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Design & Access Statement

277 West End Lane, London NW6 1QS

Feb/2024

Planning statement to accompany the Planning Application for the erection of a single storey rear extension at the basement floor.

The Site & History

"West End Lane Books" occupies a central position within a row of buildings and has been serving the community since its establishment in 1994. The building itself dates back to the late Victorian period when it was originally constructed as a shop with residential units above. Situated within the West End Green Conservation Area, the shop stands as a testament to the historical architectural landscape of the neighborhood.

Like many of its neighboring shops, "West End Lane Books" features a basement level, providing additional service space. Over the years, minor rear additions have been made to adapt to changing needs, ensuring the shops remain functional and relevant to the community they serve. These alterations, carried out over time, have been mindful of preserving the building's original charm and character.

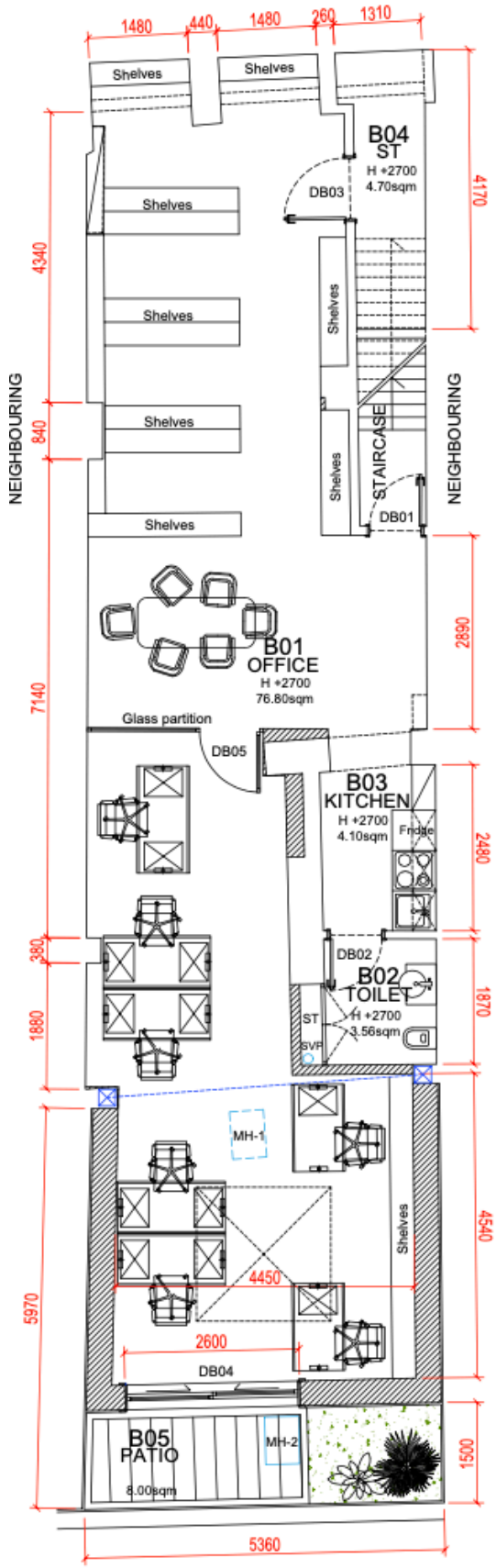
Relevant Planning history

This application essentially constitutes a resubmission of Application 2017/7054/P which was GRANTED Permission on 20 March 2018.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2023/1353/T	277 West End Lane London NW6 1QS	AT REAR: 1 x Cedar (T1) - Fell to ground level.	FINAL DECISION	31-03- 2023	No Objection to Works to Tree(s) in CA
2017/7054/P	277 West End Lane LONDON NW6 1QS	Erection of single storey rear extension at lower ground floor level to provide additional floorspace for bookshop (A1)	FINAL DECISION	07-02- 2018	Granted
8803711	9 Dennington Park Mansions 277 West End Lane NW6	Change of use and works of conversion to form three self-contained flats as shown on drawing no. 10/87/1A revised on 17th May 1988.	FINAL DECISION	11-03- 1988	Grant Full or Outline Planning Permissn.
8401769	9 Dennington Park Mansions (277 West End Lane) NW6	Change of use including works of conversion to form three self-contained flats as shown on drawing No.9/84/8	FINAL DECISION	12-11- 1984	Refuse Full or Outline Permission
F4/22/16/22684	277 West End lane, NW6	Change of use of the ground floor from a retail shop to a solicitor'a office for a period of 2 years.	FINAL DECISION	07-05- 1976	refusal

