

**DESIGN AND ACCESS STATEMENT**

**- FOR -**

**PROPOSED NEW FRONT DOOR TO FLAT 112A WEST END LANE,  
WEST HAMPSTEAD, LONDON NW6 2LS**

Quoin Building Consultants Ltd  
The Lansdowne Building  
2 Lansdowne Road  
Croydon CR9 2ER

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## **1. Introduction**

This Design and Access Statement (DAS) accompanies an application for planning permission to replace the front door to Flat 112A West End Lane, West Hampstead, London NW6 2LS. The DAS has been written to meet the requirements of the Town and Country Planning Act (General Development Procedure) Order 2006.

## **2. Design Principles and Concepts**

The proposed new front door has been designed to improve the appearance and assist with the letting of this property.

The existing front door is a flush timber door hung in a timber frame with a single glazed light above. The door and frame have a gloss painted finish. The door generally has poor thermal properties, provides very little security, and requires regular maintenance.

When deciding upon the material for the replacement front door, we considered future maintenance requirements, security and sustainability.

The proposed new front door is a four panelled composite door pre-hung in a uPVC frame with a glazed top light. The thermal properties of the new door system are greatly improved, with weather stripping fitted to the uPVC frame, a double glazed unit fitted to the top light, and a door comprising of an inner rigid foam system and timber sub-frame sandwiched between GRP (glass reinforced plastic) outer skins. The external flap on the letter plate has a peripheral seal that forms a full thermal and acoustic barrier. The door system will be compliant with Part L of the Building Regulations and will achieve an Energy Rating 'A'.

Security of the new door system will be greatly improved. The door is fitted with a 'Secured by Design' multipoint locking system and is approved to PAS24 and BS:EN 6375 security standards.

Maintenance of the new door system will be greatly reduced. The GRP skins will not require any painting and they retain their colour longer than a PVC door, being immune to sun fade and bleaching. The GRP is a high impact durable skin, injected with a 'through colour' process to ensure that no scratches or blemishes are visible. Aluminium inserts are also used on both sides of the door to prevent the door from warping or bowing. The door has a 35 year life expectancy. A composite door manufactured in the UK will be sought to reduce carbon footprint.

## **3. Layout and Scale**

We do not believe that the proposed works will have any detrimental impact on the surrounding area and will only serve to enhance the visual appeal of the façade. The property is situated along a busy high street adjacent to retail units and the entrance to West Hampstead Station. The proposals do not involve any physical alterations to the structural opening and the height and width of the door frame including the top light will remain unchanged. All of the works are contained within the curtilage of the existing property. The footprint of the subject property will not change as part of these works.

### **3. Landscaping**

The existing hard landscaping and paving remain unaffected by the proposed works.

### **4. Access**

#### Access to the Transport Network

West End Lane has good transport links, with the area well served by bus routes. West Hampstead Underground station on the Jubilee tube line is immediately adjacent the property.

#### Accessible and Inclusive Environment

Access to the property is through the ground floor entrance, with stairs leading up to the flat on the first floor. There will be no changes to the existing facilities as a result of the proposed works.

#### Parking

There are no parking facilities for this property and there will be no changes to the existing parking facilities as a result of the proposed works.

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Existing front elevation

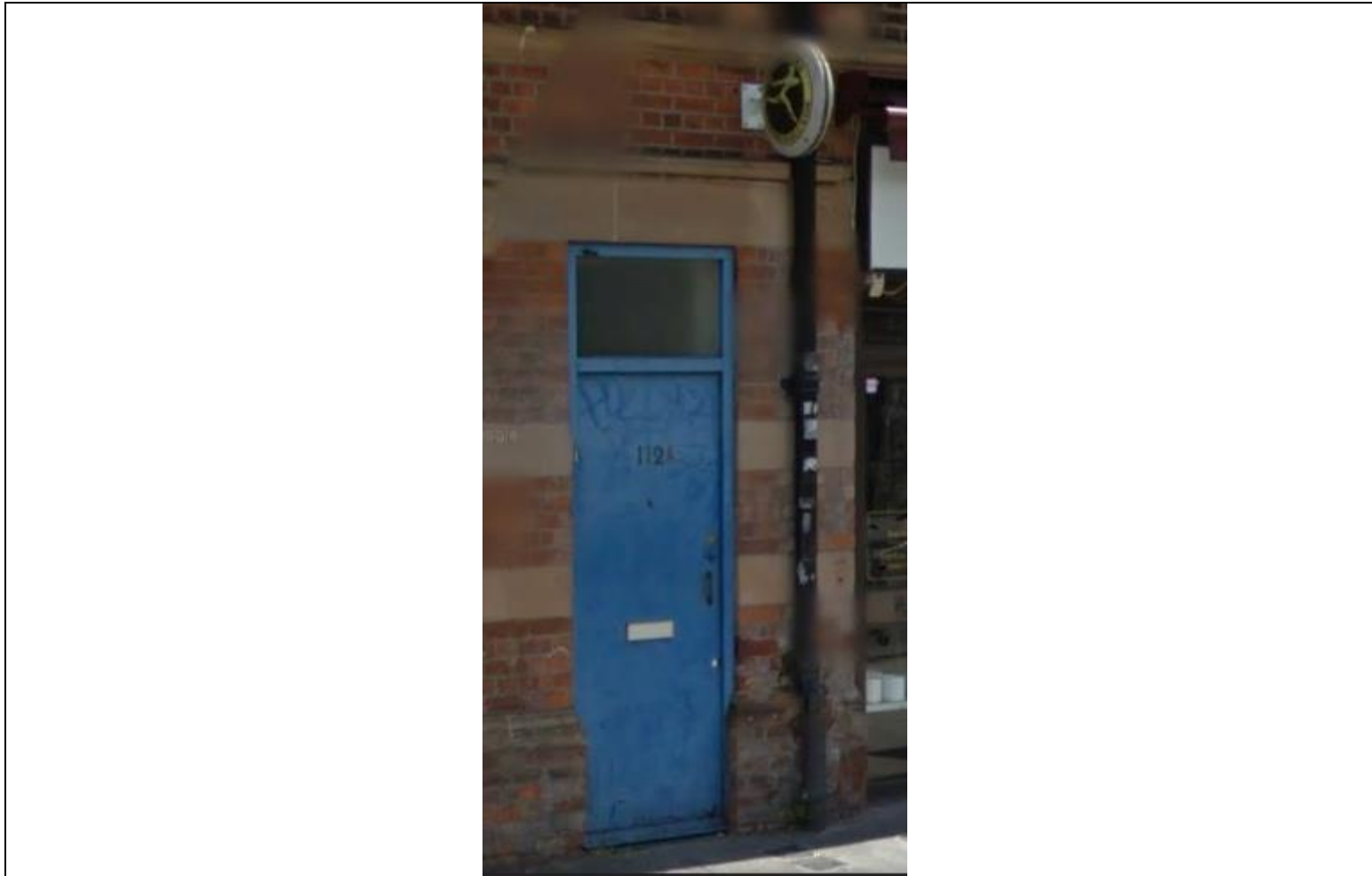
Entrance door to 112A West End Lane



Vertical red line indicates route of new external gas pipe installed by National Grid. The gas pipe will enter the first floor flat just below the first floor window.

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Photograph of existing flush timber door hung in a timber frame with a single glazed top light.



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Photograph showing typical design of proposed four panelled composite door pre-hung in a uPVC frame with a double glazed top light.



Typical design of proposed of four panel composite door. Top light and door frame not shown for clarity.

