
Design and Access Statement

Addition of a 3rd Bedroom to existing
roof level of a 2 Bedroom Flat.

299D West End Lane, London, NW6 1RD

299D-WEL-PL-D&A APRIL 2015

This is the proposal for the enlargement of an existing 2 bedroom flat, at 299D West End Lane, London NW6 1RD, to create additional floor area and value to the unit.

Our client has recently welcomed a new baby boy into their family and wishes to create additional floor area so that their home may comfortably accommodate the key family members as well as frequent guests by means of this application.

The proposed design aims to utilize the existing roof level situated on the rear half of the multi apartment building for the addition of a third bedroom. This would back onto and tie in with the existing loft development of the client's neighbour which is situated on the street front portion of the building.

The proposal would be in line with Camden Replacement UDP Plan, Section 2 – Housing, Chapter 2.2 – “Providing housing as one of the most important issues” and Chapter 2.12 – “The council wishes to encourage schemes involving increases in residential floor space.”

The proposal aims to offer a high quality, finely detailed and functional residential unit.

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1.0 Introduction - Loft conversion

The proposed development is located at the north end of West End Lane, West Hampstead, NW6. The building consists of commercial and residential users. The ground floor is occupied by a Kebab shop with the upper level comprising of residential units arranged on four levels.

Flat D is located on the third & fourth floor at the rear of the building. The proposal forming this planning application is for the construction of an additional rearward facing 3rd bedroom accessed by a newly constructed staircase on the existing 4th level of the building. The proposed addition will be in similar keeping with the existing building and back onto the current street front loft space conversion of Flat 299C. The proposed development would therefore mostly be concealed by the neighbour's unit.

2.0 Design Context

By means of a Design Context exploration we aim to recognise and describe considerations influenced by scheme design, and to incorporate L B Camden UDP Plan Policies. In order to achieve this we have analysed the following elements:

2.1 Location

West End Lane is the main 'blood vessel' to West Hampstead residential area with a very busy street life. It's proximity to the Metropolitan line at Finchley Road and its own Jubilee line stop (West Hampstead), together with a high concentration of bars and restaurants, means that the area is a popular leisure destination for people who live in the north-western part of London. West End Lane itself is home to a number of cafes, bakeries and small shops, creating a "village" atmosphere during the day. In addition to the aforementioned London Underground links, West Hampstead is also served by West Hampstead Overground station and West Hampstead Thameslink railway station.

2.2 Site Analysis

As part of the design process we have made the site analysis and have applied L B Camden UDP Plan guidelines – "housing have to be sensitively designed with regard to amenity and its surroundings"

We have analysed the following parameters:

- a. Possibility of overcrowding
- b. Local infrastructure

a. Possibility of overcrowding

West End Lane and West Hampstead have undergone a great deal of transformation over the recent years. With the Jubilee Line acting as a catalyst for urban growth the area has become a magnet for young professionals leading to an escalation in need for housing in the area.

Historical a relatively quiet and mostly family occupied area it has become a lively, and a much more populated area. The demand for housing is clearly apparent with the recent completion and current construction of high-end residential apartment developments. Further reflected by L B Camden UDP Plan's need for more spacious units within the West Hampstead area.

b. Local Infrastructure

West End Lane has all necessary amenities and a very well developed infrastructure to support a new influx of people. It has excellent transport facilities, underground, recently upgraded rail network, busses, all within walking distance from the proposed development. There are many thriving commercial enterprises such as supermarkets, bakeries, a local library, post office, banks, dry cleaners, hairstylists, furniture shops, gifts shops to name a few.

It has exceptional catering facilities – restaurants, bars, coffee shops, clubs etc.

Several schools and colleges can also be found in the area.

The general conclusion is that the infrastructure of West Hampstead is capable to supply and suitably developed to support growth and new developments.

2.3 Size of Property

There is formidable disproportion found throughout smaller Hampstead.

Governing bodies encourage the creation of the new units, due to the inherent shortage of accommodation across London. New developments are generally confined by site constraints imposed by a dense urban fabric characteristic to London. Therefore the development of additional space within existing units, provides a cost effective and practical alternative.

