

I Introduction pg 3

1.1 Structure of Document pg 4

1.2 Overview of Proposals pg 5

1.3 Design Priorities pg 6

1.4 Summary of Proposed Accommodation pg 7

1.5 Policy Designation & Guidance pg 8

1.6 Community & Stakeholder Engagement pg 9

2 Site & Context

2.1 Existing Site Overview pg 11

2.2 Existing Site Features pg 12

2.3 Existing Building pg 14

2.4 Site Photographs pg 16

2.5 Site Topography pg 19

2.6 Orientation & Daylight pg 20

2.7 Trees pg 21

2.8 Summary of Site Features pg 22

3 Townscape Analysis

3.1 Townscape Context pg 24

3.2 Major New Development in the Area pg 25

3.3 Urban Grain pg 26

3.4 Prevalent Height, Scale & Massing pg 27

3.5 Local Building Typologies pg 28

3.6 London Context Study pg 29

3.7 Context Study : Canterbury Mansions pg 30

3.8 Conservation Area Appraisal pg 31

3.9 Local Views pg 32

3.10 Local Views Assesment pg 33

4 Design Development

4.1 Development of Site Layout pg 36

4.2 Key Design Drivers pg 37

4.3 Development of Built Form pg 38

4.4 Development of West End Lane Frontage pg 41

4.5 Development of Railway Frontage pg 42

4.6 Responding to the Context pg 43

5 The Proposals

5.1 Proposals Overview pg 47

5.2 Proposed Plans pg 48

5.3 Elevation Rationale pg 53

5.4 West End Lane Elevation pg 55

5.5 West End Lane Corner pg 58

5.6 Railway (South) Elevation pg 59

5.7 North Elevation pg 62

5.8 East Elevation pg 63

5.9 North - South Section pg 64

5.9 Design & Quality of Housing pg 65

5.10 Residential Amenity Spaces pg 66

5.11 Non Residential Uses pg 67

6 Landscape & Public Realm

6.1 Landscape Strategy pg 69

6.2 Landscape Masterplan pg 70

6.3 Green Roofs pg 71

6.4 Character Areas pg 72

6.5 Potteries Path pg 76

7 Access

7.1 Inclusive Design pg 80

7.2 Pedestrian, Vehicular & Cycle Movement pg 82

7.3 Servicing, Refuse & Fire Tender Access pg 83

8 Technical Studies

8.1 Transport pg 85

8.2 Adopted Highway pg 86

8.3 Employment & Economic Impact pg 87

8.4 Energy & Sustainability Strategy pg 88

8.5 Security pg 89

8.6 Environmental Assesments pg 90

8.7 Waste Strategy, Construction Managment pg 93

Appendices

A1 Area & Accomodation Schedule

A2 Typical Apartment Layouts

I.0 INTRODUCTION

I.0 INTRODUCTION

This report has been compiled on behalf of A2Dominion Developments Limited (the developer) by Child Graddon Lewis Architects forming part of the planning submission for the redevelopment of 156 West End Lane (The Site)

The proposed redevelopment comprises demolition of all existing buildings and redevelopment of the site to provide 164 mixed-tenure homes (Use Class C3), new floorspace for town centre uses (Use Classes A1, A2, A3, D1 or D2), new employment floorspace (including four dedicated units for start-up businesses) (Use Class B1), a community meeting room and new and improved public open spaces, together with associated new landscaping, on-site access, servicing and disabled car parking.

Site Location

The site is located within the London Borough of Camden (LBC). 156 West End Lane comprises a linear site bounded by West End Lane to the west. Network rail tracks form the immediate edge to the southern site boundary. The northern boundary abuts the rear gardens of residential properties along Lymington Road. Directly to the east is a multi use games area (MUGA). A public right of way, Potteries Path, along the southern boundary connects West End Lane to Lymington Road.

West Hampstead Thameslink station is to the west and West Hampstead tube and Overground station to the south.

The site is not within any conservation area nor does it contain any heritage assets. However West End Green Conservation Area lies immediately to the north and South Hampstead Conservation Area is to the south.



I.1 STRUCTURE OF THE DOCUMENT

The Design and Access Statement has been set out in accordance with reference to CABE's Best Practice Guidance.

The development proposals are based on a thorough design process and a sustainable approach. Within the Statement, we will seek to explain and justify the proposals and in turn, this should help those assessing the application to understand the design and access rationale that underpins them.

