
27 WEST END LANE

West Hampstead, London, NW6 4QJ

Design and Access Statement

Planning Application

September 2015

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27 West End Lane

We are pleased to present this Design and Access Statement for the development of the carpark and garages south of 27a West End Lane, West Hampstead, NW6.

The proposed development offers a quality residential development on this ex-local authority site. We have sought to provide a considered architectural response which enhances the local area. In addition, we have sought to address all relevant local planning policies.

This site has already been considered by Camden Council as suitable for residential development as detailed in Planning Statement (October 2014) in Appendix 1.

About StreetPlot

StreetPlot Ltd is a London based architectural design and development management company founded in 2014. Our work encompasses architecture, design, development and project management. StreetPlot values the transformative role of architecture and the potential it offers to regenerate broken pockets of the urban environment.



Above: Panoramic Photograph of site from taken from the roof of Holmesdale House looking North

Section A

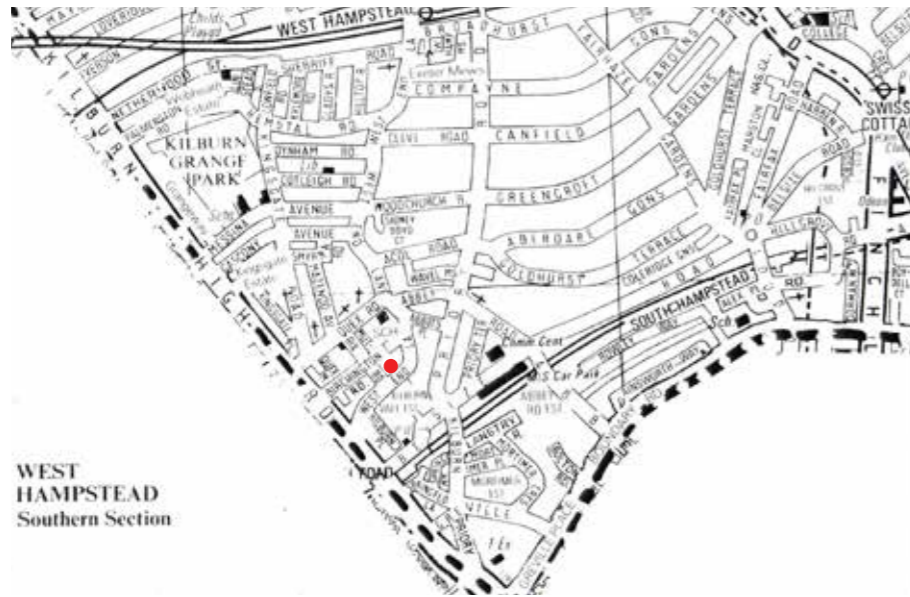


Above: Sketch looking towards the site from Holmesdale House



Above: Sketch looking up West End Lane

2 The Context



Above: Camden Council District Map (1990) showing site location in the context of West Hampstead

Site Location

The site is located on Sycamore Court along West End Lane in the southern section of West Hampstead. It is located in the northwest corner of the London Borough of Camden on its boundary with London Borough of Brent (to the West).

- The site is very well located for access to public transport (PTAL Level 6a) and is very close to Kilburn High Road which is served by numerous buses.
- It is within five minutes walk of Kilburn High Rd. Overground station and ten minutes walk of Kilburn Park Underground Station.
- It is within fifteen minutes walk of West Hampstead Overground Station and West Hampstead Underground Station.

The surrounding area is predominantly residential in nature with a few shops located on the western part of the lane where it meets Kilburn High Road.

