

Design & Access Statement

Swiss Cottage Library
Bird Netting

London Borough of Camden Council

December 2017



ATKINS

Plan Design Enable

Notice

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Document History

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Design & Access Statement

1. Introduction

The Purpose of This Statement

- 1.1 This Statement accompanies the Planning Application for the proposed fitting of bird netting on the roof of Swiss Cottage Library.
- 1.2 This Statement should be read alongside submission documents and drawings associated with the application.

Description of the Proposal

- 1.3 The proposed scheme is to prevent the nesting of birds on the roof of Swiss Cottage Library.

Reason for the Development

- 1.4 The key objective for the design is to: prevent the nesting and breeding of pigeons on the Swiss Cottage Library roof.
- 1.5 The birds are causing damage to neighbouring properties and are presenting a risk to the health of employees and members of the public due to the fouling of louvre windows, which provide ventilation to the library
- 1.6 The presence of nesting pigeons is likely to attract associated infestations of insects and mites, the removal of which may be a requirement under the Prevention of Damage by Pests Act 1949.

The Outcome of the Development

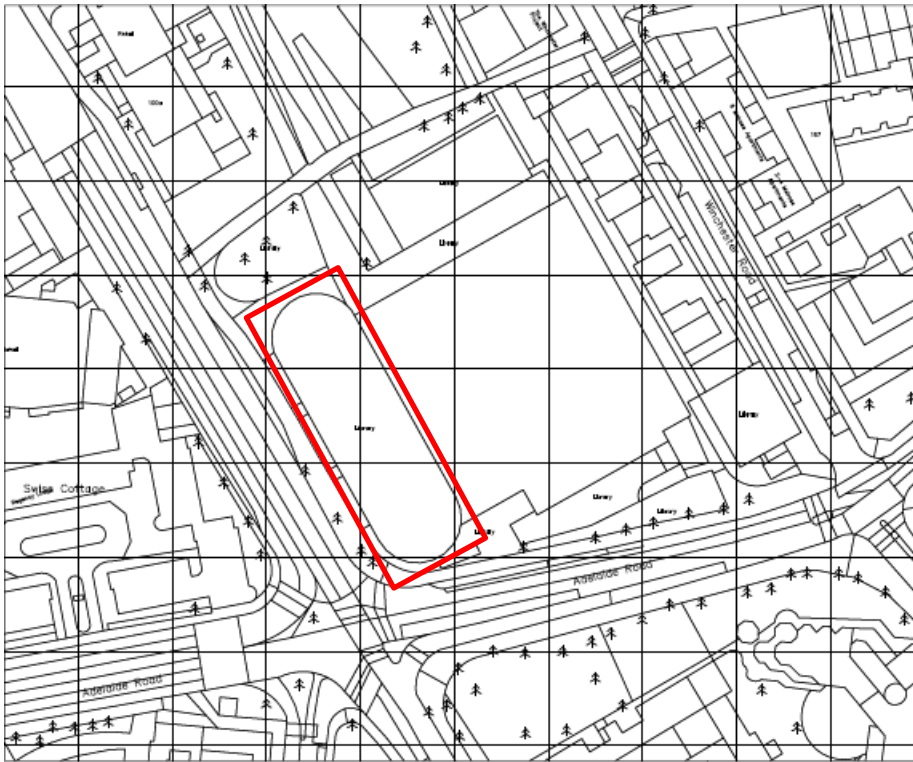


Figure 1 – Existing Site Plan

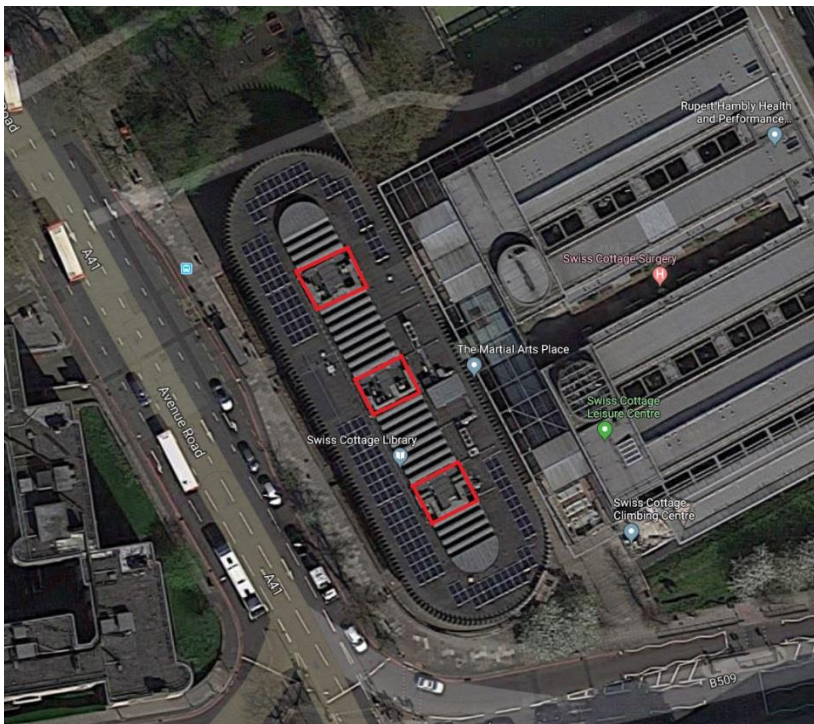


Figure 1 - Proposed Site Roof - Locations for netting indicated in red

2. Design Issues

Site Description

- 2.1 The site is located at 88 Avenue Road, London NW3 3HA
- 2.2 The library is a three storey grade II listed building located adjacent to Swiss Cottage Underground Station in London. The building is a concrete framed structure initially constructed in the early 1960s and there has been some minor remodelling over the years. The shape of the building is an obround approximately 73 m long and 21 m wide.
- 2.3 The roof currently accommodates a chiller and associated air handling plant on its east side. There is a small extract ventilation unit on the west side, and the central area is given over to north-light type windows. The proposed bird netting will be fitted over the roof top Air Handling Units (AHUs) which are located in between the north lights in three separate locations.

Areas & Layout

- 2.4 The works areas will be on the roof only.