The Statement is structured across a number of chapters and provides the following information:

- An introduction to the Site and Proposed Development (Chapter 1)
Details of involvement of both community members and professionals undertaken and the findings of any consultation that has been taken into account. A summary of relevant planning policies that apply to the development.
- An appraisal of the context of the proposed development (Chapters 2 - 3)
Details of the design objectives including key moves and studies of local building typologies used to inform the proposals.

Assessment of the site's immediate and wider context in terms of physical characteristics.

Evaluation of the information collected on the site's immediate and wider context, identifying opportunities and constraints and formulating design and access principles for the development.

Details of the design principles and objectives
- Details of the Proposals (Chapter 5)

The layout of the proposed buildings, routes and open spaces.
The scale (height, width and length) of the proposed buildings in relation to the surroundings.
Details of the proposed appearance including the external built form of the development, its architecture, materials, decoration, colour and texture.
- Details of proposed external spaces by reference to landscaping and public realm design (Chapter 6).
- Details of the access component (Chapter 7)
Details to explain how access arrangements will ensure that all users have equal and convenient access to buildings and spaces and the public transport network.
- Details of how the site will be serviced and emergency vehicle access.
- Details of technical design issues (Chapter 8)
Details of technical design issues including services and sustainability strategy; environmental assessments, refuse and security.

- Appendices (Chapter 9)

Details of the mix and of accommodation proposed and typical apartment layouts.

Reference will be made to other submitted information. This document should be read in conjunction with the submitted drawings and all of the supporting reports including the following:

- Planning Statement;
- Landscape Statement;
- Heritage, Townscape and Visual Impact Assessment (HTVIA)
- Statement of Community Involvement
- Transport Assessment & Travel Plan;
- Employment & Economic Impact Statement;
- Energy and Sustainability Statement;
- Daylight & Sunlight Assessment;
- Ecological Appraisal;
- Flood Risk and Drainage;
- Aborigicultural Assessment;
- Geotechnical Report;
- Air Quality Assessment;
- Noise Impact Assessment;
- Waste Management Strategy;
- Historic Environment Assessment;
- Construction Management Plan.

A2Dominion Developments Limited

A2Dominion Developments Limited is a leading housing provider and property developer in London and the South East, with 34,000 homes in management and thousands more in the development pipeline.

The Group offers high-quality sustainable homes in a mixture of tenures.

The Group has a unique approach to house building, generating profits for a social purpose instead of for shareholders, with millions of pounds reinvested each year into building much-needed affordable homes and supporting local communities.

A2Dominion is part of the g15, a group of the largest housing providers in London, and is also one of The Sunday Times Top 100 Not For Profit Organisations to Work For.

