

**Plot to the rear of 268 West End Lane
West Hampstead
London NW6 1LJ**

Client: Mr Siros Jamalfar

Design & Access Statement



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Introduction

The Design & Access statement has been prepared by Golzari-NG architects on behalf of our client Mr Sirous Jamalfar for the full planning application to develop the site to the rear of 268 West End Lane NW6 with the introduction of a new 50qsm one-storey B1 class office/ studio unit. This section analyses the existing character of the site and the surrounding area as well identifies some of the constraints and opportunities it provides. A comprehensive appreciation of the overall site is the starting point for designing a successful place.

Purpose

The statement is to be read in conjunction with the submitted planning application drawings and associated documents:

1902 NG01	Site Location Plan
1902 NG10	Block Plan
1902 NG50	Existing Ground Floor Plan
1902 NG100	Existing Site Elevation AA
1902 NG101	Existing Site Elevation BB
1902 NG102	Existing Site Elevation CC
1902 NG103	Existing Site Elevation DD
1902 NG200	Proposed Ground Floor Plan
1902 NG201	Proposed Roof Plan
1902 NG300	Proposed Site Elevation AA
1902 NG301	Proposed Site Elevation BB
1902 NG302	Proposed Site Elevation CC
1902 NG500	Proposed Green Roof Detail
1902 NG501	Proposed Green Roof Detail Sheets

Pro Forma Construction Management plan – DRAFT

Applicant, Agent

The applicant for the full planning application is:

Mr Siros Jamalfar
21 Purley Avenue
London NW2 1SH

The Agent acting on behalf of the client is:

Golzari-NG Architects
United House
39-41 North Road
London N7 9DP

Site Location & Boundary

The 0.005ha site is located in the London Borough of Camden in West Hampstead behind a run of ground floor commercial properties fronting West End Lane. The site is 0.9km from West Hampstead Overground station, and is served by frequent C11,139,328 bus routes, connecting to Waterloo, Chelsea and Archway.

The site has a PTAL rating of 6a excellent.

The site is a small 50sqm plot of land holds a run of small one-storey Victorian brick storage units to the rear of the units running along West End Lane (No. 264-280). The site is constrained by a shared footpath to the south west frontage and the rear units running along West End Lane.

The site lies within the West End Green conservation area and is not in a designated flood risk zone

Existing Site Description

The storage units are in a very poor state of repair and what remains have painted timber hoarding to their front for security. The storage units and the plot of land as designated on the application drawings are under the ownership of the client. The site is contained by the access path to the rear of the unit fronting West End Lane south and the mansion block, with its garages to the north.

The site is accessed by a shared and recently improved footpath/alleyway with the proprietors of the business of West End Lane and the residents to the upper floor dwellings. The site is currently used as a small storage facility by the client who owns the ground floor restaurant to 268 West End Lane.

Due to the location of the site and through consultation with the planning department, it has been advised that the site is currently suitable for a development that would be non-residential use.

A site visit with the client Camden Planning case officer and architect was undertaken on 14th May 2019 to view and discuss the existing site, conditions and possible proposals for development.

Proposed Site Development

The proposal seeks to replace the current storage units to the rear of 268 West End Lane and build a private one storey working studio space for the client and his wife. The proposal also provides a much needed new structurally sound retaining wall the rear and side walls of the site, specifically the rear party wall to the mansion block garages, which is in a very poor state of repair.

The development aims to make use of a visually unappealing site and construct a small-scale unit that provides a useful studio location for the client and his wife to use that is between home and the restaurant business, whilst providing a regeneration in terms of urban design and improved safety to the immediate area.

Documents Guidelines and Regulations

The following documents have been referred to, to assure that the design and proposed development complies with standards, regulations guidelines and requirements

- Camden Planning Guidance
- Planning Guidance for central London
- Approved document M and the general building regulations' requirements
- The West End Green Conservation Area Appraisal
- Fortune Green & West Hampstead Neighbourhood Plan
- Camden Guidance for green roofs

Proposed Development

A private one storey working studio space for the client and his wife is proposed. The design of the external façade aims to be, in keeping with the immediate surroundings in term of materials and form, but with the introduction of some contemporary material additions as a contrast.

As the site is in such a poor state of repair, the proposal is to fully dismantle the remains of the storage units, retaining any useable and structurally sound bricks and create a completely new structurally sound retaining wall to the rear and two sides of the site. The wall will reach the full height of the neighbouring mansion block garages and is an important element in the future safety of the site. At present the ground and any retaining wall appear very unstable.

Externally a brick construction is proposed, with a stock similar to the existing brick following the rhythm of the original brick storage unit openings, with tall double-glazed windows in between. Windows here will have obscure glazing in sections to aid privacy. A pitched green sedum roof is proposed. This will help with the aesthetic with respect of the views from the residential units opposite, but also is a reference to the green planting (although predominantly weeds and over growth) which is existing on the site. It will also encourage wildlife species to occupy the site.

Accessibility & Parking

The site is only accessed via the footpath to the rear of the units of West End Lane. No designated parking is proposed for the unit at this time. Cycle storage and access is to be within the unit and via the footpath to the rear of the Existing West End Lane properties.

Sustainability

The development incorporates comprehensive approach towards sustainable design from the social, economic and environmental aspect. This proposal will help improve the environmental measures in the neighbourhood by reducing the possibility of the site becoming structurally unsafe such a close proximity to the residential dwellings nearby.

All new windows are designed to be double-glazed to reduce heat loss and assure soundproofing. Inner panels as e-glass and outer panels as toughened glass. All new window frames and doors will avoid using PVC and will be from aluminium

All walls are having thermal and sound insulation, which can contribute to the thermal and soundproof quality of the building.

All external wall structure where applicable will be a cavity to increase thermal quality
The proposed development has an allocated secure external area for bins areas with recycling facilities

The layout and design maximises natural light and ventilation with additional roof lights large windows. Due to the positioning of the site and its immediate context, it is envisaged that overheating of the building in the warmer summer month will be minimal.

The green roof will be constructed from a specialist system such as ZinCo. These specialists have experience in constructing and the maintaining green sedum roofs at steeper pitches, as in the proposal. Details of the green roof construction have been included in the planning application drawing pack. Maintenance of the green roof and clearing of the guttering will be made possible via ladder access to the one storey front façade and fall protection system introduced for access to the upper sections of roof.

External and internal lighting will be low energy specification. External lighting will be sensitive to the immediate residential properties in its output lux levels (100 lux range) and any timing settings. Direction of lighting sources will also be carefully considered in terms of impact to the surroundings

Due to the small-scale nature of the development and the intended studio use being of a flexible office workshop, it is not envisaged that large quantities of waste will be produced. A designated externally accessed bin store is proposed to house a small commercial size bin of approximately 600l with an additional smaller bin of 500l for mixed recycling

Conclusion

This small and unusual site has a number of constraints and opportunities. It is the aim of the proposal to take into account the constraints of the site and respond in a sensitive and appropriate manner. The design and scale of the development has been carefully considered in its approach to all the sit constraints and from all surrounding aspects, thus minimising the impact of a new addition. The proposal will add an architectural interest to the site as well as improving the safety in terms of site conditions but also with natural surveillance and occupation

We do hope that the application is in full compliance with the council's policy requirement and consequently justifies a favourable recommendation of approval.

Golzari-NG Architects