

April 2014

## SH/West End Lane/Design & Access Statement

### 86 West End Lane, London, NW6 2LX

Our client wishes to extend the rear elevation of his property at second floor level. This will allow the two studio apartments on that floor to the rear of the property to become 1 bedroom apartments, the area of which will then be in line with Camden Planning Guidance no. 2. The roof will remain set back from the rear elevation and will be built in materials to match the existing. The roof will remain as a mansard roof; there will be two larger windows matching the existing and two smaller windows.

The extension is to the rear of the property and by bringing the mansard roof forward but keeping it set back from the line of the existing façade it will improve its current proportion – refer to image no. 6. The front elevation will not be affected.



1. Photograph of existing rear elevation



2. Photograph of existing front elevation



3. Rear elevation of no. 84 West End Lane



4. Rear elevation of no. 88 West End Lane





5. View from garden of no. 86 looking north towards West Hampstead Mews



6. View from West Hampstead Mews



7. View from Compayne Gardens

The surrounding buildings are of such a scale that the extension to the roof at no. 86 will not impact significantly on the area. As shown in image no. 7 the building on the corner of West End Lane and Compayne Gardens is of significant proportions in itself. The site cannot be viewed from Compayne Gardens.

From the aerial photograph (image no. 8) it can be seen that there are no rooflights within the pitched roof of no. 88 adjacent to no. 86 therefore the extension will not cause any overshadowing or be detrimental to any sunlight levels as required in Camden's development policy DP26.



8. Aerial view of West End Lane

Access onto the site is not affected. There will also be no additional parking required due to the fact that the increased size of the units will not necessarily increase the number of persons in occupation.