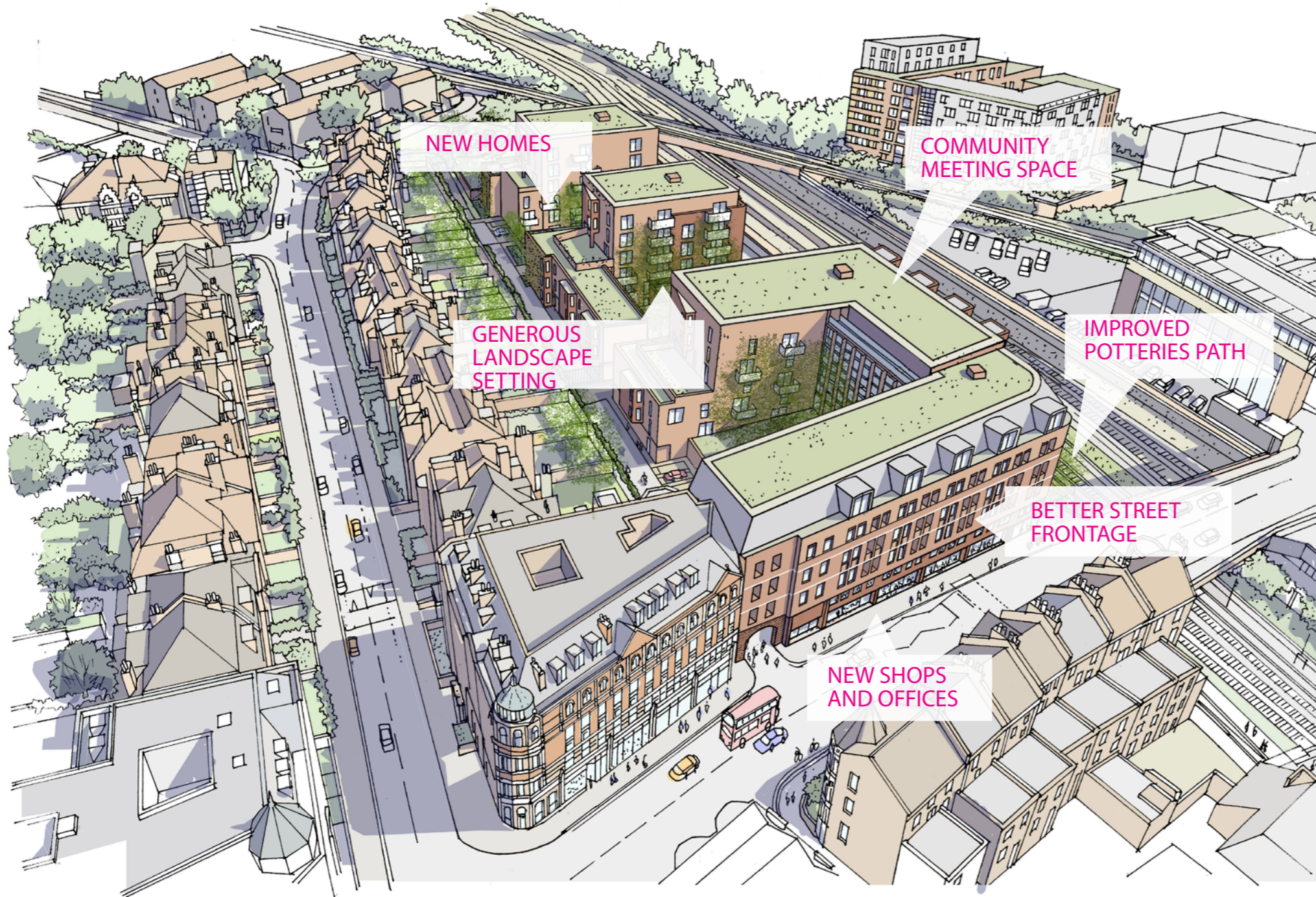
Design Team

A2Dominion Developments Limited have appointed a consultant team to take forward the design of the proposed development and prepare information for the planning submission.

Child Graddon Lewis (CGL) are the appointed Architects and lead consultants and have prepared this report with specialist input from other consultants. CGL are a London based practice with extensive experience in designing and delivering mixed tenure housing developments in urban contexts.

Architect - Child Graddon Lewis (CGL)
Employers Agent , Construction Management - Silver DCC
Planning Consultant - John Rowan & Partners (JRP)
Consultation / PR - Instinctif
Structural Engineers & Flood Risk - IESIS Special Structures
MEP / Sustainability – Silver DCC
Archaeology – Museum of London (MoLA)
Ecology / Biodiversity – The Ecology Consultancy
Daylight & Sunlight Study – Rights of Light Consulting
Townscape / Heritage Analysis – van Bruggen Urbanism
Transport – Transport Planning Practice (TPP)
Landscape & Public Realm – Fabrik
Aborigicultural -Crown Consultants Ltd
Air Quality / Noise / Acoustics - Accon-UK
Waste - WSP
Building Control - NHBC
Economic & Employment Study - Turley
Geotechnical Investigation - RSA Geotechnics Ltd
Fire Strategy - FDS

I.2 OVERVIEW OF THE PROPOSAL



The historic, and emerging, pattern and grain, and location support an intense development of the site.

The site does not lie within a Conservation Area, but close to two and within West Hampstead's Growth Area.

This is an area with an eclectic mix of buildings and variation in height, scale and massing.

The design appraisal supports a building aligned to Canterbury Mansions which could be up to 7 storeys taking account of the drop in site levels.

The building should be pulled back from Lymington Road to safeguard the amenity of residents within the houses on Lyminton Road, and consider the local views from within the conservation areas to the north.

A contemporary approach is adopted to the design of the building - 'of its time' - which does not slavishly follow the pattern of height and scale of its neighbours, and would reinforce the prevalent characteristics of the area would support.

