



BB  
PARTNERSHIP  
CHARTERED ARCHITECTS

ADDENDUM TO DESIGN and ACCESS STATEMENT  
Flat 1, 93 West End Lane  
London NW6 4SY

20.10.2023

Following submission of a Planning Application to Camden Council for 'A Single Storey Extension to The Side and Rear with Associated Internal Alterations to Flat 1, 93 West End Lane, London NW6 4SY', comments were received back from the conservation team on 10<sup>th</sup> October 2023 in relation to the proposal.

The comments were discussed with the case officer, Ms. Lauren Ford, whose advice was that '*the main issue is simply the fact that the proposal is overdevelopment and too large in scale*'. Subsequently, BB Partnership has revisited the proposed scheme and revised the design aiming to address the conservation officer's concerns.

**The conservation team's comments are as follows:**

- Concerns were expressed in relation to the proposal form. The extension was considered an overly large addition and not subservient to the host building.
- The proposed wrap around extension was regarded as not respecting the verticality of the host building in terms of size, scale, and proportions.
- It was stated that a modest infill extension may be acceptable, but the proposal would need to be massively scaled back.
- The proposal was considered to be at odds with the host property and uncharacteristic within the conservation area.

**BB Partnership response to the conservation officer's comments are as follows:**

- The case officer's comments have been taken on board and the 'HOME IMPROVEMENTS, Camden Planning Guidance' document has been referred to. Section 2.1.1 Rear Extension of the Guidance has been carefully studied and the architects tried to achieve a look inspired by Photo.18 on page 41 (image below) of the Guidance due to the similarities between the host buildings:



- The proposal has been cut back such that it would not project beyond rear wall of the existing lean-to. In fact, the rear wall of existing lean-to will be retained, and the rear of new side infill extension will be aligned with it.
- The sloping roof over the existing lean-to will be removed and the extension will have a flat roof whilst the sloping parapet wall at the boundary with no. 95 will be retained.
- The new infill side extension will have an internal ceiling height of 2.50m to meet The London Plan space standards and the new flat roof build-up is estimated to be approximately 500mm.

- Given the fact that the internal FFL is 150mm above the outside ground level, the total height of the revised extension, measured from the ground level at the base of the outside wall, will be about 3.15m which is 550mm less than the initial proposal.
- The size of the proposed extension has been reduced and an attempt has been made to create a subservient addition by scaling back and simplifying the form and proportion of the proposed extension.
- The scaled back extension respects and duly considers the amenity and privacy of the neighbouring properties whilst avoiding undue overlooking to the adjoining properties.
- The updated modest infill extension will have a simple flat roof without sloping side sections or parapets to appear congruous with the host building.
- The rear wall of existing lean-to including the window opening and soldier course have been retained. The existing window cill has been lowered and a second soldier course has been added. These have guided the window head level and double soldier course of the adjoining larger opening for a bi-folding door to the new 'Reception Room'.
- The revised design aims to propose a solution that would accord with the conservation area preferred extension 'Look' and not to affect the conservation area negatively.
- We propose the use of matching facing brickwork and detailing.
- As Fig. 1 & 2 below and the proposed front elevation show, the infill extension would be hardly visible from West End Lane as it will be screened by (1) the mature tree at front, (2) the existing side gate to be retained and (3) the fact that the neighbouring no. 91 blocks the view due to the side boundary not being parallel to the side elevation of no.93.



Fig 1 – View from West End Lane: Front façade showing the existing mature tree screening the side access.



Fig 2 – View through side access and existing gate to be retained

- As the revised plans show, since the updated scheme does not project beyond the rear wall of existing lean-to, it will not be visible to the adjoining neighbours at no. 95. Due to its reduced bulk, the extension will be more effectively screened by the existing trees and shrubs from adjoining students' accommodation at no.91 and the rear neighbours too.
- Fig. 3 & 4 below represent a comparison between the extent of the initial proposal and the updated scheme in terms of depth and height. The outline of the original submission has been marked-up on the revised plan and elevation with blue dashed line. The initially proposed extension was 32m<sup>2</sup> whereas the revised infill extension is only 24m<sup>2</sup>. This equates to 25% reduction on the proposed new floor area. As mentioned before, the proposed extension height was 3.7m, measured from the external ground level whereas the updated flat roof has been lowered by 550mm.

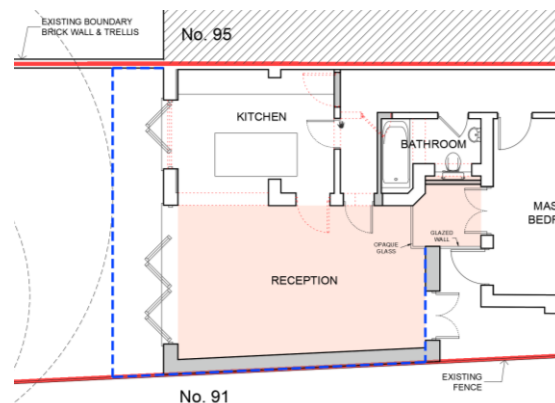


Fig 3 – Comparative floor layout extract, blue line shows outline of the initial proposal.



Fig 4 – Comparative rear elevation extract, blue line shows outline of the initial proposal.

- Finally, it is worth noting that the updated proposal creates an enhanced 2-bedroom flat with two sizable double bedrooms, a study, a family bathroom and an extra en-suite, open plan reception room and kitchen area facing the rear garden.