

DESIGN AND ACCESS STATEMENT – 125 West End Lane, London, NW6 2PB

Introduction

This document is submitted in support of a full planning application for the change of use of an established ground floor doctor's surgery (Use Class D1) to a self-contained three-bedroom residential unit (Use Class C3). This Design and Access Statement should be read in conjunction with the Application Form, Submitted Drawings and Planning Statement.

Site

The application site, known as 125 West End Lane, occupies the ground floor unit within a large three-storey Victorian building located on the western side of West End Lane, on a corner plot at its junction with Cotleigh Road.

Use/Amount

The building was originally constructed for residential use. However the established use of the ground floor unit is as a doctor's surgery (Use Class D1) which has been in operation for over 60 years. This unit has been subject to a number of ground floor extensions in relation to its use as doctor's surgery meaning that the existing D1 floor space covers an area of 131m². This application proposes converting all of this floor space in to residential use (Use Class C3). For the purposes of clarification the doctor's surgery ceased use earlier this year with the limited number of remaining patients transferred to local medical practices by the local healthcare trust.

Layout

The ground floor unit is vacant but remains laid out as a doctor's surgery including a consultation room, offices, reception area and large central waiting room. This application for full planning permission proposes a change of use to a self-contained residential flat including three bedrooms, a large open-plan kitchen/dining/living space and a large family bathroom. The open-plan space will open out onto the courtyard amenity space.

Access

The main pedestrian access to the ground floor unit will remain through the primary entrance fronting onto West End Lane, accessed through the small front garden area. It is proposed that the existing secondary access from Cotleigh Road is also retained under this application.

Transport

The existing doctor's surgery benefits from an existing dedicated parking bay on Cotleigh Road which is reserved specifically for the doctor. It is recognised that the loss of the doctor's surgery will mean that this dedicated bay will need to be removed. The removal of the doctor's dedicated parking bay would increase the amount of unallocated on-street parking which characterises the rest of the street. The provision of an additional parking space within the street is considered to demonstrate that there is sufficient parking capacity within the street and that the proposed change of use would not result in additional parking stress. To this end we would expect that the occupants of the property will be eligible to apply for a parking permit.

With regards to cycle parking, it is recognised that the London Plan (2015) requires the provision of two dedicated cycle parking spaces either in the building or its curtilage. To this end it is proposed that a cycle store is provided within the front garden area as indicated on plan ref: DWG NO: 15-114-202A1 and DWG NO: 15-114-203A3.

Appearance

The application does not propose any external changes to the building.

Landscaping

There is no formal landscaping proposed as part of the application. However the front garden area has been significantly neglected in recent times and is harmful to visual amenity in this part of the conservation area. This area will be tidied up and beautified as a result of the works to facilitate the proposed change of use.

Refuse

The existing refuse collection arrangements are retained under this application with 'wheelie bins' stored and collected from the front garden area. The dedicated refuse store is indicated on plan ref: DWG NO: 15-114-202A1 and DWG NO: 15-114-203A3.