Vision

"To create an inspiring, innovative and sustainable development of apartments, with some useful commercial space, and which offers their occupants and visitors the opportunity to enjoy this unique London location"

NEW RANGE OF HOMES

- 50% Affordable housing

LOCAL EMPLOYMENT OPPORTUNITIES

- New town centre uses and New Flexible Employment Space
- New start up business spaces

NEW GREEN SPACE & TREES

- Public access garden
- Introduce trees throughout

ATTRACTIVE, SAFE PUBLIC PATH

- Overlooked by flats and front gardens
- New paving, wall surface & lighting
- Trees and seating added
- Relief from congestion along West End Lane

LOCAL COMMUNITY SPACE

- New community meeting space

SUSTAINABLE DEVELOPMENT

- Highly insulated homes with district heating system
- Mixed use, mixed tenure for a balanced community
- Biodiversity & Ecological enhancement

I.3 DESIGN PRIORITIES

The proposed redevelopment is a high density residential led scheme in close proximity to excellent public transport links and includes a large component of affordable housing suitable for families. The development would fulfil a number of planning policy objectives for the site, including the provision of a range of mix tenure new homes, flexible employment space, start-up units aimed at the local community, improved town centre uses along West End Lane and a new community space. The proposed improvements to the public realm include new publicly accessible open space, new landscaping and legible and improved pedestrian/cycle links from West End Lane along Potteries Path. The site is prominent within the town centre frontage and the design of the scheme seeks to improve upon the current relationship with Canterbury Mansions, while enhancing the character and appearance of the adjacent West End Green Conservation Area. Employment floorspace would be included with small business start up units with the potential to provide affordable office space for local businesses. Further benefits would include the removal of a building which is considered to have a negative impact on the streetscene and setting of the conservation area.

A range of housing types

A residential led development providing a wide variety of housing to support a mixed community of residents. The housing will include 50% affordable housing, both social rent and shared ownership, wheelchair adaptable and fully adaptable housing and larger family sized housing. The housing will be sustainable and built to current space standards meeting the requirements of Code for Sustainable Homes level 4, GLA space standards and all Lifetime Homes requirements will be met, and exceeded where possible.

A more connected place

The site masterplan will introduce a series of buildings accessed through paths, streets and within a landscaped setting, with emphasis on properly programmed public realm, passive surveillance of the external areas by residents and active frontage via front doors, along with 24 hour concierge service. An important part of the design is the location and design of Potteries Path to provide an attractive, accessible and secure route which integrates the site with the wider neighbourhood and West End Lane.

The overriding design objective is to connect with the local area and create a development that is a natural extension of West Hamsstead, not an isolated site as currently exists. This is being developed with an emphasis on building typologies which have front doors at street level, creating liveable spaces between them alongside a new access route, with an enhanced Potteries Path which connects back to the wider area and creates meaningful opportunities for pedestrian, cycle and vehicle movement across, through and within the site. These routes will be set amongst a mix of building types to create diversity and interest in type, scale and appearance.

Incorporate employment use

Flexible employment space, smaller start-up units and appropriate town centre uses are proposed within the scheme.

Landscaping and Amenity

The new development will introduce greenery and trees into the heart of the development where there is none at present. This will enhance the visual amenity and recreation through the creation of new landscaping throughout the site; communal gardens for residents of the development and private roof terraces and balconies, a large central green space with a southerly aspect, smaller private courtyards, children's play space, biodiversity enhancements, private gardens and balconies to all of units.

The aims are to build upon the existing backdrop of mature trees to the north and east of the site and to bring a connected series of quality green spaces through the site and redesign the unattractive and unsafe Potteries Path. The landscaping will include extensive planting that will enhance the ecological value of the site with improved species diversity and a response to climate change with tree shading, water sensitive urban design and sustainable urban drainage systems.

The proposed redesign of Potteries Path will allow improved pedestrian and cycle access from West End Lane along the southern boundary of the site connecting back to Crown Close to the east.

Respecting the surroundings

The design has been developed taking account of the boundaries of Lymington Road, the railway lines and the setting of the adjacent West End Green Conservation Area. Massing and height have been considered due to the sensitivity and proximity of houses on Lymington Road to the north of the site, whilst addressing the railway at the southern edge. Massing and height has involved a detailed assessment of daylight, sunlight and overshadowing impact, reducing overlooking and privacy issues. Key views have also been assessed including long townscape views to the site.

Access and inclusion

The design seeks to create a liveable environment that is prioritised for pedestrians and cyclists and reduces reliance on private-car based travel. The layout of streets creates a legible hierarchy of public and private space. This will be within a pedestrian priority environment whilst vehicle access will be catered for to facilitate blue badge holders and servicing. Accordingly, the development needs to work at a practical level including taking a positive approach towards limited vehicle parking, refuse collection, deliveries and emergency vehicles.

