

APPENDIX B
PLANNING APPLICATION DOCUMENTS

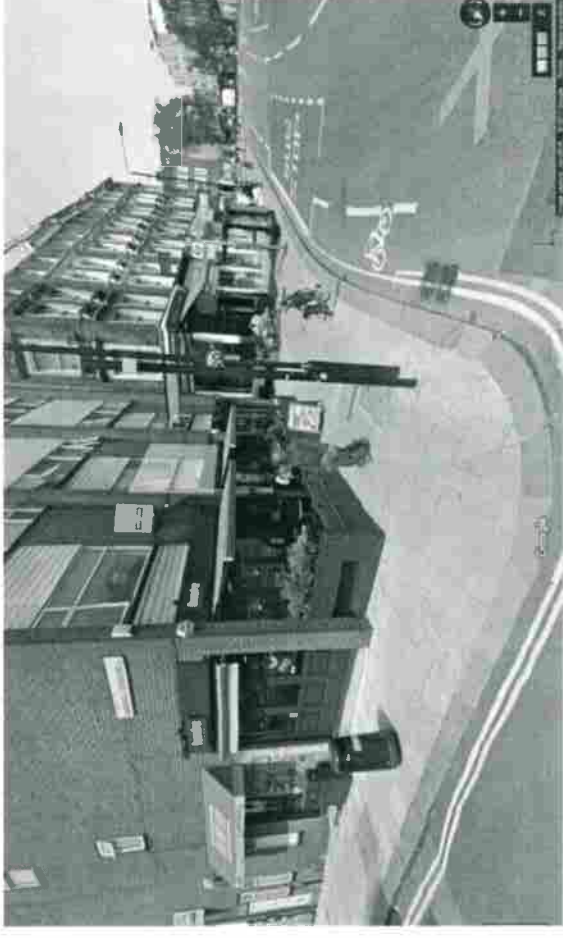


DIRECT
PLANNING
GROUP

Direct Planning Ref: DP/2948/OF Site Address: 237-239 West End Lane, London, NW6 1XN

Design and Access Statement

INSTALLATION OF TIMBER DECKING AND
TIMBER ENCLOSURE TO SHOP FORECOURT
(and placing of tables and chairs)



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Introduction

- 1.1 This statement is submitted in support of an application for timber decking and timber enclosure to shop forecourt.
- 1.2 This statement should be read alongside the submitted floor plans, sections, site layout plan, location plans.

Site Location

- 2.0 The premises are located on the ground floor of a four storey building comprising of a double fronted restaurant unit with a substantial paved area to the front and a sizeable squareage to the corner of the property for pedestrian access.
- 2.1 The site is located to the north end of West End Lane cornering Sandwell Crescent with residential flats above, within a shopping parade consisting of varying commercial units.

Proposal

- 3.0 The proposal involves installation of timber decking with timber enclosure to shop forecourt (and placing of tables and chairs).

Design Principle

- 4.0 The development of the property should be in keeping with the style and character of the area.
- 4.1 The development should respect the amenity of neighbouring properties in terms of privacy, day lighting and disturbance due to noise from adjacent living areas.
- 4.2 The design of the proposed development should be in keeping with the general standard of the area in terms of design, amenity, layout, facilities and convenience.

Design Solution

- 5.0 The site comprises a sizeable footprint and is well suited for the proposed purpose. The site coverage and density are also compatible with the majority of properties in the locality.
- 5.1 The proposal seeks to maintain the installed decked area including its timber enclosure outside the shop/restaurant premises.

- 5.2** There exists planning permission for the placement of tables and chairs, which does not include the decking and its associated timber enclosure.
- 5.3** The decking is 1.84m to 1.86m in depth over the premises forecourt. The pedestrian pavement is approximately 3.9m in depth beyond this. The raised platform area created by the decking stretches the entire width of the premises, with a break in the middle for entry into the premises, and varies in height due to the premises being located on a slope. The decking is enclosed by a timber balustrade being 1.0m at its highest point.
- 5.4** The height of the raised platform and balustrade are considered to be reasonable and subservient to the host building. It is considered that due to the significant depth of the pavement, the area can comfortably absorb an installation of this size.
- 5.5** The frontage of the balustrade is broken into two due to the central access to the premises. The frontage is quite wide so this break helps to reduce its scale and overall impact.
- 5.6** It is considered that the use of timber would be acceptable as the timber element, together with the planters at both ends, would soften the appearance of the structure.
- 5.7** The proposal site including the adjoining premises No.241 West End Lane have a recessed frontage of approximately 3m at the tail end of the frontage of No.243 West End Lane. This element of the site location layout also contributes drastically on minimizing the structures impact on the street scene.
- 5.8** In view of this and the surrounding use and given that no major external alterations exists, it is considered that the alterations have not significantly changed the character of the property or the area generally.
- 5.9** The locality is characterised by ground floor commercial activities and residential accommodation adjacent to and above the premises. In fact, very similar decking and associated enclosure have been installed further up the road at 202 West End Lane (see image below).



202 West End Lane - Existing timber decking and enclosing balustrade

Environmental Impact

6.0 The structure as installed is not considered to have any obvious environmental impact. Materials that have been used are of sustainable quality, and built to Building Regulations requirements. The development in its current form ensures the integrity of the building by its maintenance of appropriate standards in built form without harming the character and appearance of the locality.

Impact On Locality

7.0 It is considered that the development is acceptable in terms of policy and that it will not result in a significant loss of amenity to local residents or impact detrimentally on the character of the area. In fact the development complements the host building and the locality.

7.1 The proposal site is located in a relatively busy and vibrant local centre. It is considered that the area already experiences a relatively high background traffic noise levels from through traffic and customer trade.

7.2 It is thus considered that the development has not lead to an increase in disturbance from additional customers occupying the seating at the decked area as any associated noise and disturbance is subsumed into general background noise levels.

Access

8.0 Common pedestrian access is maintained through the existing main entrance fronting West End Lane. The frontage of the balustrade is broken into two due to the central access to the premises.