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The Studio, 1 Markenfield Place, Milton Keynes MK4 4AP

Design & Access Statement for works at:

**340 West End Lane
London
NW3**

Introduction.

This is the Design and Access Statement in support of the planning application for the creation of 2 separate residential units; 1 x 2 bed and 1 x 3 bedroom flats and the introduction of a new pedestrian entrance from the street frontage at the above address.

1. Physical Context

The site at no 340 is the centre building in the brick fronted terrace at the junction between West End Lane and Finchley Road. The building is within West Hampstead/ Fortune Green Neighbourhood Planning Area.

The ground and lower ground floor accommodation are currently in use as office space, occupying the site of a former bank, while the upper storeys form a single residential unit.

This flat is accessed via an external 1960's fire escape staircase to the rear of the premises. The cross section through the building steps down to create lower ground access to the rear of the property.

The history of the premises shows that the only physically significant change to the building was a small rear single storey extension at lower ground floor level in 1997. (PW 9702638) Not relevant to the current application.

2. The aims of the current proposal :

- The proposal aims to substantially upgrade the quality of the existing living accommodation by creating new street front access with a dedicated lobby, instead of the current escape stair access.
- It is proposed to optimise the existing residential usage on the site by creating a new dwelling with only minimal new built fabric, in the form a rear roof dormer for the upper unit.



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3. Policies Relevant to This Application

Camden Core Strategy 2010-2015:

CS1 (Distribution of growth)

CS3 (Other highly accessible areas)

CS5 (Managing the impact of growth and development) CS6 (Providing quality homes)

CS7 (Promoting Camden's centres and shops)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage) CS18 (Dealing with our waste and encouraging recycling)

Camden Development Policies (Adopted 2010):

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP13 (Employment premises and sites)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking) DP19 (Managing the impact of parking)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours) DP30 (Shopfronts)

Camden Planning CPG1 (Design) 2015 CPG2 (Housing) 2015 CPG6 (Amenity) 2011

London Plan 2015

London Plan SPG Housing 2012

National Planning Policy Framework 2012

Fortune Green and West Hampstead Neighbourhood Plan 2014

4. Pre-Application Consultation

The proposal was presented to the London Borough of Camden (2015/6877/PRE) and detailed feedback given with regard to key design details. These items comprising;

Proposed design of the shop front alterations,

Size and bulk of rear roof dormer

Omission of rear roof terrace and incorporation of Juliet' type balcony

Location, number and orientation of roof lights

Have all been incorporated in to the submitted scheme.

5. Access: Pedestrian

As a building conversion, maintaining its current use, the requirements of Part M of The Building Regulations are not mandatory, however it is good practice and our intention to incorporate relevant accessible criteria, wherever possible.

- To this end all new doorways shall include a minimum opening leaf of 800mm
- The new threshold into the building shall be flush –or to a maximum +/- 20mm
- Door entry systems shall be a maximum of 1m above floor level and entry doors

shall incorporate viewing panels .

- The proposed stair flights shall incorporate handrails to both sides.
- Where a new electrical installation takes place, these shall be in accordance with Part M (heights of switches/sockets etc.)

6 Vehicular Access:

Development Policy DP18

There are currently no vehicle spaces for the residential occupants and only 1 space for the use of the office space. As part of this application, in a car-free zone, with good transport links, no further resident parking permits will be sought for this development.

6A Cycle Parking

There is provision made for 2x lockable cycle racks in vicinity [beneath] the existing escape stair to the lower ground floor

6B Refuse

Policy CPG1 Adequate space is provided for the storage of 2 new 140 litre wheelie bins and 2 x new kitchen waste caddies. (There is no external/garden waste).

7. Design

External- Shop Front Façade

In accordance with pre-application feedback the existing shopfront façade has been left intact where possible. New material works will take place within the width of one single glazed bay. Creating a new inset and secure entrance lobby to both the residential and office accommodation. The depth of the new inset will be 450mm from the external face of the existing façade. The new entrance door shall be decorated hardwood and framed glazing.

Works to Roof

It is proposed to install 2x new rectangular roof lights to the front pitch of the roof, these shall include lead flashed surrounds.

The proposed roof dormer to the rear has been reduced in size and volume, its width being brought within 650 and 800 mm within the party wall lines to both sides. Its rear most elevation being inset 850mm from the rear eaves. Due to this centred alignment above the existing additional second storey (flat roofed) volume, it is not possible to align the new glazing with windows below.

The rear roof terrace has been omitted from this application, thereby overcoming the prospect of any visible overlooking issues to the rear.

8. CIL:

It is understood that CIL charges are not payable on this proposal.

9. Conclusion:

The proposed creation of a new dwelling on this site is a timely, practical and commercially viable response to a well documented need for new dwellings in the Capital. The applicants are long established owner/occupiers and landlords in the Borough, whose intention is to upgrade and enhance the accommodation provided on these premises. We trust it is viewed as such and urge you to grant permission for the proposal.