Due to the slope of the site, routes for pedestrians will take in change of levels with gradients designed to meet accessibility standards.

Parking will be limited to Blue Badge holders. Beyond this the development will be car-free.

Cycle parking will be provided on a block-by-block basis in secure and convenient storage areas within the shared courtyards or adjacent to cores.

- A range of housing types and sizes catering for a mix of residents and tenants
- 50% affordable residential floorspace
- A more connected place both physically and socially
- A variety of Employment Use including affordable startup business spaces
- Space for community use
- Soft landscaping and public amenity at the heart of the scheme
- A design which respects the surroundings and setting of the adjacent conservation area
- Access and inclusion for all as a principle throughout

I.4 SUMMARY OF PROPOSED ACCOMODATION

The application scheme comprises the demolition of the existing, vacant office and retail, buildings. The buildings will then be replaced with a series of new buildings that respond to context, housing need and a variety of employment and community uses, as well as public realm improvements including a new public green space.

Strategic Context

- The site is within a wider 'Area of Intensification' in the London Plan 2011 as well as Growth Area in Camden's Core Strategy.
- The London Plan and the site's location in an area of intensification defines the need to make optimum use of sites in areas with good transport and community facilities.
- The site has a Public Transport Accessibility Level of 6A (Excellent).
- For PTLA 6a (Excellant) in an urban setting the London Plan Matrix gives a density range guide of 200- 700 habitable rooms per hectare (hr/ha).

Design Standards

The design will be governed by a number of key documents some of which have been developed by LB Camden and others that form Statutory Requirements or Best Practice Guidance Notes.

London Plan 2015

LHDG (Funding requirements to be met)

Lifetime Homes 2010

Building for Life

Code 4, Code for Sustainable Homes *

Commercial (retail/office) units to achieve BREEAM Very Good (min)

Secure by Design – all levels

SUDs

10% Electric car charging points

10% Wheelchair adaptable accommodation (based on Camden's Design Brief 2013)

Camden / CSH waste requirements

* The Code for Sustainable Homes is no longer a requirement , however Camden's LDF Policy DP22 'Promoting sustainable design and construction' is still relevant, and as such there is an expectation of a 35% Carbon reduction against Part L 2013, along with the submission of an energy strategy demonstrating the energy hierarchy; and water efficiencies of 110Litres per person per day (PPPD) . As this equates to a Code level 4, the design team have used this as a benchmark for the proposed residential sustainability standard.

Design Principles

- To redevelop the existing site at 156 West End Lane with a homes-led regeneration scheme.
- The proposal will deliver 164 new homes alongside flexible commercial, office and community space.
- The residential mix will include 50% affordable housing. The affordable rented units within the scheme will be heavily weighted towards family sized units.
- 10% of the homes will be fully wheelchair adapted or adaptable, and these are all either affordable rented or shared ownership.
- The proposed development also seeks to deliver wider community benefits such as provision of flexible employment space, community meeting space, startup business units.
- There is a particular focus on landscaping and improving the public path where the site meets West End Lane and creating a large green public space at the heart of the development .
- The dwelling sizes are as set out by the London Plan, and most apartments exceed the space standards. Consequently, the proposals will provide a significant uplift in the amount of affordable housing available in West Hampstead.
- The density of the proposals will optimise the site area in accordance with the London Plan. The scheme has a density of circa 714 habitable rooms per hectare or 256 dwellings per hectare, which is slightly over, London Plan density matrix guidelines, but acceptable in relation to the overall scale of the proposals and GLA and Camden's policy of maximising the supply of housing and the provision of on-site affordable housing.
- The development is car free and only includes disabled car parking spaces.

50% Affordable based on floor space

53% family accomodation within affordable rented (63% based on floorspace)

10% wheelchair adaptable and fully adapted apartments (all affordable)

Affordable Active Elderly units provided to attract residents who wish to downsize thereby releasing larger family housing elsewhere in Camden.

