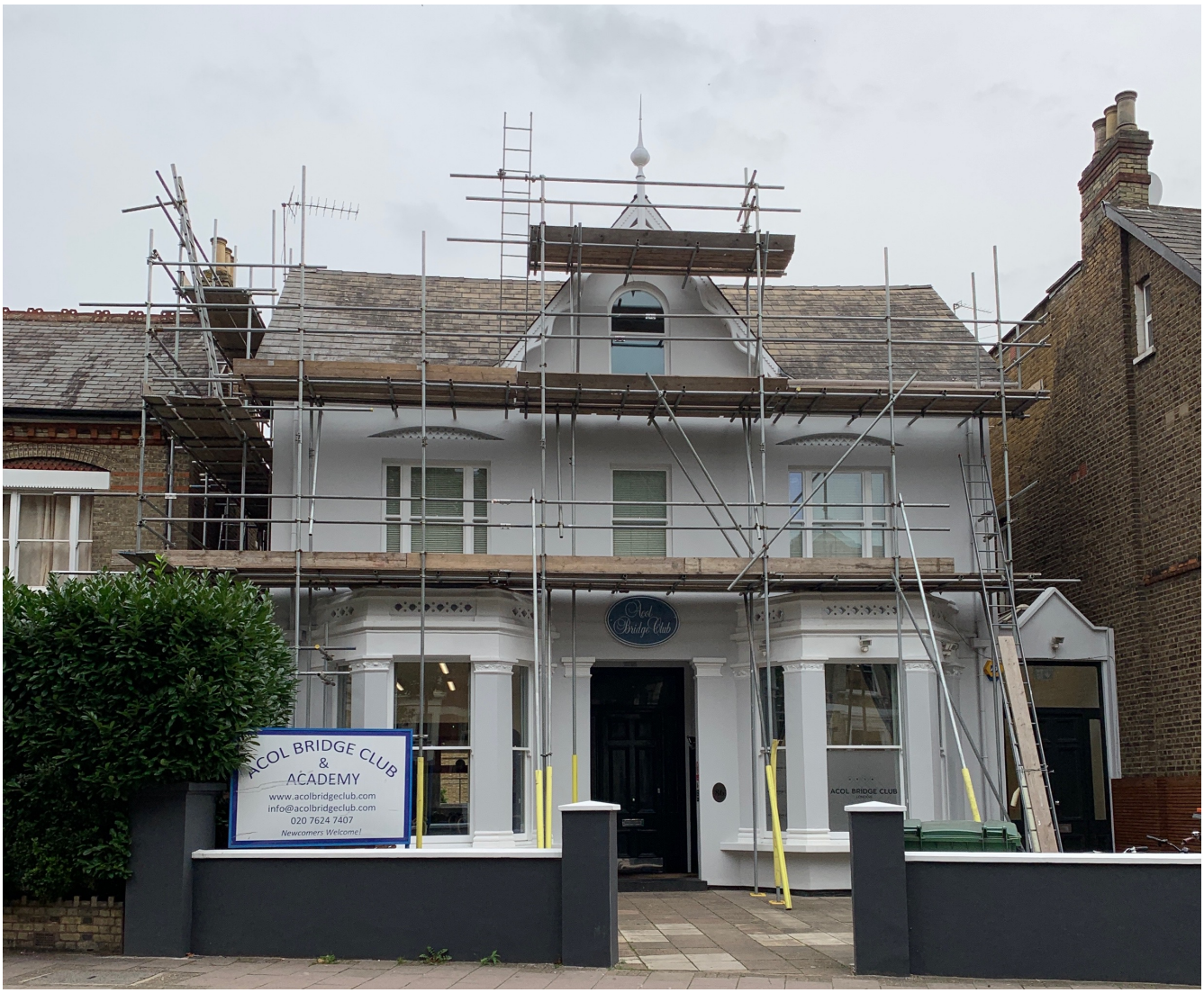
Design and Access Statement

Proposed Dormer Extension at The ACOL Bridge Club, West End Lane, London NW6 2LX

prepared on behalf of KHF Trading Ltd.



