

West Hampstead Square : Design & Access Statement Addendum
1. Design & Access Statement Addendum – Proposed amendments at
Ground Floor Level

Hi Jenna,

I am objecting to Ballymore's application for changes to its development at 187-199 West End Lane, known as West Hampstead Square.


I believe that loss of windows in Housing Block G will be detrimental to the design. I also believe that loss of windows throughout will cheapen the block.

Removal of curved features on ground floor elevations will also downgrade the quality of the development.

For the above reasons I object to their application for changes.

Best wishes,

Candice Temple
226 Iverson Road
NW6 2HL



Subject: Planning Application 2013/6627/P

Dear Jenna,

My members have asked me to write to you to object to the above application for variation. The variations are not cosmetic but a significant change in layout which materially alters the scheme and it should be considered by the Membership panel with a with referral to the DCC. The new architects WCEC for Ballymore has systematically altered the internal amenity and legibility of the private areas of the buildings: reducing windows etc to increase the profitability of public areas. We would like this change assessed .

Change in ground floor elevations, described in the Design & Access statement addendum as removing curved features which were 'alien to the overall rectilinear language of the the blocks' is a dumbing down of the original design and what is proposed adds bulk and significantly increases the size & number of commercial and retail units. This is a material change to the commercial density of the building requiring more plant room, storage and out of hours delivery provision and will increase traffic and circulation problems within the site with only one access road. This should be evaluated carefully by Planning.

The GLA Planning Report of 25 January 2012 PDU/2832/01 highlights the need for 2 lifts in blocks on 8 stories – has this been addressed in the modifications to public access arrangements in this variation application..

The duplex/maisonette design of the affordable housing block G has been lost and there are now more individual flats on each floor as well a changes in 'elevational treatment'. This is a poor compromise in the space management (blamed on A2 Dominion requirements but driven we expect by construction cost factors). The Mayor's Planning report quoted above -point 49 had already expressed concerns that " it is difficult to justify, in design terms, how this block fits within the masterplan design". The variation has not improved the situation and there is a further significant loss of windows which is regrettable

Undercroft parking bays have been introduced at Ground Floor Block C & D. This is a material change in external arrangements which should be looked at closely.

Re: The Mayoral CIL : All applications for the removal of variation of conditions should be accompanied by a completed CIL Additional Information Requirement Form. Can you confirm that this has been submitted?

--

Brigid Shaughnessy
Secretary West Hampstead Gardens & Residents Association
(WHGARA)

--

Brigid Shaughnessy
Secretary West Hampstead Gardens & Residents Association
(WHGARA)