

**PLANNING APPLICATION SUPPORTING STATEMENT
AND DESIGN AND ACCESS STATEMENT**

**GROUND FLOOR FLAT
121 WEST END LANE,
LONDON NW6**

Prepared on behalf of D Zine

GROUND FLOOR FLAT, 121 WEST END LANE, LONDON NW6

DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and Cobe Guidance 'Design and Access Statements: How to read, write and use them'.

Background

The site is located within the Swiss Cottage Conservation Area within the London Borough of Camden. The application that accompanies this Design and Access Statement aims to improve the existing building, and ensure that it makes a positive and improved impact on the character of the Conservation Area.

Introduction

This application is for the provision of a single storey rear extension and internal re arrangement works. The aims of these proposals are to improve the dwelling's internal and external appearance, its relationship with the streetscene and functionality for its occupiers.

ASSESSMENT

Context

Physical

The site is comprised of a one bedroom self contained flat in a terraced house provided by conversion, located on West End Lane within the Swiss Cottage Conservation Area.

Conservation Area characteristics

The Swiss Cottage was designated by London Borough of Camden to protect the integrity and architecture of West End Lane and surrounding streets. The Council has an up to date Conservation Area Statement outlining the characteristics and history of the area and this has provided a useful tool when considering issues of design for this project. Some details outlined in the Conservation Area Statement are discussed in this report as they are of particular relevance to the planning application. It is noted that the Conservation Area exhibits a more varied and diffuse layout than other areas in the Borough as a result of its more gradual development which has taken place since the end of the medieval period.

West End Lane is discussed within the Conservation Area Statement and its key characteristics are noted. It contains a variety of three storey mid-Victorian terraces. The site is an example of a three storey development on the road.

Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. West End Lane is located within walking distance to the local services and facilities provided on West End Lane and Kilburn High Road. The site is well connected by public transport with buses serving West End Lane, Kilburn High Road and Belsize Road. The nearest tube station is West Hampstead on the Jubilee Line and is less than 0.5km away. Rail connections are provided at South Hampstead, Hampstead west and Kilburn High Road.

Economically, these minor alterations and addition of an extension will potentially increase its value and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

Policy

Policies from the Camden UDP and Camden Planning Guidance, concerning design have been considered in the development of the proposals for 121 West End Lane:

In addition, the Conservation Area Statement for Swiss Cottage sets out design guidelines for development within the area. The guidelines cover issues including alterations to buildings, extensions, windows and brickwork. This statement has been particularly helpful in influencing the design of the proposal.

INVOLVEMENT

The proposed scheme will have minimal impacts beyond the site's boundaries and for this reason community involvement has been kept to a minimum. It is not proposed to alter the use or the external appearance of the frontage of the property.

EVALUATION

Opportunities and strengths

- An opportunity to improve external appearance of the building and relate it to the wider surroundings.
- Maximise the use of the building and amount of internal space available for use by occupants.
- Consent has recently been granted for similar extensions in the local area.
- Area has a strong character and guidance exists to inform development.

Constraints and weaknesses

- Character of the Conservation Area must be preserved at all times.

DESIGN

A scheme has been developed that aims to retain and enhance the character of the Conservation Area. The proposals will result in no changes to the frontage of the building and will in practice, improve the appearance of the building. Changes will take place to the rear of the building; provision of a single storey rear extension, relocation of side single storey bay window and rearranging internal accommodation.

Use

The house is already in residential use and there are no plans to deviate from this use, only to provide additional residential floor space for use by the occupiers of 121 West End Lane.

Amount

The proposal will increase the size of the property in floor space terms and create an additional bedroom

Scale

In relation to scale, the property is three-storey Victorian terrace house and the proposals will not alter this. The scale to the rear of the property will alter slightly as the single storey extension is created but will not be out of character .

Layout

The proposal will result in an improvement to the internal layout of property and quality of residential accommodation to future occupiers.

Landscaping

There are no plans to alter the existing landscaping treatment of the house.

Appearance

In relation to the appearance of the proposal, the main changes will be to the rear of the property.

Changes to the rear resulting from the installation of the extension are again minimal and impossible to detect from the front elevation. Impact from the rear elevation will be minimal due to the small proportions and use of materials to match the existing house.

Access

As outlined earlier in this report, the site is located within in close proximity to the local services and facilities located in West End Lane and Kilburn High Road. Good connections are provided across London via West End Lane and Kilburn High Road public transport facilities.

Access for All

Consideration has been given to the issue of accessibility and consideration has been given to UDP policy which recognises the importance of meeting particular accessibility requirements for disabled people. Consequently, the submitted proposal will comply with the relevant Building Regulations concerning access.

Appendix 1

Photos of the site



REAR ELAVATION