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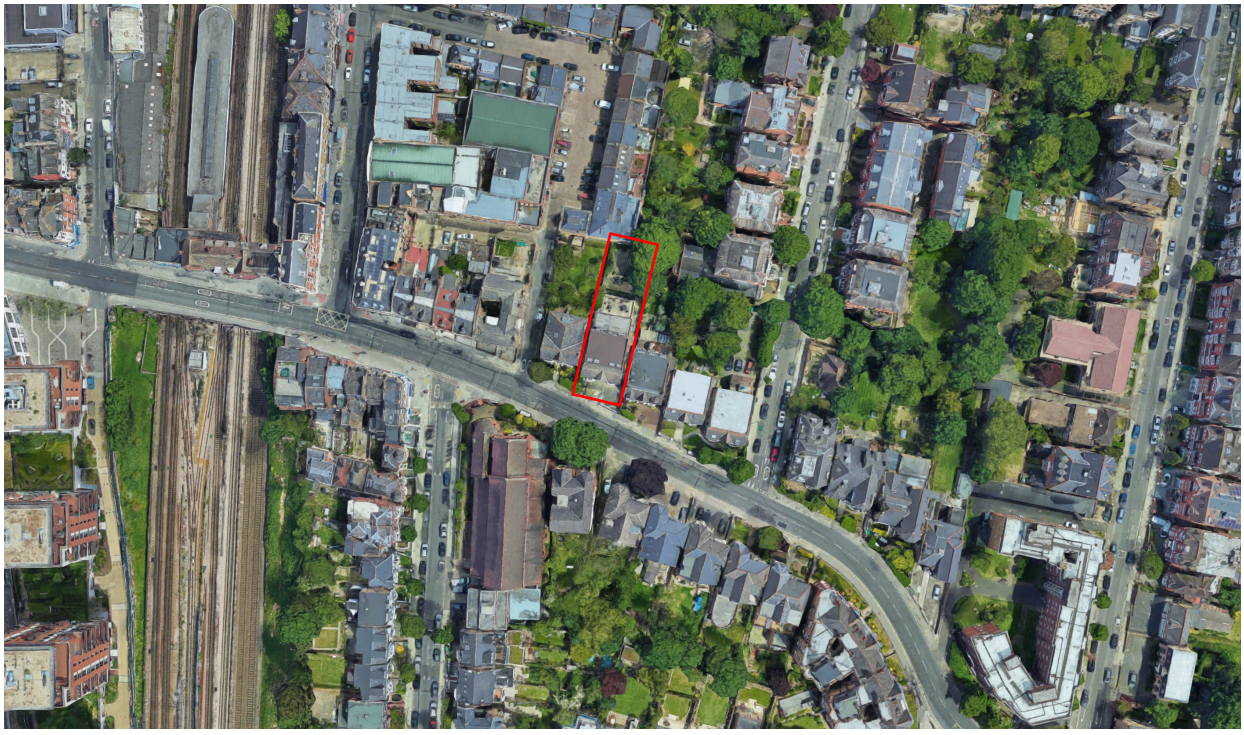
Introduction

This Design and Access Statement provides strong support for the request to add two dormer windows to the second floor of the ACOL Bridge Club building. The ACOL Bridge Club is located on West End Lane within the South Hampstead Conservation Area. The primary goal of this design is to enhance the existing housing stock in the area.

SITE DESCRIPTION

The ACOL Bridge Club is situated on West End Lane, with West Hampstead Mews running adjacent to it. It is positioned directly across from the St. James Church of England. To the north lies West Hampstead Station and the high street, while to the south, the area primarily comprises residential properties, interspersed with a few small shops and commercial establishments.



Site map along West End Lane

The proposed project seeks to conform with the guidelines outlined in the South Hampstead Character Appraisal and Management Strategy as well as the Camden Local Plan. Pertinent sections of these regulatory documents encompass the following key aspects:

South Hampstead Conservation Area Character Appraisal And Management Strategy February 2011

Section 5.2 underscores the significance of retaining the existing dormer types that are integral to the original character of the conservation area. This emphasis primarily centres on ensuring that any new features introduced through the proposal harmonize seamlessly with the architectural fabric of the pre-existing structures within the vicinity.