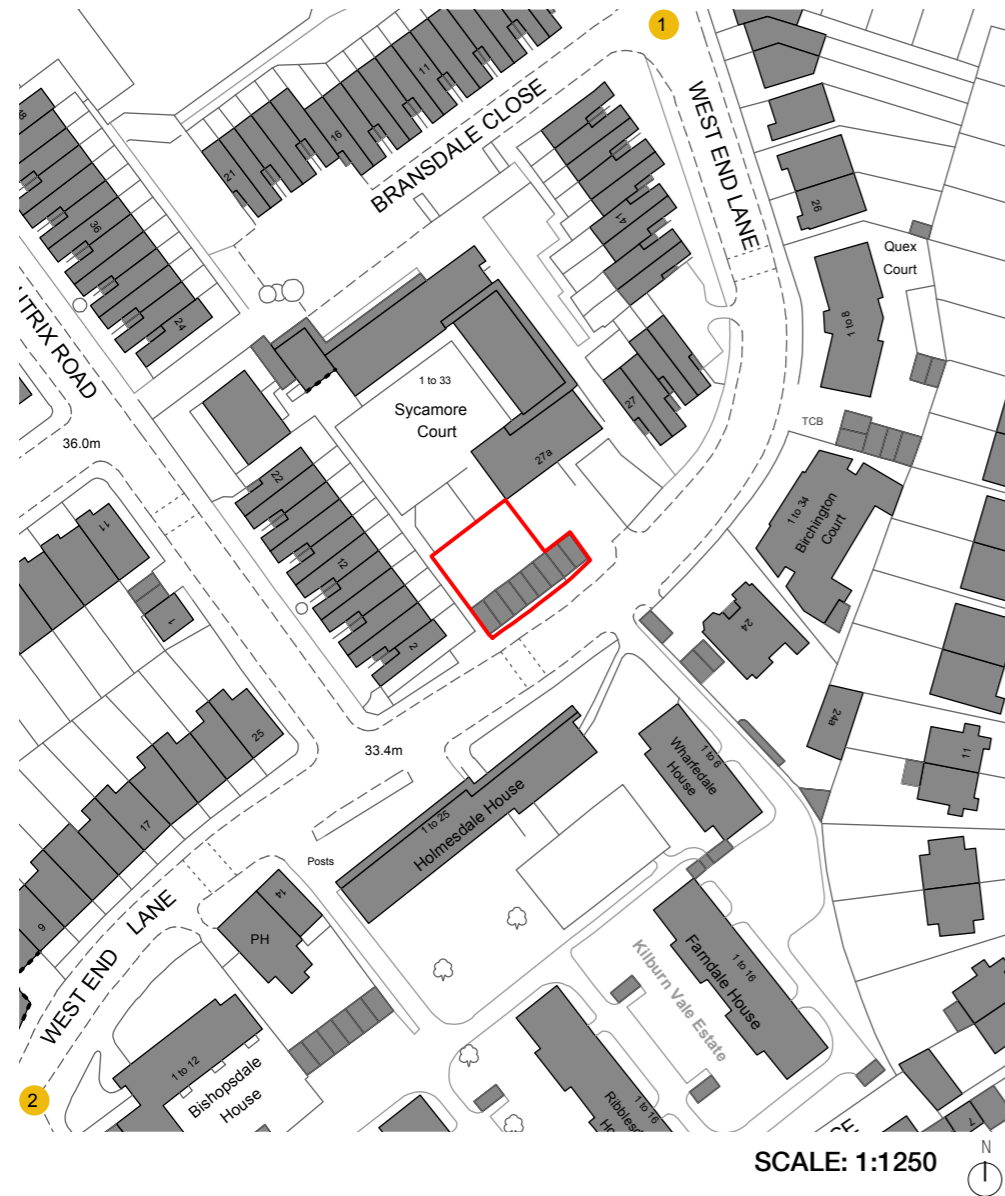
The site is south of 27a Sycamore Court and comprises of a car park with eight single car garages. The site is currently vacant and has been sectioned off by construction hoarding erected by Camden Council. Six of the garages are in private ownership, the ownership of the remaining two garages is currently being negotiated with Camden Council.



The Sycamore Court development site (highlighted in red) within the context of West Hampstead and Kilburn. The site is in walking distance of Kilburn High Road and Overground Stations. The site has a PATAL rating of 6a.