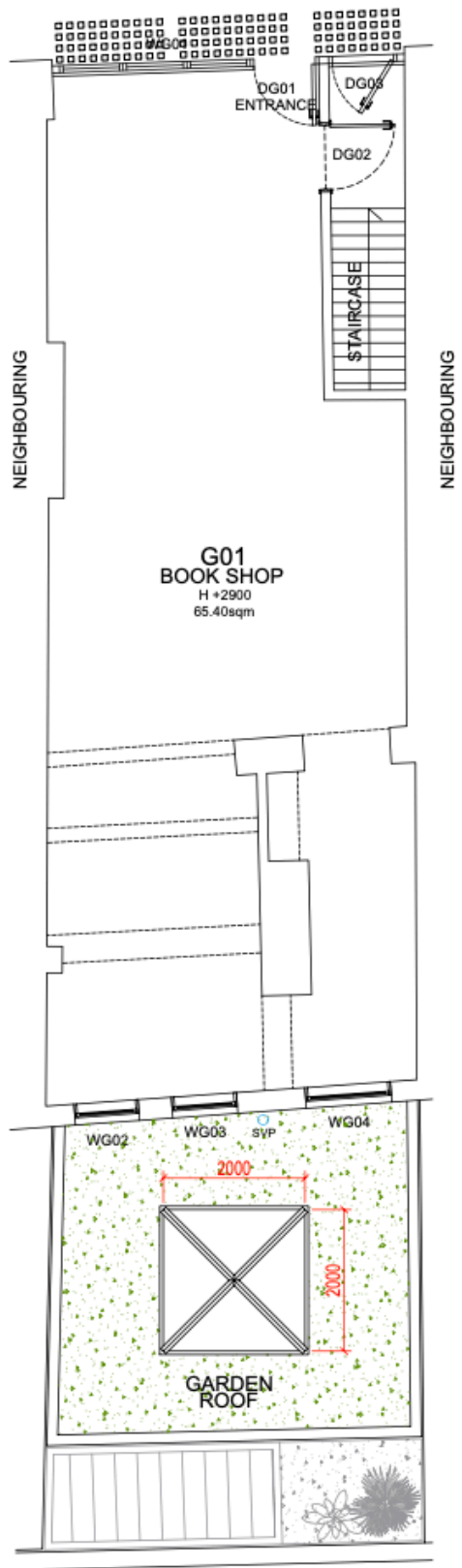
The current application

The current layout of the shop proves inadequate to meet the demands of its operations. In response, the proposed solution involves a comprehensive redesign of the basement floor focused on optimizing spatial functionality and enhancing user experience. The primary objective is to extend the ground floor area towards the rear, effectively enlarging the sales area to better accommodate customer traffic and merchandise displays. Additionally, the extension will be enriching the shop's offerings and community engagement.



PROPOSED BASEMENT LAYOUT
SCALE 1:50@A2

277 WEST END LANE



PROPOSED GROUND-FLOOR LAYOUT
SCALE 1:50@A2

At present, certain staff members work in the basement where are located the storage space and the administration, a space characterized by its unattractive ambiance and limited functionality. Recognizing the need for improvement, the plan includes a thorough renovation of the basement area. By implementing aesthetic enhancements and ergonomic adjustments, we aim to transform the basement into a more pleasant and efficient working environment. Moreover, this renovation will unlock additional storage capacity, optimizing inventory management and operational efficiency.

Natural light for the proposed extension will be provided by a Grey Polyester Powder Coated Aluminium Lantern skylight. The skylight features a glazing pitch set at 30 degrees, strategically positioned to ensure it is not visible from street level on Inglewood Road. Installing a spacious sliding door leading to a new patio featuring greenery not only introduces natural light and ventilation but also prevents a sense of closure.

In addition, the backyard remains unattractive and unused, presenting an opportunity for revitalization. In addition to renovating the basement, and In accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017, Iwe propose implementing a garden roof to transform the rear area. A garden roof would not only enhance the aesthetic appeal of the exterior space but also offer numerous benefits, including increased building value, nicer air quality, mitigation of the Urban Heat Island Effect (UHI), lower energy costs, creation of more bird habitats, reduction of noise pollution, and better stormwater management. By incorporating a garden roof into the design, we aim to not only enhance the visual appeal of the space but also promote sustainability, well-being, and environmental stewardship.

All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Conclusion

In summary, the proposed interventions seek to address the shop's current limitations comprehensively. Through strategic expansion, renovation, and revitalization efforts, we aim to not only meet but exceed the needs and expectations of both customers and staff.

By creating a more spacious, attractive, and functional environment, the shop will reaffirm its position as a vibrant hub within the community, fostering continued growth and success. A green roof would be provided to soften and green the appearance of the extension in these views as well as to support a sustainable approach to drainage. The roof of the extension would also include one rooflight which would be to provide daylight into the office. The extension is considered to preserve the character and appearance of both the host building and this part of the West End Green Conservation Area. 275 and 279 West End Lane have also infilled the rear courtyard area and so the proposal would not disrupt the pattern of rear development.

The proposal aims to uphold the distinctive character and aesthetic of the conservation area. Particular emphasis has been placed on the importance of maintaining or improving

the area's character and appearance, as outlined in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013. Considering that the proposed development would be contained within existing boundary walls and situated at ground floor level, it is anticipated that it will not result in any negative effects on the quality of life for neighboring residential occupants. This includes considerations such as loss of daylight, sunlight, or changes to outlook.

Access.

The present vehicular and pedestrian access will remain unchanged.