Sections 7.15 and 7.16 highlight the gradual degradation of the area's architectural character due to the introduction of dormer extensions lacking sensitivity, particularly in the context of residential conversions. These sections stress the significance of adhering to neighbouring design patterns and mitigating the visual bulk of any alterations, with a particular focus on maintaining a harmonious balance within the front elevation of the structures.

Section 6.7 specifies that UPVC windows and excessively large dormers are not permitted, as they can negatively impact the conservation area's character.

Specific Guidance On The Dormer Design

Section 12.10 emphasizes that dormers should be designed in a subordinate manner to preserve the original character of the conservation area. It also stresses the importance of considering the preservation of long-distance views.

Camden Local Plan - 2017 - Policy D2 – Heritage

In the context of a conservation area, the ACOL Bridge Club is designated as a heritage asset for planning purposes. It is essential to note that the council has explicitly prohibited causing substantial harm to a heritage asset. The proposed addition of two dormers would potentially impact certain elements of this heritage asset, namely the roof slates and the roof's overall shape. Particularly within conservation areas, any development should aim to improve the aesthetic quality of the surrounding area and promote the adaptive reuse of existing heritage assets.

Camden Planning Guidance (SPD) – Design: Design excellence

In accordance with the Camden Planning Guidance (SPD) on Design Excellence, the fundamental principles of the design guidance revolve around four key aspects: context, building design, function, and materiality.

The design objectives seek to establish a favourable example by strengthening the symmetry of the existing structure and incorporating materials readily available within the conservation area. This approach is intended to contribute to the enhancement of the quality of residential housing in the area. An essential element is the provision of increased natural light, which not only fosters passive surveillance but also offers residents improved views of the street, thereby promoting their well-being (2.10). Furthermore, the dormers proposed in this project effectively integrate into the urban fabric by aligning with adjacent houses in terms of symmetry, scale, and choice of materials (2.11)

The primary motive behind the installation of the dormers is to enhance the health and well-being of the occupants. Presently, the existing windows offer no outward views as they are oriented towards the walls of the neighbouring properties. The addition of dormer windows that provide vistas across the street will significantly contribute to the overall quality of living in the housing supply.

Moreover, the design respects the context and architectural style of the surrounding area. This is achieved by adhering to principles of symmetry, maintaining an unobtrusive scale, and employing a sensitive material palette. These design choices ensure that the proposed changes seamlessly integrate with the established architectural character of the vicinity.

SCALE AND MASSING

The drawings included in the application clearly illustrate that the dormers are designed to be subordinate in scale and detailing when compared to the primary elevation. The intention is to ensure that the dormers do not overpower the overall façade but, instead, work in harmony with it. This approach is specifically geared towards preserving and reinforcing the existing symmetry of the building's frontage.

