

DESIGN AND ACCESS STATEMENT:

1- Introduction:

This Design and Access Statement is submitted in support of planning application, for the proposal of Rear Extension at the ground and lower ground level of 84A West End Lane, London.

2- Site Description & Existing Environment:

84 is a detached Victorian property on the east side of West End Lane close to the junction with West Hampstead Mews. The building has been divided to separate flats and are being used as private residential properties. The site is not listed but lies within the South-Hampstead Conservation Area (CA).(Image 1)

84A is a two bedroom ground floor flat which has the share access from the main road to the front of the building and has private garden to the rear. (Image2,3,6,7)

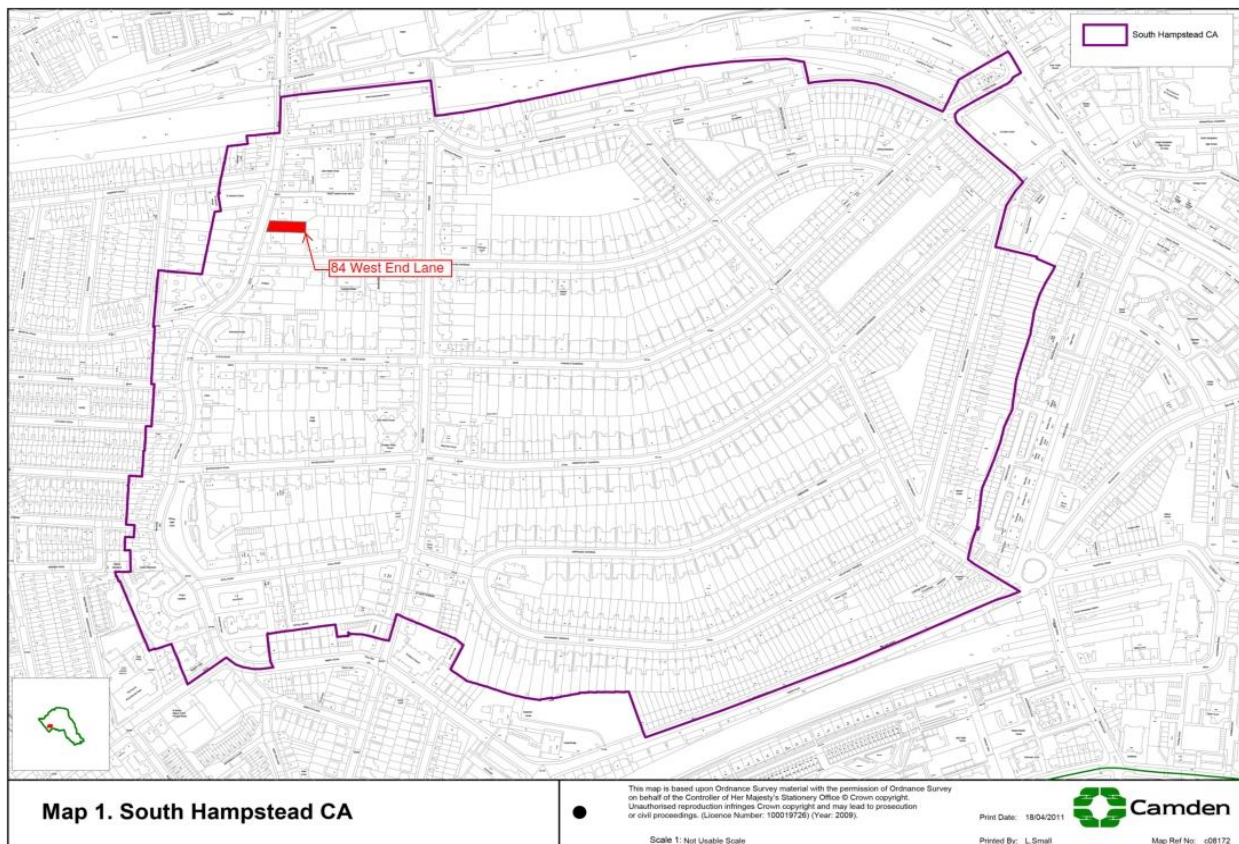


Image 1-South Hampstead Conservation Area



Arial View-Building Subject to planning-No 84



Arial View-Site Subject to Planning



Image 2-No 84, Front Elevation



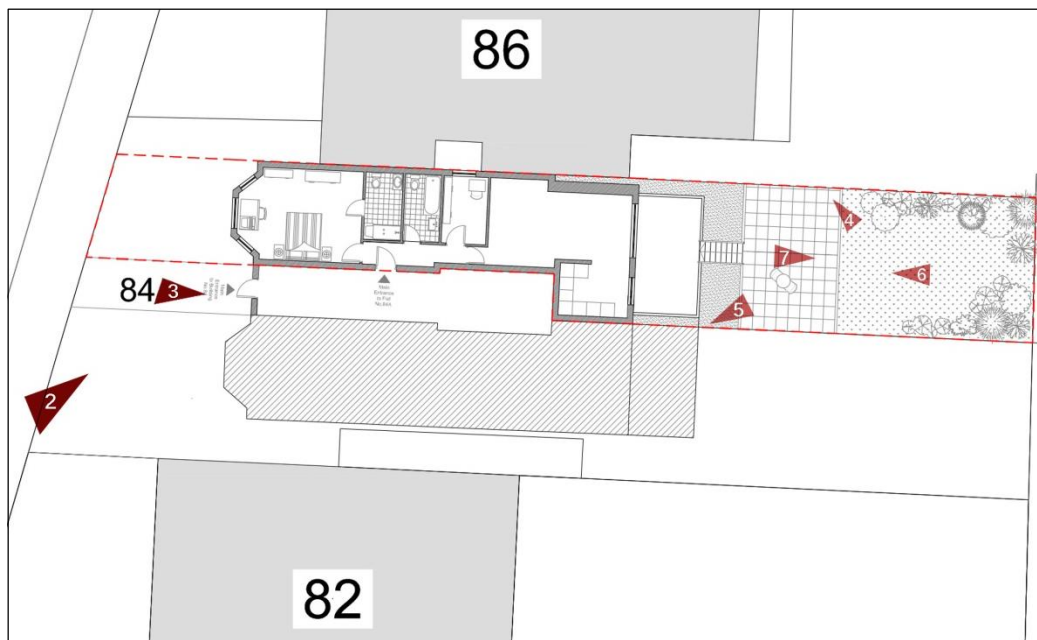
Image 3-Main Entry to No.84



Image 4-No.86



Image 5-Flat 84B



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Image 6-Rear Elevation



Image 7-Rear Garden 84A

Side Neighbouring:

No. 86 is a detached Victorian property to the right and are currently used as a bridge club (Class D2) with flats above. The building has been extended in lower ground, ground and upper floor level. (Image 4)

No. 84B. is the adjoining ground floor flat to the left which is attached to 84A and has its own private garden to the rear. It has also a rear conservatory similar size to existing rear conservatory at 84A. (Image 5)

3- Planning History:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
8700823	84A West End Lane NW6	Retention of a conservatory and its base together with timber steps to the rear garden as shown on drawings No.DC103 and one un-numbered.	FINAL DECISION	07-04-1987	Grant Full or Outline Planning Permissn.

4- Design Principle & Description of Proposal

This application is for proposal of extension to the ground, lower ground floor of flat 84A. The Flat is a part of No 84 which is situated within the South-Hampstead Conservation Area. As such, new developments require high quality design that is in keeping with the building and its surroundings as well as designed so to preserve and enhance the character and appearance of the CA.

The Proposed Design tries to maximise the possibilities of the site with no changes to the frontage of the building. The proposed extension will take place to the rear of the building following the removal of existing conservatory and below storages and will improve the appearance of the building to the rear.

The proposed extension tends to follow the existing neighbour buildings line extension, No 86. (Image 8,9). It is designed to be in complimentary to the existing building, yet preserving the integrity of the original house.