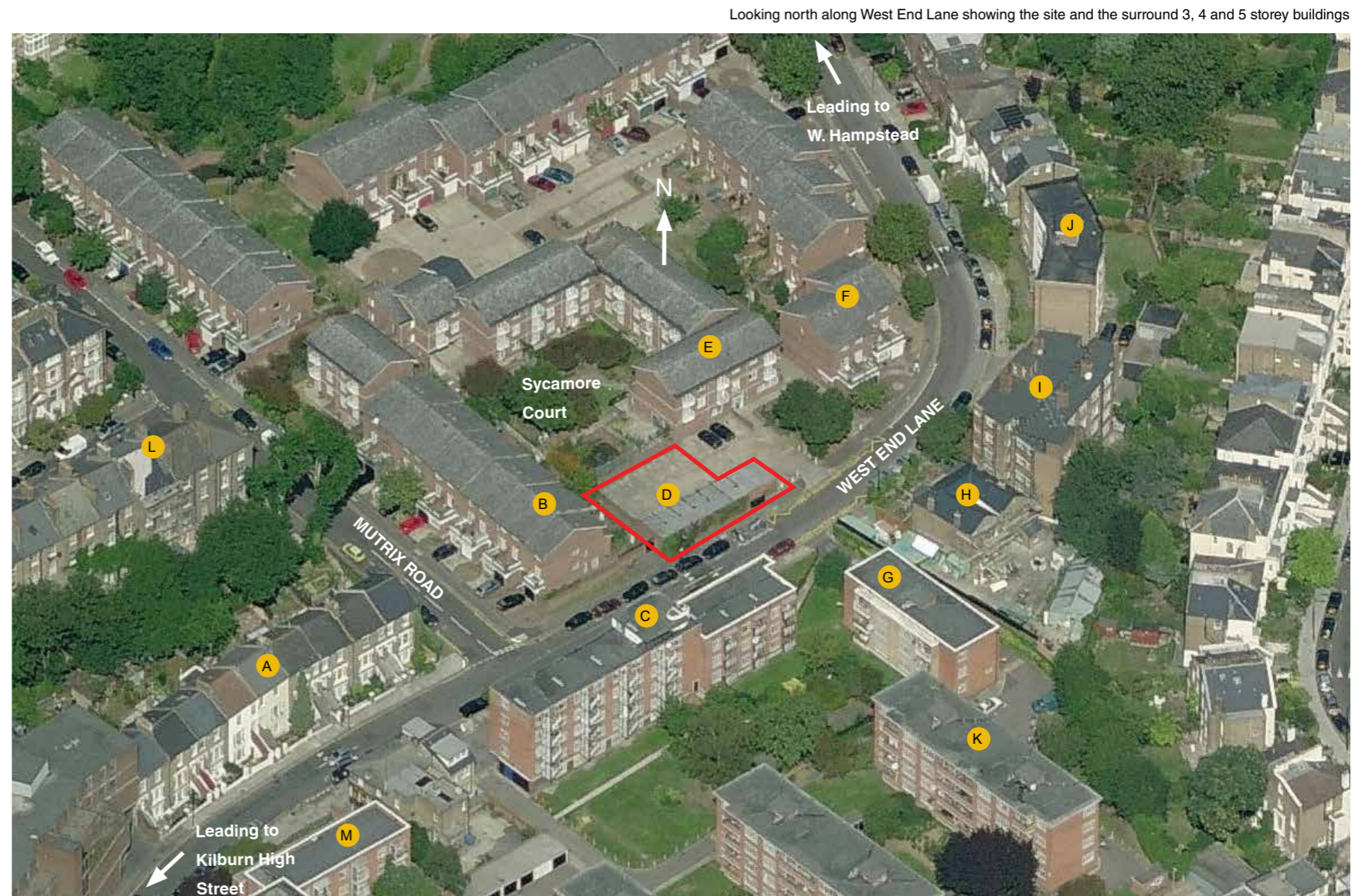
Immediate Surroundings

Building Heights & Types



LOCATION PLAN KEY

- 1. West End Lane leading to junction with Abbey Road and West Hampstead Underground Station
- 2. West End Lane leading to Kilburn High Road



