

EN-PLAN

PLANNING & ARCHITECTURE

DESIGN & ACCESS STATEMENT
PREPARED BY
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FOR & ON BEHALF OF
AMERESCO

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Introduction

This Design & Access Statement has been prepared to accompany a Planning Application for a new air source heat pump and acoustic screen.

We believe that the information set out hereunder identifies the heritage asset and how it will be preserved by the proposed works, and thereby ensure its ongoing retention and use for years to come. The report will also identify design and access issues pertinent to the proposals.

The Existing Site & Immediate Surroundings

West Hampstead Library has been located in its current building on the corner of West End Lane and Dennington Park Road since 1954.

Hampstead Borough Council took out a lease on the ground floor flat at 119 Cholmley Gardens (a corner of the mansion flats which dates from c.1927 and had, before the war, served as a Lloyd's Bank). This explains why the premises, now occupied by DMFK Architects, is called 'The Old Library'.

Conservation Area Status.

West End Green is a London village running along the spine of the West End Lane. The Lane rises and links Kilburn to Hampstead. The village character has been absorbed but not erased by the expansion of central London from the south, and by Hampstead from the north and east during the late nineteenth and early twentieth century.

The growth from tiny village to metropolitan suburb has resulted in a very homogeneous piece of Victorian and Edwardian domestic architecture and planning. The character of the area is still defined by the village with the busy commercial 'spine' street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing. The public buildings support the community and provide landmarks. These include the church, synagogue, library, primary school and fire station.

The West End Green Conservation Area is centred on West End Lane and West End Green, and includes the adjoining streets. The area is bounded by Finchley Road in the north, the West Hampstead Thameslink Station to the south, Hampstead Cricket Club Sports Ground to the east, and a serrated boundary edge to the west which is loosely defined as an area of more modest terraced houses.

Assessing the Significance

The original building is of importance as a heritage asset and as such any development in the grounds must be sensitively handled.

Design Concept of the Proposed Maintenance and Improvement Works

The adjacent built form completely overshadows the proposed site and its position will ensure the visual impact is minimal, and the air source heat pumps in no way impact on the built form of any structures within the grounds of the centre.

Access Issues

The application does not present any access issues.

Impact of the Proposed Development and Mitigation Strategy

Ultimately, the specified programme of works will benefit the de-carbonisation of the centre and with the design strategy that mitigates any negative impact the proposal will have a neutral impact on the character and setting of the Conservation Area.

Conclusions

With the above points in the mind Planning Consent will allow for the sympathetic and sustainable siting of an air source heat pump without any negative impact upon the heritage asset that is West Hampstead Library