The proposed development would make best use of the available otherwise unused space. Flat D is a 2 bedroom flat of 67m² with the opportunity to add an additional floor area of 16m² amounting to a total of 83m². This may further increase the value of the property and local neighbourhood.

A number of loft conversions and additions to roof levels exist on neighbouring buildings reflecting the value of such developments and available space. The proposal outlined in this application will be in keeping with the character of the local Conservation Area and pose minimal impression on the host building.

3.0 Conservation Area

Flat 299D, West End Lane forms part of Camden West End Green Parsifal Road Conservation Area and the design has made a sensitive approach with regards to its amenity and surroundings.

The proposed design scheme does not disturb any features, nor does it change the character of the building.

In order to preserve the appearance of the rear elevation, our proposal is set back 6.4m from the rear façade and would not be visible from ground level. Additionally it steps in from the side/flank existing parapet wall to further reduce volumetric mass and visibility from street level.

The majority of the proposed development would be completely concealed by the existing loft conversion of Flat C situated on the street front of the building.

The proposed roof conversion will incorporate quality materials with special attention given to construction methods and building details to facilitate an appropriate incorporation of the build to the existing structure.

Exterior brick work walls where exposed will be constructed with recycled London Yellow stock brick which will be used to match the existing building. The majority of the extension façade will be cladded with slate roof tiles to further help keep the proposal to appear as a secondary addition

All aspects of the windows, terrace and roof detailing will match the existing building in order to maintain the integrity and high quality design.

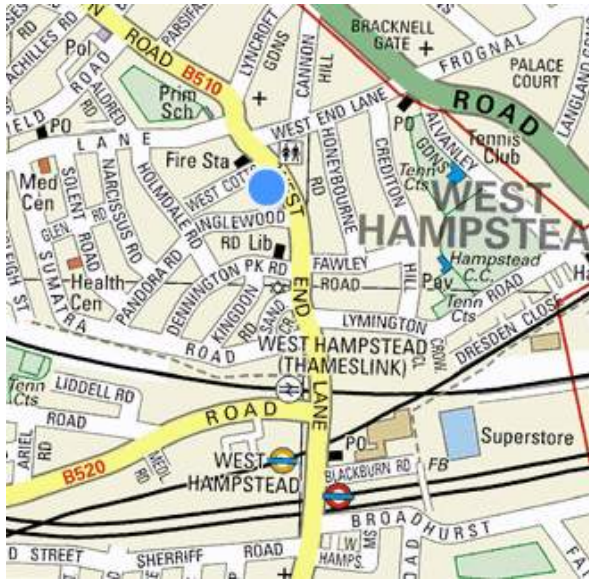
The Development has no criteria outlined in paragraph HE9 of Planning Policy Statement 5 (PPS5) – Planning for the Historic Environment which apply to 299D West End Lane.

4.0 Design Solution

Following the assessment of our design Context, we have concluded that the proposed scheme would be beneficial for the local area and would not disturb the existing character of the building. The majority of the build would be hidden from the street view and respond sensitively to the existing structure & surroundings.

The proposed design creates a habitable space out of an unused roof area. The proposed unit will have high quality interior, incorporating high quality materials, detailing and a high standard finishes.

We have incorporated the recommendations received during the Pre-Application advice **2014/1309/PRE** and hope the application be granted the council's approval.