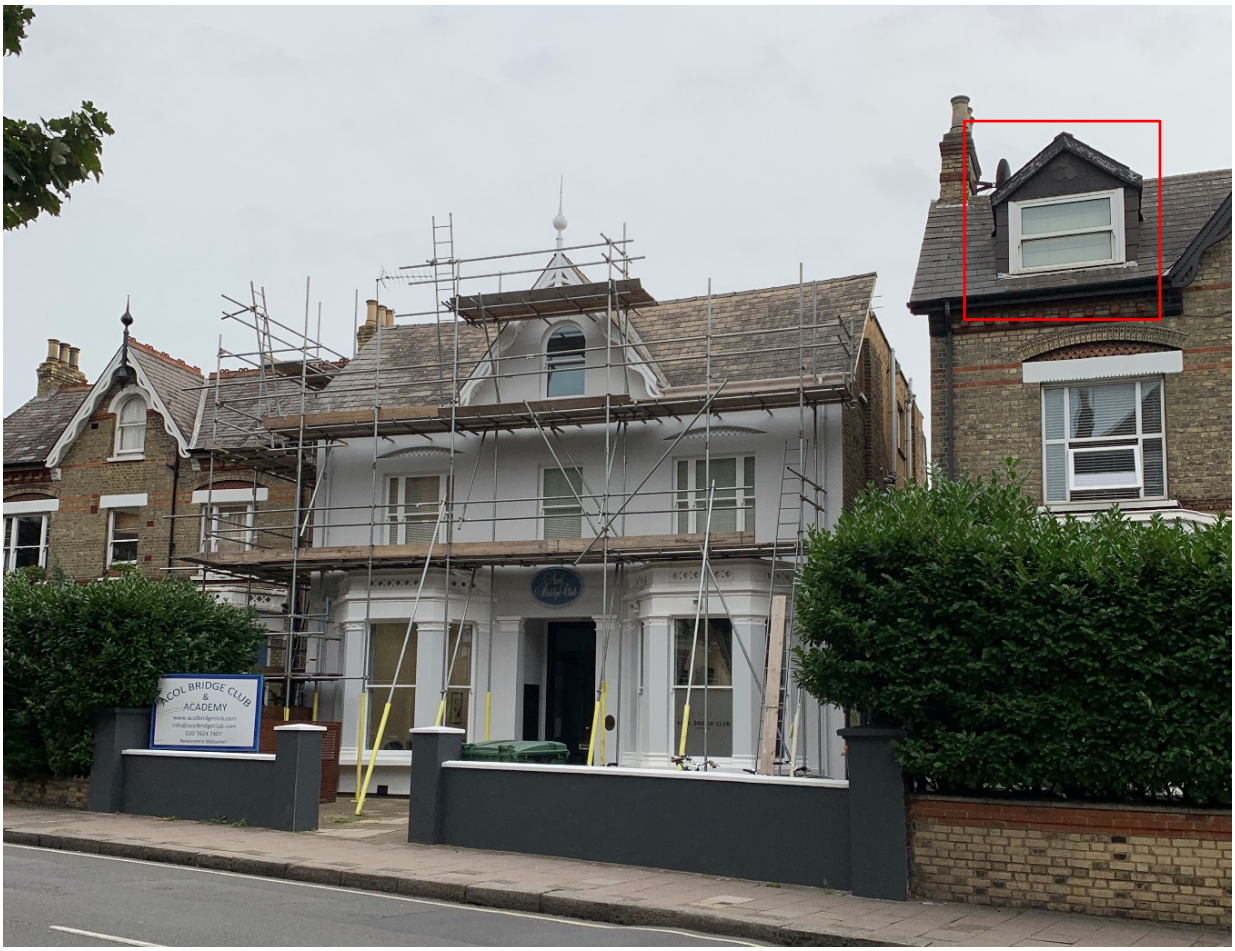
MATERIALS AND FINISHES

The project will incorporate white-painted timber windows, accompanied by black slates for cladding the dormers. The choice of roof tiling will align with the existing slates already present on the roof, ensuring a cohesive aesthetic throughout.

IMPACT

The introduction of the dormers is anticipated to have minimal adverse effects in terms of overshadowing, obstruction of views and natural light, as well as privacy concern as they are positioned to overlook the public road rather than the private areas of the adjacent properties. It is noteworthy that there are existing precedents namely number 84 West End Lane where comparable dormers have been successfully installed.

The installation of these windows is designed to facilitate an increase in natural light within the property, thereby contributing positively to the well-being of the residents. In line with sustainable practices, materials for this project will be sourced locally whenever possible, and efforts will be made to incorporate reused materials, reducing the environmental footprint associated with the development.



Example of existing material palette and dormer used next door

Conclusion

In conclusion, this Design and Access Statement fully supports the application to add two dormers to the ACOL Bridge Club. These dormers have been thoughtfully designed to fit well within the South Hampstead Conservation Area, considering the use of suitable materials, symmetry, and neighbouring structures.

The statement also shows how the proposal aligns with the existing planning policies for the site and the conservation area. In essence, the dormer extension will improve the quality of life for future residents and help preserve a heritage asset without causing significant disruption to its important features.

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