 10.5 metres. See attached photographs 1 and 2.

Users of the roof terrace would also be able to look across West End Lane and South End Green to the east and the fire station forecourt to the north. See photographs 2 and 3

Use

The terraced area will be for the use of the tenants and their visitors only. It cannot and will not be used as ancillary external seating space to the ground floor restaurant. It will provide external space for limited use and an attractive planted area outside the first floor flats immediately adjacent to the common entrance way. The residents of the existing flats have no access to any external amenity space and the applicant seeks to provide that space for the benefit of all the residents.

The roof terrace will provide no benefit to the general public, neither will it intrude on them. The terrace will provide a clear benefit to the residents.

The Conservation Area statement confirms that planning approval may be required for formation of roof terraces and sets out the associated considerations.

The Planning Policy Guidance document 2006 states under PPS 3 Housing item 16 states

'Matters to consider when assessing design quality include the extent to which the proposed development:

Provides or enables good access to....private outdoor space such as residential gardens, patios and balconies.'

There is no disabled access to the Carlton House flats at present, and the proposal will not change this situation.

Layout

The layout has been designed to cause minimum impact on the existing building, passers by and adjacent ownerships.

Setting the terrace back ± 3 metres from the roof parapet and incorporating planting that will grow to a height of ± 1.6 metres will shield users of the terrace from the surrounding streets and restaurant terrace and vice-versa as can be seen from the application section drawing 023.03. The roof terrace will not be visible to pedestrians using the footpath directly outside the building as can be seen from the e attached photographs 4 and 5.

The planting will have a degree of transparency that a fenced and planted enclosure would not. It is considered that it will not adversely affect the remaining original front elevation.

The upper floor windows of flats in the adjacent properties 313 and 315 West End Lane are at a distance where overlooking could not be considered a problem to spaces that appear non-habitable. It is also arguable that their outlook would be enhanced by a planted roof terrace rather than the plain flat roof area that exists.

SUSAN AND RODGER DAVIS PARTNERSHIP

The proximity of the terrace to the first floor flats 1 and 2 cannot be overcome but it is considered it does not need to be. The users of the terrace will be further away from these flats than all of the residents using the common access stair and common access way.

The freeholder has consulted with the residents and has support for the proposal. The residents of the first floor flats, 1 and 2, are both adjacent to the terrace and probably the most affected. Attached are letters from those residents, Ms O'Hara and Ms's Hall and Giezen, expressing their support.

JRD.023.
October 2007