



CLIENTS

Chris & Victoria Rennoldson

ADDRESS

Flat 3, Sandwell Mansions,
West End Lane, London NW6 1XL

PROJECT

Conversion of one bathroom into
two separate bathrooms and new
connection to existing soil pipe

Flat 3, Sandwell Mansions, West End Lane, London, Camden, NW6 1XL



first floor only

Site Plan (also called a Block Plan) shows area bounded by: 525395.05, 184809.82 525574.95, 185016.18 (at a scale of 1:1000), OSGridRef: TQ25488491. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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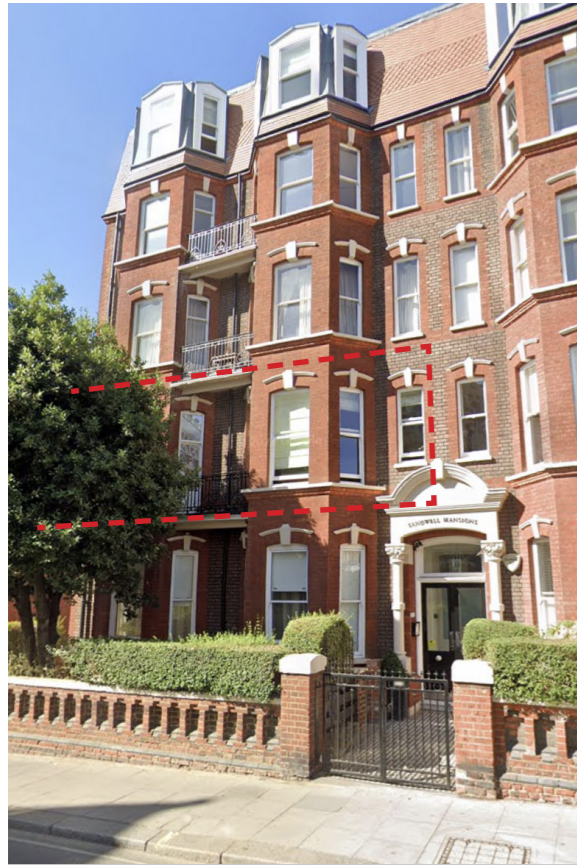


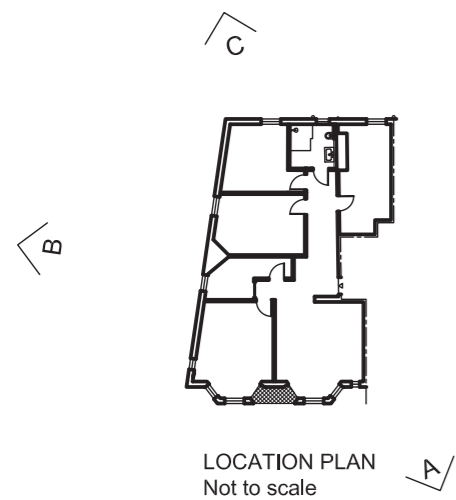
Photo A
(Corr. to Elev A)



Photo B
(Corr. to Elev B)



Photos C1/C2
(Corr. to Elev C)



PROPOSAL:

Conversion of one bathroom into two separate bathrooms and new connection to existing soil pipe

SURROUNDING AREAS:

The character of the area is focussed upon West End Lane; a bustling commuter and pedestrian route which links three important transport stations (London Overground, Thameslink train station and London Underground). West End Lane is the shopping core of the area. The Green features a widening of the lane around a green space with mature trees.

To the east and west of the Lane the side streets are lined with predominantly red brick houses and mansion blocks. The architecture is visibly coherent and was almost all built within the same 50 years. Sandwell and Victoria Mansions were built at the end of the 19th century, between 1893 and 1894¹.

CONSTRAINTS:

The flat is in a conservation area known as "West End Green" and an Article 4 Direction restricts permitted development. Connected to this application, one must apply for full planning permission to install, alter or replace a chimney, flue or soil and vent pipe in a flat. Furthermore, the back wall (Elevation C) is visible from Sumatra Road (public road).

**Flat 3, Sandwell Mansions,
West End Lane, London NW6 1XL**
Design and Access statement

AnneMarie K
INTERIORS

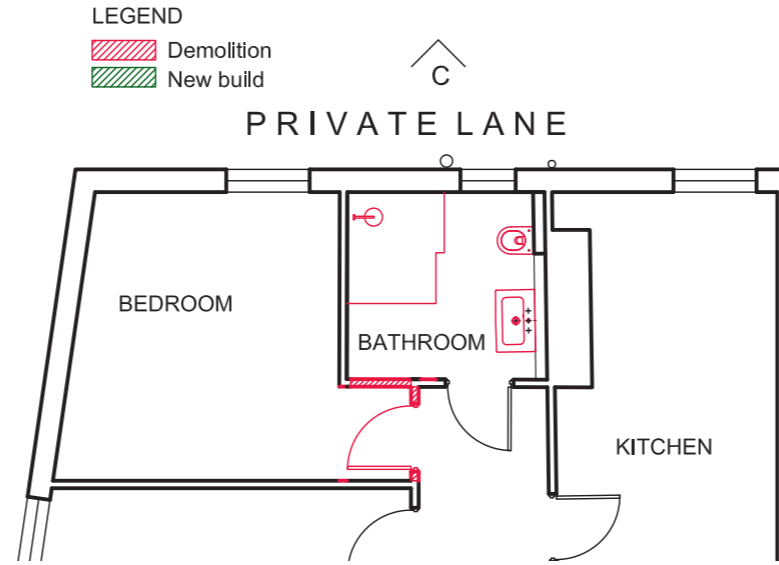
DESIGN PRINCIPLES / JUSTIFICATION:

At present, this 130 sqm flat with three bedrooms is only served by one bathroom which contains the only WC and bath tub within the residence. This is typical of residences built within this period. The applicants have chosen to convert this one bathroom into two separate bathrooms, each with their own WC. This new proposal is naturally better suited to a family of four. The proposal necessitates a new foul drain penetration through the existing brickwork wall and an external connection to the existing soil pipe. Other neighbouring properties have adopted the same approach (see the flat two floors above in Photos C1 and 2). The new pipe connection to be used will match the existing pipes in material and character as UPVC "cast iron style" pipework.