Residential Mix Summary

Affordable rented:

1 Bed – 9

2 Bed – 9

3 Bed – 16

4 Bed – 4

Total: 38

Shared Ownership:

1 Bed – 17

2 Bed – 23

Total: 40

Private Sale:

1 Bed – 33

2 Bed – 53

Total: 86

No. of units: 164

Habitable Room total: 457

Habitable rooms/ Ha: 714

Non -Residential Mix Summary

A1,A2 ,A3,DI or D2 = 800 sq.m

Flexible Employment Space = 748 sqm. (480+ 268) sq.m

Community Meeting Space = 60 sq.m

Total Non Residential Area = 1608 sq.m

Site Area : 0.64ha

I.5 POLICY DESIGNATIONS & GUIDANCE

Located within an Area of Intensification in the London Plan and a Growth Area within Camden Core Strategy. Both designations support growth and optimising the (re)use of land, promoting substantial new housing, town centre uses, employment and community uses and the provision of open space.

The site is subject to guidance contained within the following planning policy documents:

- London Plan (2015)
- Camden Core Strategy (Oct, 2010)
- Development Management Policies document (November, 2012)
- Site Specific site Allocation (September, 2013)
- Camden Planning Guidance (Planning Policy document)
- Draft Camden Local Plan 2015

The relevant LDF designations are summarised as follows and shown on the maps opposite:

- West Hampstead Growth Area
- Frontage on to West End Lane is within the designated town centre
- The adjacent Crown Close/MUGA is designated open space
- West End Green Conservation Area is located to the north of the site
- Adjoining Conservation Area immediately to the north
- Adjacent to the West End Archaeological Priority Area
- Public footpath immediately to the south of the site links West End Lane to Finchley Road.

Site Allocations Document

The site is designated within Camden Council's Site Allocations document, which forms part of the LDF and sets out guidelines for future development on significant sites within the borough. The application site is allocated as Site No.28.

The guidance for the site promotes "a mixed use development to include residential alongside retail and employment uses".

Further guidance includes inter alia:

- Provide appropriate town centre uses along the frontage with residential including affordable housing above and to the rear of the site;
- Provide flexible employment space;
- Maintain or enhance the existing building line;
- Provide an improved design relationship to adjoining Canterbury Mansions;
- Provide a legible and improved pedestrian/cycle link from West End Lane towards Crown Close through new landscaping and good design
- Incorporate new publically accessible open space;
- Incorporate public realm improvements

Fortune Green & West Hampstead Neighbourhood Plan (2015)

The London Borough of Camden adopted the Fortune Green and West Hampstead Neighbourhood Plan on 16 September 2015. The Fortune Green and West Hampstead Neighbourhood Plan (2015) is part of the Council's statutory Development Plan and is therefore a 'material consideration' in determining planning applications.

The Neighbourhood Plan also provides guidance on the site and seeks a mixed-use development including inter alia:

- Housing, including a significant amount of affordable;
- Flexible commercial and retail space;
- Retail Space on the ground floor along West End Lane;
- An improved design relationship to the adjoining Canterbury Mansions and West End Green Conservation Area;
- The provision of space for a community meeting room;
- Improvements to the neighbouring Potteries Path.

Main Policy Considerations:

Regeneration and growth

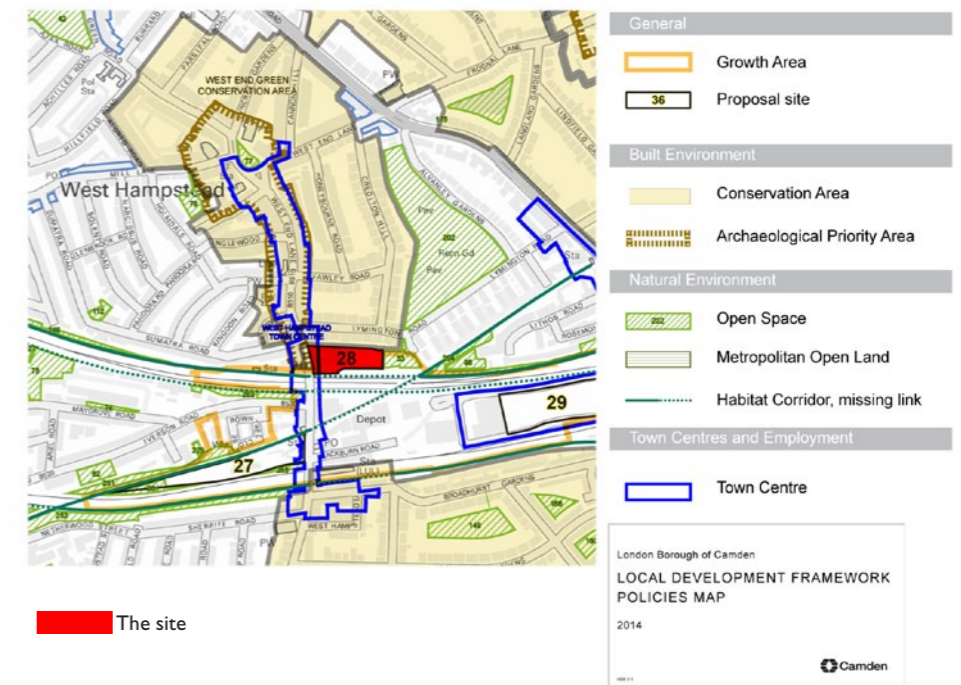
- **The site is located within an Intensification Area in London Plan and the West Hampstead Growth Area in the Camden Core Strategy. Both designations support growth and optimising the (re)use of land, promoting substantial new housing, town centre uses, employment and community uses and the provision of open space.**