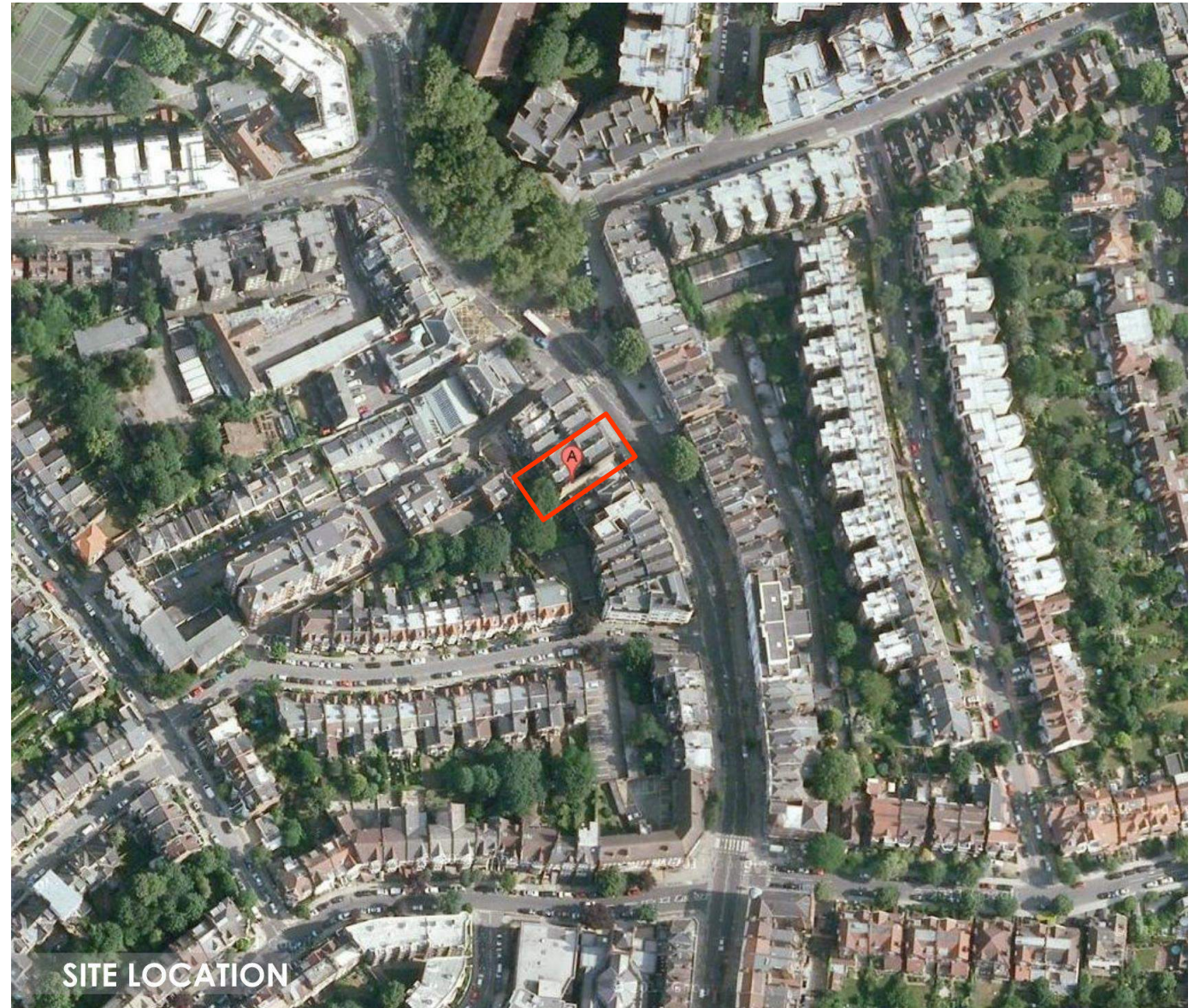
5.0 The Site

The site is located in West End Lane, West Hampstead, London NW6 1RD.

The area is generally characterised by a mixture of late Victorian houses dating back to the 1800's. Buildings varying from single to multiple occupancy mansion blocks with a number of them that have been extended over the years. Majority of the dwellings in the neighbourhood are constructed from brick with slated roofs.

Public Transport

West End Lane is well served by public transport. There are a number of bus routes, West Hampstead Overground & Underground and West Hampstead Thameslink railway stations all on the main road providing easy access to local towns and central London.





Aerial view from West



Aerial view from South

Design Statement - Site Analysis

The site is within a designated Conservation Area (Parsifal Road Conservation Area).
There are no strategic or important local views outlined in UDP Policy B9 which would apply to 299 West End Lane.



