

Design and Access Statement

Flat E
135 West End Lane
London
NW6 2PH



29 March 2016
Planning Submission

Revision A - 24 May 2016

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1.0 Introduction

This Proposal seeks permission for *the construction of a dormer window with sunken terrace and the installation of 2no. skylights* to the roof level flat.

This Design and Access Statement aims to specifically address the particular characteristics of the project, including the scale and character of the repeated terraced form, the prevailing scale, mass, roof line and rhythm created by the historic pattern of the proposed works.

2.0 Historical Context

Hampstead was one of the first ever conservation areas to be created following the Town & Country Planning Act in 1968. It is an area of great appeal and diverse historic character, which local people have long campaigned to preserve, for all to enjoy.

Hampstead retains much of its 18th century village charm, with narrow passageways, steep lanes and small squares at the heart of the conservation area. The surrounding streets were largely developed in the 19th century, and these grand red and yellow brick properties retain many of their attractive Arts & Crafts features such as original windows and doors, decorative details, mature green front gardens, ornate boundary walls and railings.

The diversity of architectural style and consistently high quality in design is what makes Hampstead special, while its proximity to Hampstead Heath, lush gardens and street trees all contribute strongly to the leafy village character.¹

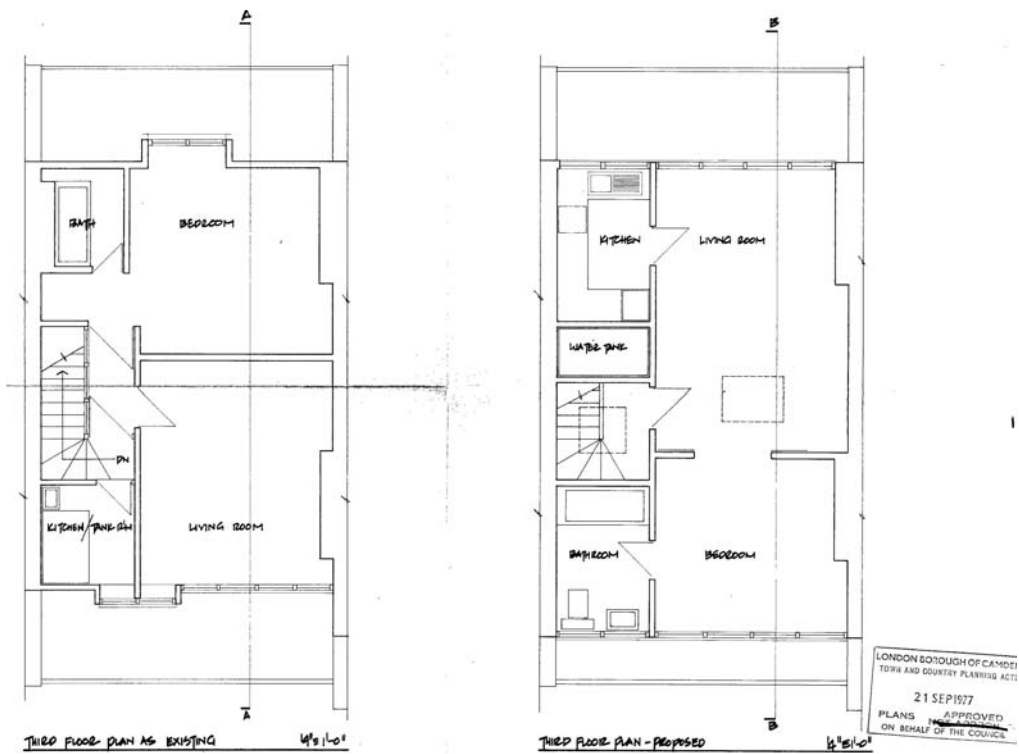
¹ *Hampstead conservation Area Design Guide*, Camden p3.