Introducing new and appropriate uses

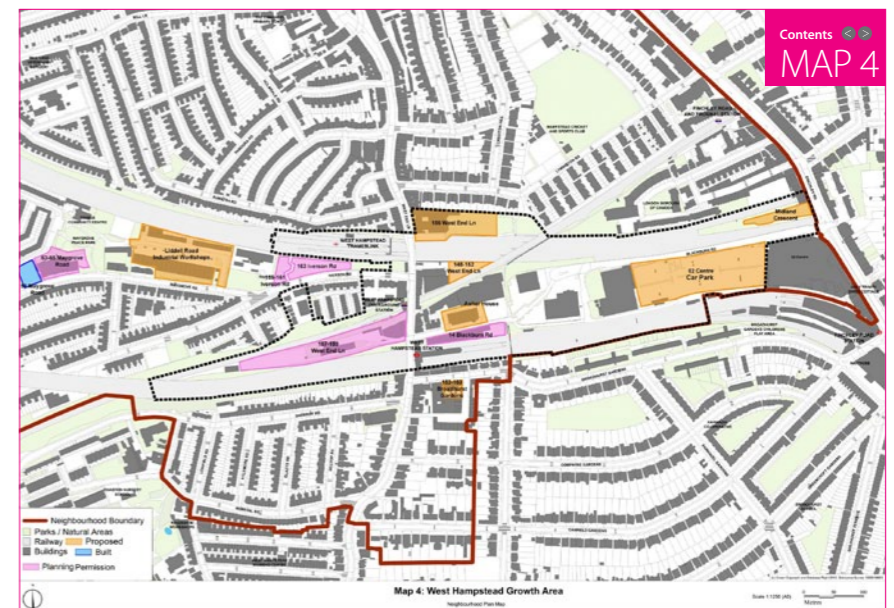
- The London Plan supports mixed use development and maximising the potential of sites, with development generating high levels of trips directed to locations with high public transport accessibility. It indicates a minimum of 800 new homes will be provided in the West Hampstead Growth Area.
- Camden Development Policies promote mixed use development, including a contribution towards the supply of housing and the site is specifically allocated in the Site Allocations Plan (Site 28) for mixed use development to include residential alongside retail and employment uses.
- Camden Development Policies seek to maximise the supply of additional homes across the borough and the provision of on-site affordable housing, and supports additional retail floorspace within the Town Centre.

Design

- The site is not within a Conservation Area but is adjacent to West End Green Conservation Area. Planning policy at national, regional and local level seeks good quality design and requires the highest standards that respect local context, character and surroundings.



(Extract) Camden's Policies Map (LDF 2014)



Growth Area Plan (Fortune Green and West Hampstead Neighbourhood Plan (2015))

I.6 COMMUNITY AND STAKEHOLDER ENGAGEMENT

Developing the design

As noted below the community within West Hamsptead have been consulted regularly throughout the design process. The implemented consultation strategy recognised the complexity and importance of the site and it was therefore important to engage intensively over a period of months.

The intention was that the engagement strategy informed the evolution of the design from an early stage and during the planning process. To that end, consultation feedback has led to substantial amendments to the design from early proposals.

Consultation Strategy

A2Dominion appointed specialist consultation company, Instinctif Partners, to develop a consultation strategy and to undertake public engagement in conjunction with A2 Dominion and the project team.

The format of consultation has ranged from exhibitions, informal sessions on site to a more formal presentation to the Camden Development Forum Planning Consultation.