Suburban Character



No. 295-297

299 West End Lane

No. 303

No. 309



Street Montage



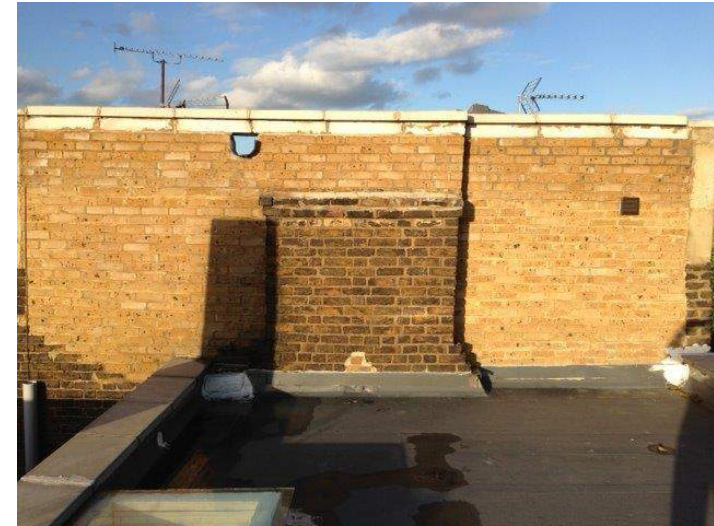
299D West End Lane, London NW6 1RD



1. North to South View



2. South to North View



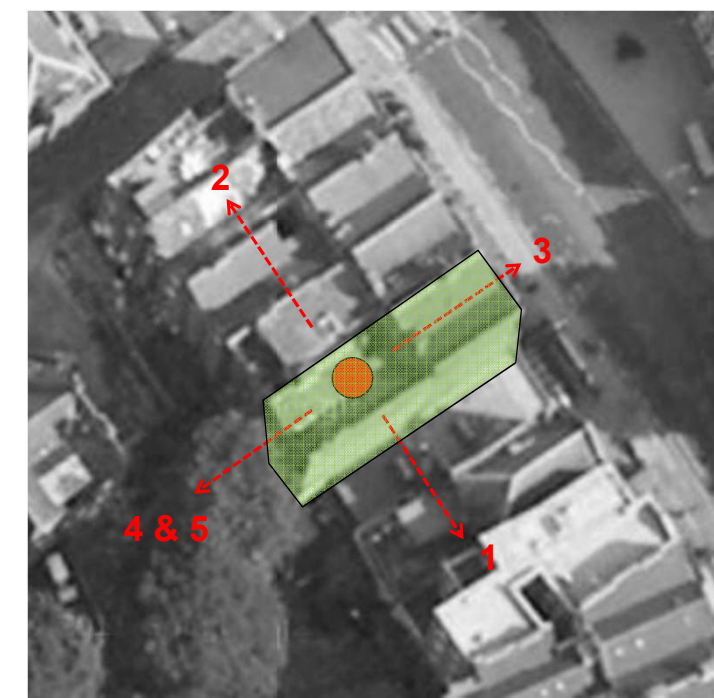
3. East to West View

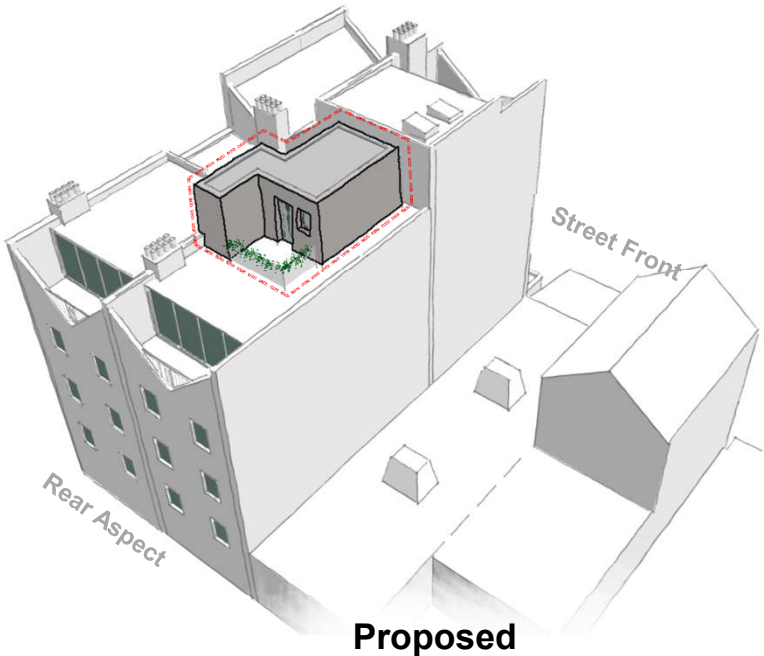
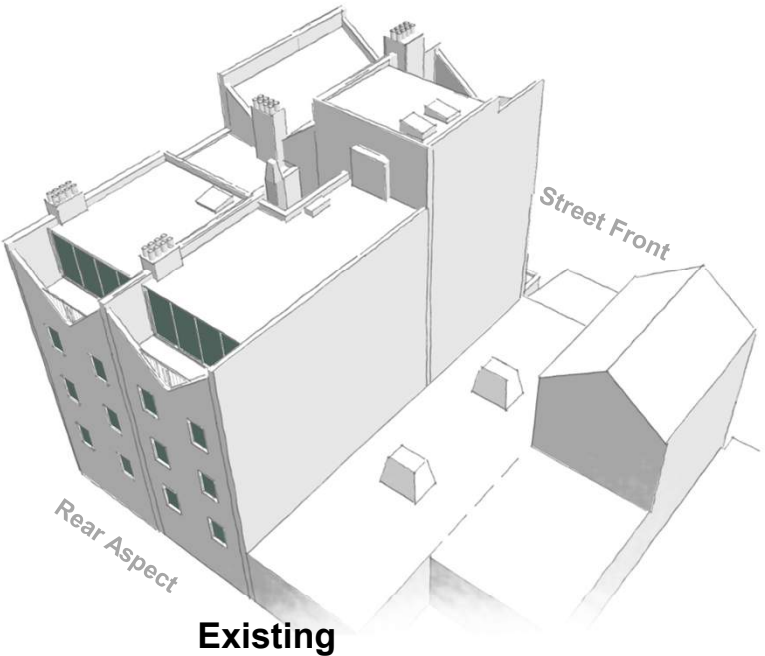


4. West to East View



5. West to East View





PROPOSED NEW ROOF LEVEL CONVERSION

MATERIALS:
Brick to match existing
London yellow stock brick.



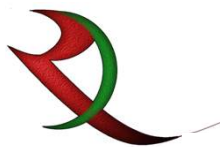
High quality timber/aluminium windows to match existing.



Walls clad with roofing material – Hanging clay or slate roof tiles proposed



	Site	299D West End Lane, NW6 1RD		
	Package:	Planning - Roof Level Conversion		
Doc No	Dwg Reference	Description	Size	Scale
1	299D_WEL.101.loc	Location Plan	A3	1:1250 & 1:250
2	299D-WEL.001.RF(exist)	Existing & Proposed Roof Plans	A3	1:100
3	299D-WEL.001.3-4F(exist)	Existing Floor Plans	A3	1:100
4	299D-WEL.001.4F-5F(pro)	Proposed Floor Plans	A3	1:100
5	299D-WEL.002.front	Existing & Proposed Front Elevations	A3	1:100
6	299D-WEL.002.rear	Existing & Proposed Rear Elevations	A3	1:100
7	299D-WEL.002.rear(colour)	Existing & Proposed Rear Elevations (Indicative Coloured)	A3	1:100
8	299D-WEL.002.side	Existing & Proposed Side Elevations	A3	1:200
9	299D-WEL.003.exist	Existing Long Section	A3	1:100
10	299D-WEL.003.pro	Proposed Long Section	A3	1:100
11	299D WEL-PL_D&A	Design Statement	A3	N/A



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