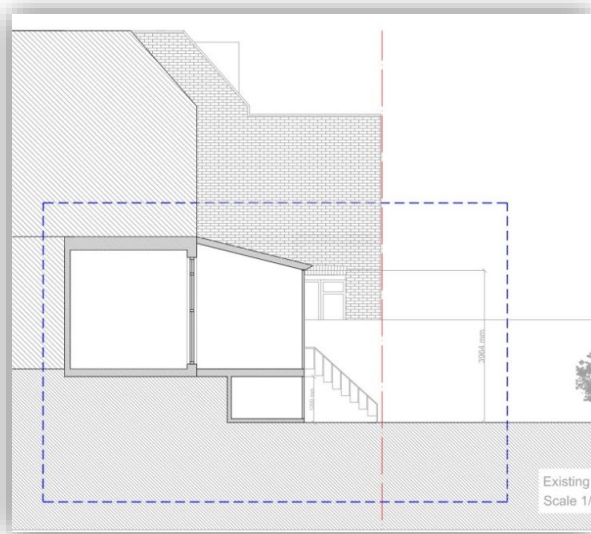


Image 8-Existing Section

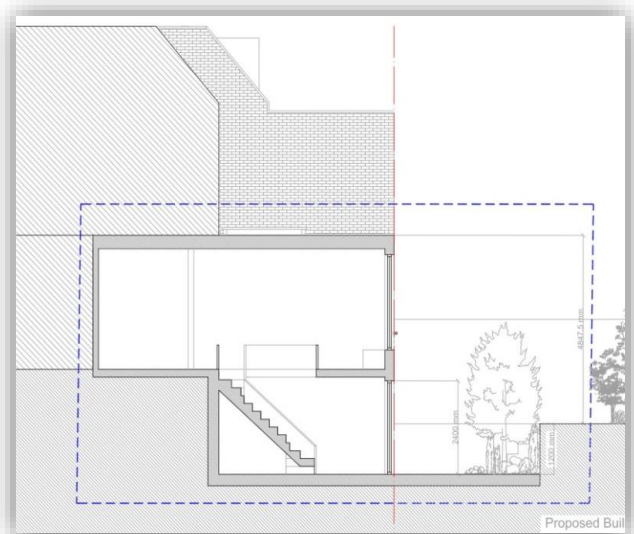


Image 9-Proposed Section

5- Relevant Policies

This project seeks to promote a design that makes efficient and effective use of the existing site including an innovative approach to help deliver high quality addition to the existing building. The proposal is in accordance with Camden's current Local Plan, Core Strategy and South Hampstead Appraisal.

Camden Local Plan

Policy D1 Design- The Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.

7.3 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design

7.7 The Council expects design to be sustainable in design and construction.

7.8 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

7.9 Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone, and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

7.17 Where appropriate design should be robust and flexible. Robustness refers to the ability for a building or space to accommodate change over time, being adaptable for a range of uses, and being designed to last. Robustness is influenced by factors including the size and shape of rooms, points of access and the depth of floor plates. The overall quality of a building is also a consideration as buildings with character and charm are more likely to be retained and adapted.

Policy D2 Heritage- The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.

Camden Core Strategy

13.8 A building's use, design, choice of materials and other measures can minimise its energy needs during both construction and occupation. The Council will encourage all developments to meet the highest feasible environmental standards taking into account the mix of uses, the possibility of re- using buildings and materials and the size and location of the development. In addition to design and materials, a building's internal heating and cooling design, lighting and source of energy can further reduce energy use.

14.3 Camden has many special and unique places and historic and modern buildings of the highest quality. As well as preserving this rich heritage, we should also be contributing to it by making sure that we create buildings of equally high quality that will be appreciated by future generations. The design of the places and buildings that make up our local environment affects us all and our quality of life. High quality design is visually interesting and attractive but it is not just about what things look like. Good design makes places that put people first, are welcoming, feel safe and are enjoyable and easy to use for everyone, whether they are living in, working in or just passing through the borough.