AERIAL VIEW KEY - BUILDING HEIGHTS

A. Period housing	3/4 storey period housing	H. 24 West End Lane	2 storey mansion block
B. Mutrix Road terraces	3 storey terraced housing	I. Birchington Court	4/5 storey mansion block
C. Holmesdale House	3 & 5 storey block of flats	J. Quex Court	5 storey block of flats
D. Proposed development site	6 car garages and car park	K. Farndale House	4 storey block of flats
E. Sycamore Court	3 storey block of flats	L. Birchington Road	4 storey period housing
F. Terraced housing	3 storey terraced housing	M. Bishopsdale House	3 storey block of flats
G. Wharfedale House	3 storey block of flats		

Local Building Styles
Local Character



2/3 storey period housing further down West End Lane towards Kilburn High Rd.



3 storey terrace housing on Mutrix Road



4&5 storey Holmesdale House opposite the development site (part of the Kilburn Vale housing estate)



Proposed development site, looking South East (currently boarded up) with a view to (Left to Right: Birchington Court, 24 West End Lane, Wharfedale House and Holmesdale House)



South side of Sycamore court facing West End Lane a 3 storey housing block set back from West End Lane with a front car park.



Wharfedale House a 3 storey block of flats, looking towards Sycamore Court



24 West End Lane (set back behind a perimeter wall), 2 storey mansion block with the western flank wall of Birchington Court behind.



Birchington Court, 4 storey mansion block



Quex Court, 4 storey block of flats



Farnedale House, 4 storey block of flats



Birchington Road, 4 storey period housing



Bishopsdale House, 3 storey block of flats

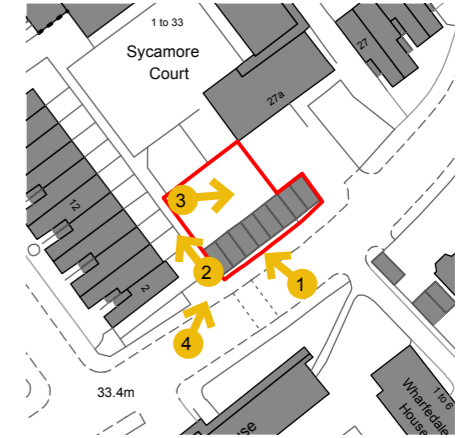
Existing Site
Site Photographs 1



Existing dead frontage with a low rise wall and brambles



Gated private alleyway down the western edge of the site currently full of building waste and showing signs of collapse



IN AND AROUND THE SITE

The photographs illustrate the dead frontage, the private alleyway currently full of building waste and the extent of the existing dead frontage.

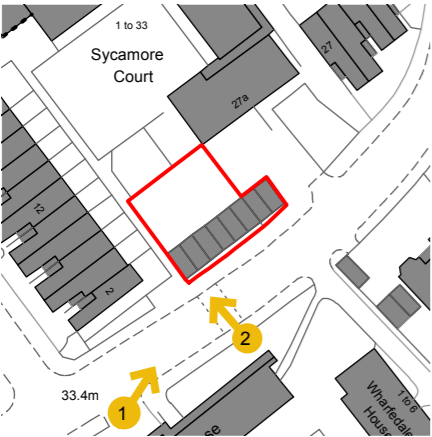


Looking south east at the existing car park and row of 8 single car garages



Existing dead streetscape onto West End Lane showing the bulk of the garages and front boundary wall

Existing Site
Site Photographs 2



EXISTING VIEWS OF THE SITE FROM WEST END LANE

The photographs illustrate the extent of dead frontage which currently fronts West End Lane and the quality of the pedestrian environment.

The red markers denote the extent of the planning application site



The view up West End Lane towards the site along the south elevation of the garages



The existing streetscape illustrating the back wall of the garage and the dead frontage