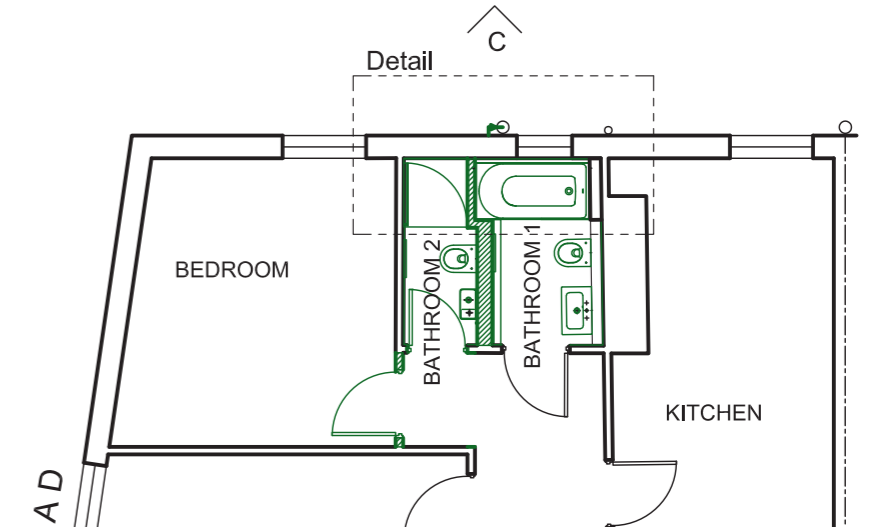
¹British History Online <https://www.british-history.ac.uk/vch/middx/vol9/pp42-47> [accessed 11 March 2024]



Elevation C (back elevation with pipework) as seen from Sumatra Road



Existing bathroom
1:100 Excerpt as per 10_Existing Proposed Plans



Proposed partitioning into two bathrooms
1:100 Excerpt as per 10_Existing Proposed Plans



THIRD PROPERTY
Level 3 (to match to this)

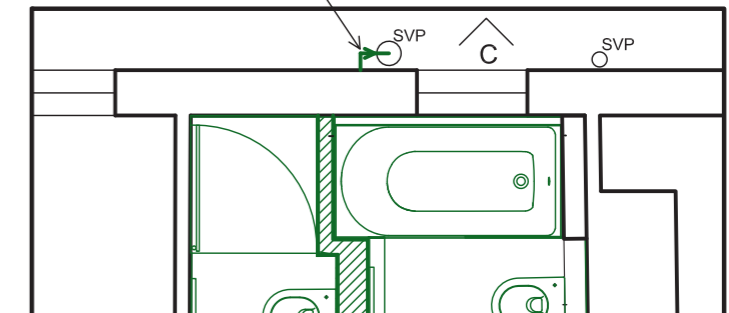
FLAT 3
Level 1 (site of proposed intervention)

Location of new penetration through wall and exterior pipework (minor bend to existing soil pipe) to match existing two floors up as per 10_Existing Proposed Plans-Photo C

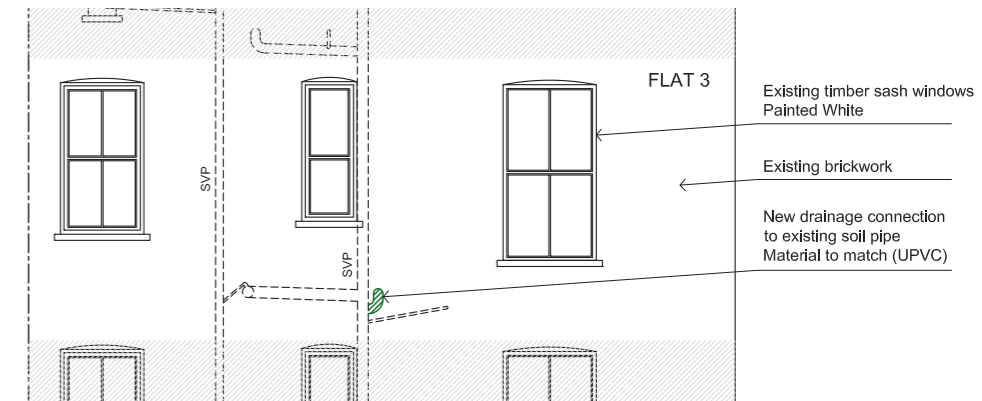


UPVC "cast iron style" soil pipe to match existing pipework

New foul drainage connector at Level 1 to existing soil vent pipe to match exterior pipework two floors above on (Level 3) Pipework to match - faux historic style as per Design and Access statement



1:50 Detail as per 10_Existing Proposed Plans



Location of new penetration through wall and exterior pipework (minor bend to existing soil pipe) as per DWG 20_Proposed Elevations-Elevation C