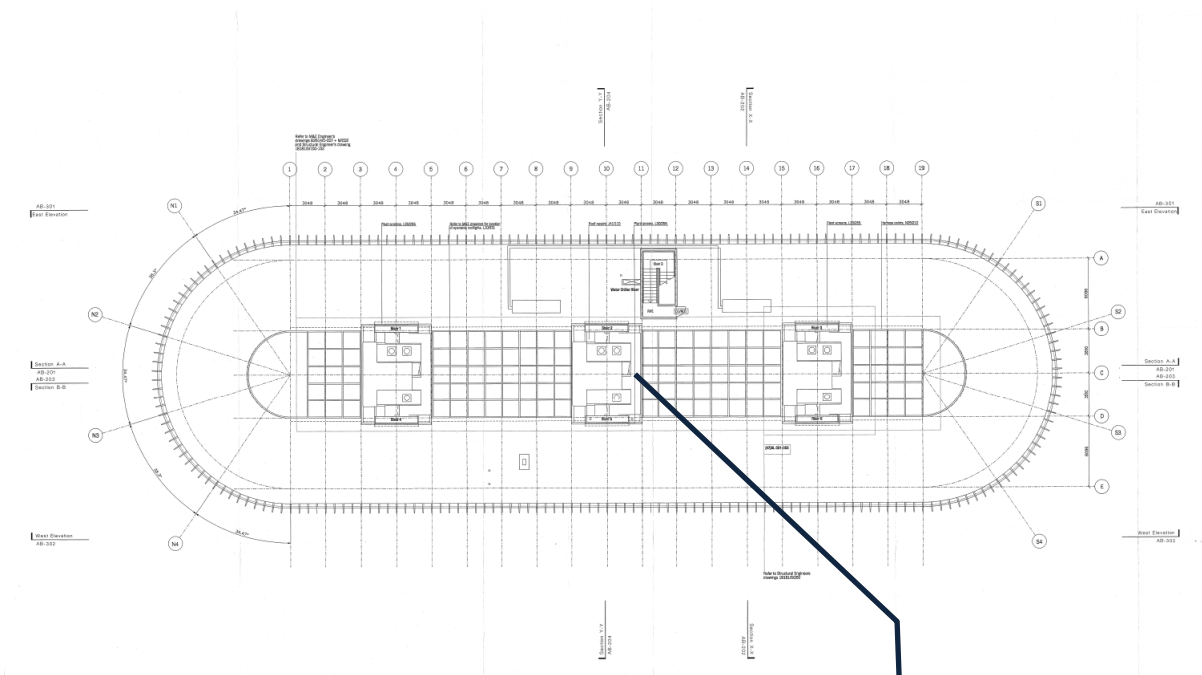


Figure 2 – Existing Roof Plan

The netting will cover the three plant areas located in between the roof lights. The central plant area is shown here.

Existing Design Appearance

- 2.5 Swiss Cottage Library was designed by Sir Basil Spence. The building is a concrete framed structure initially constructed in the early 1960s and although there have been some minor

remodelling over the years, careful consideration has been taken to preserve the feature of the interior and exterior of the original building.

2.6 The roof construction is a flat roof with a felt finish.

Proposed Design Appearance

2.7 The design proposals for the new bird netting extend no further than the existing roof top plant behind the roof parapet, which will therefore not be visible from street level.

2.8 The netting will extend across the sections of roof top plant. The netting will enclose these areas with an allowance to maintenance access.

2.9 The netting will be supported at the perimeter on free standing marine grade stainless steel fixtures on non-piercing roof slabs at 500mm centres. Wires run through the netting and are tensioned by wire tensioners to fixed perimeter spikes which are glued to the perimeter parapet wall.

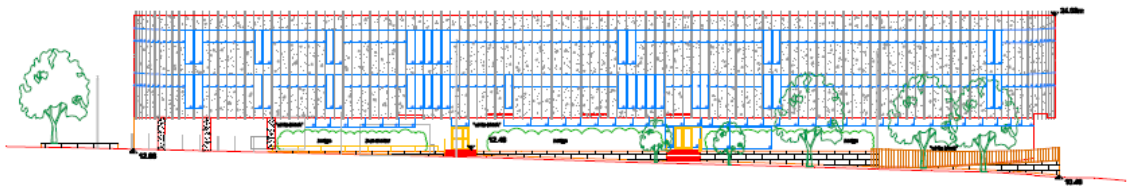


Figure 3 – Existing Western elevation

3. Access Considerations

Existing Access Situation

- 3.1 The existing stair core leading up to the roof shall be used as to access the roof as well as maintaining/installing the proposed netting.
- 3.2 There are no vehicular access points to Swiss Cottage Library or the leisure centre.
- 3.3 There is a footway provided around the perimeter of the library.
- 3.4 Primary pedestrian access is provided in the northern side of the site adjacent to a bus stop on the A41. Further entrances are located within the middle of the building at each side on the ground floor.
- 3.5 The building is connected to the adjacent leisure centre via a tunnel on the east side.
- 3.6 As part of the proposed works, the existing pedestrian access points around the perimeter of the building will remain unchanged during the installation of the netting.

4. Materials

Proposed Netting

- 4.1 The netting is manufactured from black knotted polyethylene which will be supported at the perimeter on free standing marine grade stainless steel fixtures on non-piercing roof slabs. Steel tensioning wire will be glued to the inside of the parapet using Avifix single component joint sealant. Further details of material specifications can be found in Appendix A

Appendix A

Material Data Sheets

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