6- Access

The main access to the building and flat remain unchanged.

7- Layout , Scale & Use

The proposed layout make the most of oppitunities which exsit at the site. It will increase and enhance the living space. The Flat is already occupied with the applicant and it will continue to be used as private residential property.

8- Materials & Appearance

The choice of materials has been influenced by a combination of sustainability, appropriateness to context, relationship to the existing building and visual appearance. It does not attempt to replicate the detail, style or appearance of existing buildings, but attempts to sit comfortably within the site, with minimal impact on its neighbouring.



Image 10-Proposed Rear Elevation in context

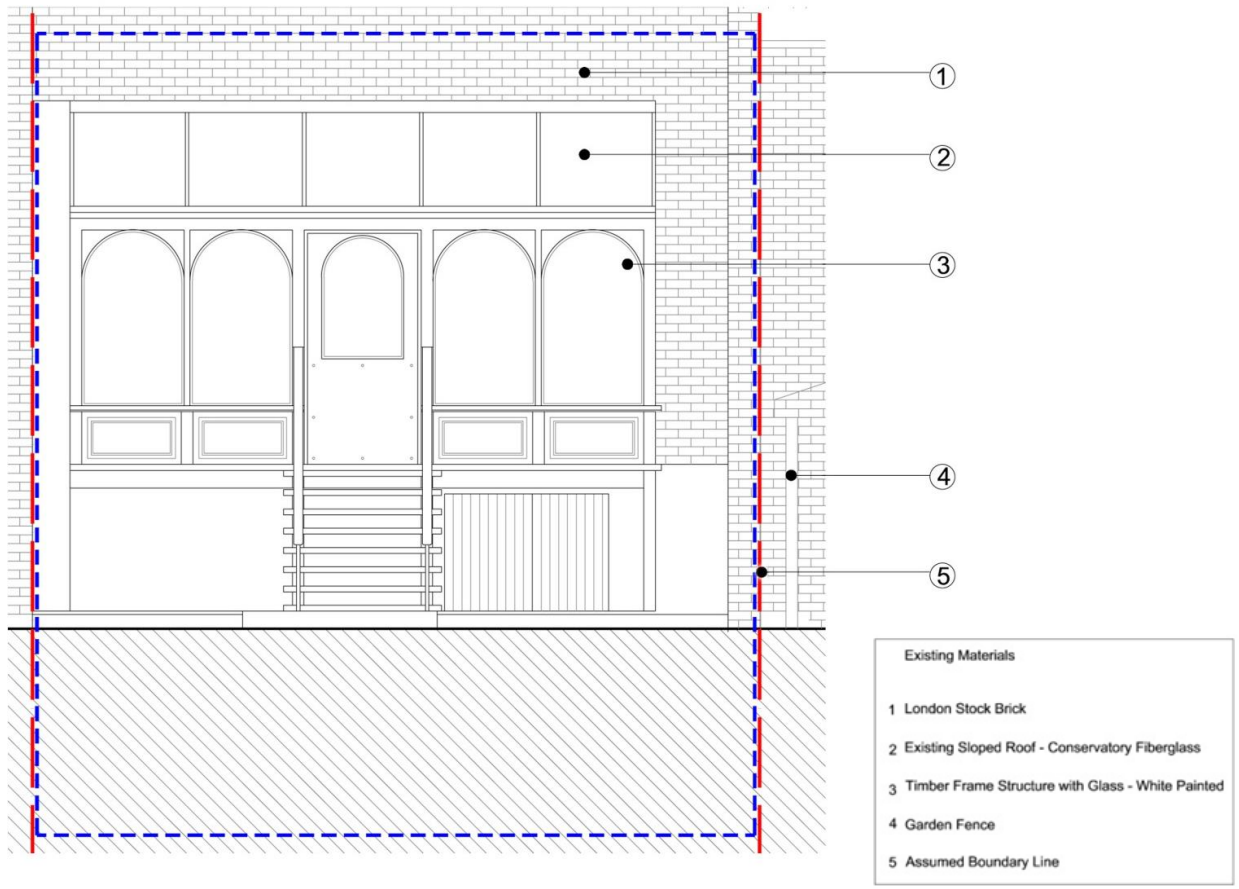


Image 11-Existing Rear Elevation

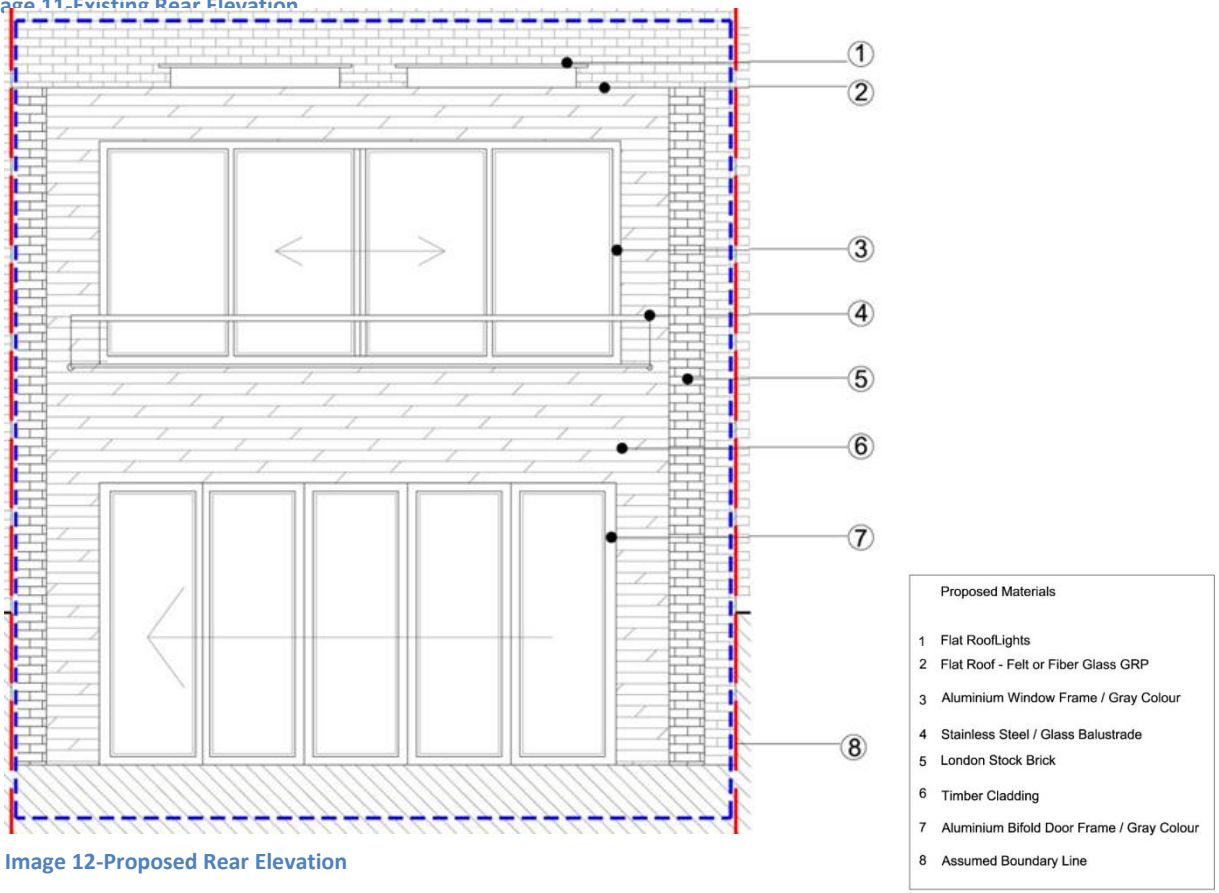


Image 12-Proposed Rear Elevation