Pre-application meetings have been held with officers, including detail topic meetings and design workshops. Through this process the design has changed significantly in response to feedback.

The public exhibitions were held in a local, accessible venues which gave local residents an opportunity to comment and feedback on the scheme as it developed. Alongside the public exhibition, a micro site was set up featuring the developing scheme proposals, in order that local stakeholders could view and comment online.

The consultation process included:

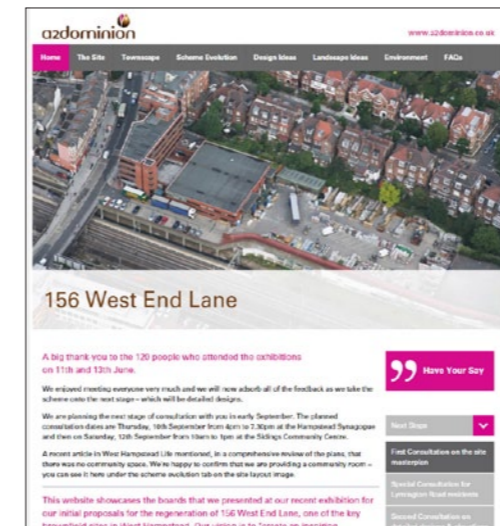
- Public Consultation Events in June, September and October 2015
- Lymington Road residents meeting in July 2015
- NDF Meetings at various points during the design development
- Developer Forum meeting in October (open public meeting arranged by the planners with QA)
- Developers Briefing
- Other meetings – other key local stakeholders such WHAT

Feedback from the public exhibitions and from the micro site has been collected into an exhibition report that will form part of the submitted Statement of Community Involvement.

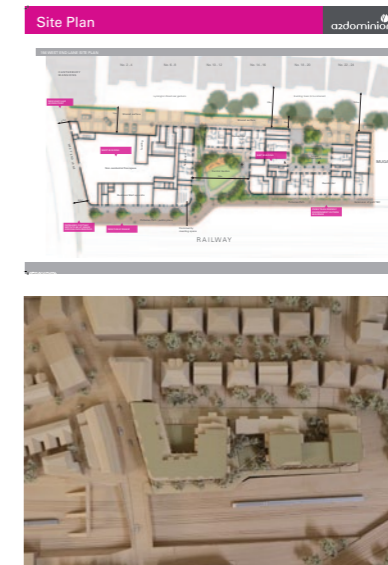
Consultation 1 - Hampstead Synagogue - Thursday 11th June 2015



156 West End Lane Microsite (www.156westendlane.co.uk)



Consultation Exhibition Board & Model - Hampstead Synagogue - Thursday 29th October 2015



Key Issues Raised and Responses:

It is evident that over the course of the last five months, the scheme has evolved and, as a result, feedback at the final public consultation in October was much more supportive, with many residents citing the changes to the design, its relationship to Canterbury Mansions and the revisions to the landscaping as improvements.

- Height : the proposals have been reduced in height from the original 8 & 9 storeys to the current 6 and 7 storeys.
- Conservation Area : views from within the CA have been assessed using verifiable local views demonstrating that the proposals have minimal impact.
- Architectural Style : The proposed West End Lane Elevation provides continuity with Canterbury Mansions reflecting the rhythm of bays, proportions of window openings, red brick and white stucco banding. These details are carried through to the south and north elevations.
- Overshadowing/ Overlooking gardens and rooms on Lymington Road : Windows orientated away from back gardens. Considerable bulk and height removed reducing overshadowing to gardens. Distance

between back windows increased reducing sense of enclosure

- Management : Noise, refuse, anti-social behaviour; traffic and deliveries generated by the buildings' residents. A2 will be the landlords and continue to manage the site after construction. A dedicated concierge and site management team will be on site to resolve any issues. There will be a substantial reduction of vehicle movements compared to the existing situation.
- Potteries Path : Nearly all were supportive of improvements to the path. The public path will be maintained by A2 Dominion. The proposals include a wide public space and an enhanced tree lined route east from West End Lane.
- Green Space : supportive of proposals for the provision of a new public green space. Maintained by A2 the new central green space will be a 'green oasis' providing relief from the busy high street, incorporating a biodiverse landscape with natural play.
- Pressure on footway: The useable footpath space on West End Lane will be widened and together with an enhanced Potteries Path will provide more space for pedestrians and relief from the congested high street.