

Design and Access statement

11 South End road
London NW3 2PT

Revision A 20 June 2014



Figure 1: Application site from above.

Design statement:

Context

11 South end road is part of a row of relatively handsome four storey Edwardian buildings at the southern end of South End row. The fronts of the buildings are situated where the road widens so occupy a prominent position. There is a restaurant on the ground floor (Zara) and it is a single residential address above, where the applicant lives. The applicant owns the whole property.



Figure 2: front elevation.

he application site is to the back of the property, where space is of a completely different character to the front elevations.

An access path leads from an access gate in Pond Street which runs along the back of the properties. As most of the ground floor businesses are restaurants, this space is given over to waste bins, emergency access and general waste storage. Figures 1, 3, and 4 give a good idea of the space.



Figure 3: Access passageway.



Figure 4: View from application site back along passageway

At the end of the space is the application site. This is bounded on 2 sides by a high brick wall (Figure 5)



Figure 5. Walls around site

The only property that has views onto the application site is adjacent no 9 South End road. At first floor level (where the application is proposed) there is an extension to the rear addition with windows onto the site through a chain link fence built above the party wall (see figure 6). The extension was granted permission in 1974.



Figure 6. Rear addition to no 9

The base of the application site is a bitumen flat roof with a restaurant below. There are a number of poorly constructed rooflights to the dining and restaurant spaces below.

Proposal

Please see the application drawings.

Justification

The application site is unique in being bounded on three sides by the applicant's property and blank party walls. As such, there is little chance that a construction in this position will adversely affect any neighbours except the immediately adjacent property no 9.(discussed below).

The space is currently an unattractive flat roof used for haphazard storage and an untidy collection of service connections for the restaurant below. The proposal to construct an additional level would remove the areas where unsightly storage can happen: services would be properly incorporated into the new build, and the roof surface would be an extensive green roof. The only visible external services would be the extractor fan from the restaurant, which is proposed to be raised one level (as indicated in the application drawings).

There is no great requirement for a lateral view from this site. The space looked onto is not attractive, and the application is to accommodate bedrooms and bathrooms only. For these uses, rooflights are proposed as the method of providing natural light.

It is proposed that some rooflights provide natural light to the ground floor kitchens via light tubes.

The omission of a side window gives additional freedom to the way the proposal is designed and its relationship with the adjacent property (no 9).

Various different sizes of extension were looked at in developing the design, but all other iterations pulled the envelope wall back from the boundary with no 9. This created a metre or two of flat roof which would be too small to be of use as external space and could quite possibly end up in the same condition as the present roof.

In considering what would be the better outlook from the extension of no. 9, a proposal was adopted that raised the brick party wall to 1.9m above extension level to provide a blank wall along part of the boundary. On balance, it was felt that that providing a private enclosure to the roof terrace at no 9 would be preferable to providing a view over an additional metre or two of roof space. The party wall could be painted white and the existing planting could be encouraged to grow against it.

Inspection of the light angles shows that there is unlikely to be a rights of light issue.

Materials

With the exception of the raised masonry wall (which would be in London Stock brick) the proposal is to be entirely constructed in timber. This is to provide a minimal load surcharge on the existing construction below, but also to provide a counterpoint to the generally heavy masonry construction that makes up all of the external surfaces in this area. The timber frame would be clad in timber cladding: Cedar

cladding is proposed, although others will be considered.

The roof will be a single ply membrane with an extensive green roof over. This will provide a considerably more pleasant view from the adjacent rear window than the current asphalt and bitumen roofs.

Rooflights are to be high quality steel and flat glass assemblies, openable for ventilation where necessary.

Access Statement

The proposal is on one level and does not make any change to the current access from the floor below.

It is a private domestic property.

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