2.1 Planning History

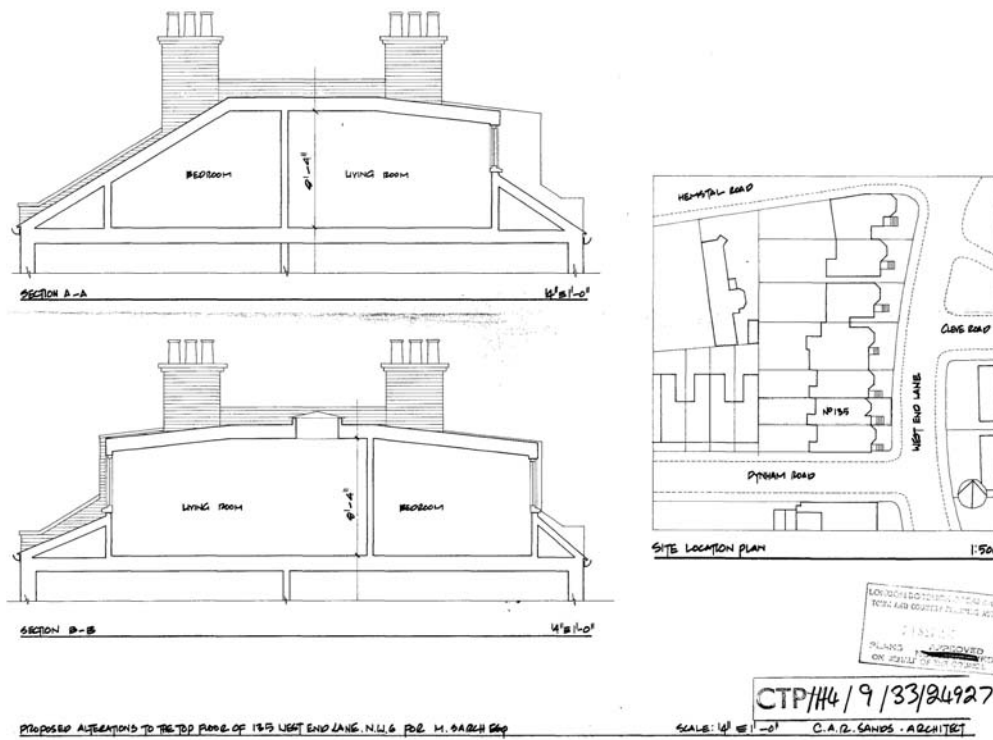
Planning was first granted for the *Extension of roof including enlargement of dormer windows at front and rear* of no. 135 on the 14th of July 1977.



Existing and Proposed Front Elevations (not to scale)



Existing and Proposed Plans (not to scale)

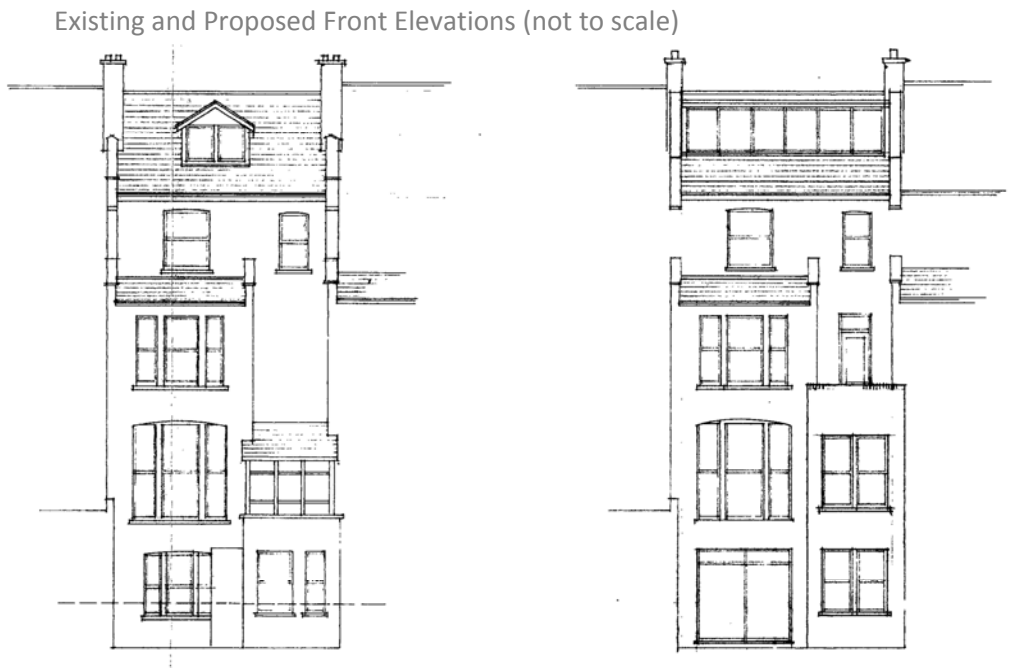


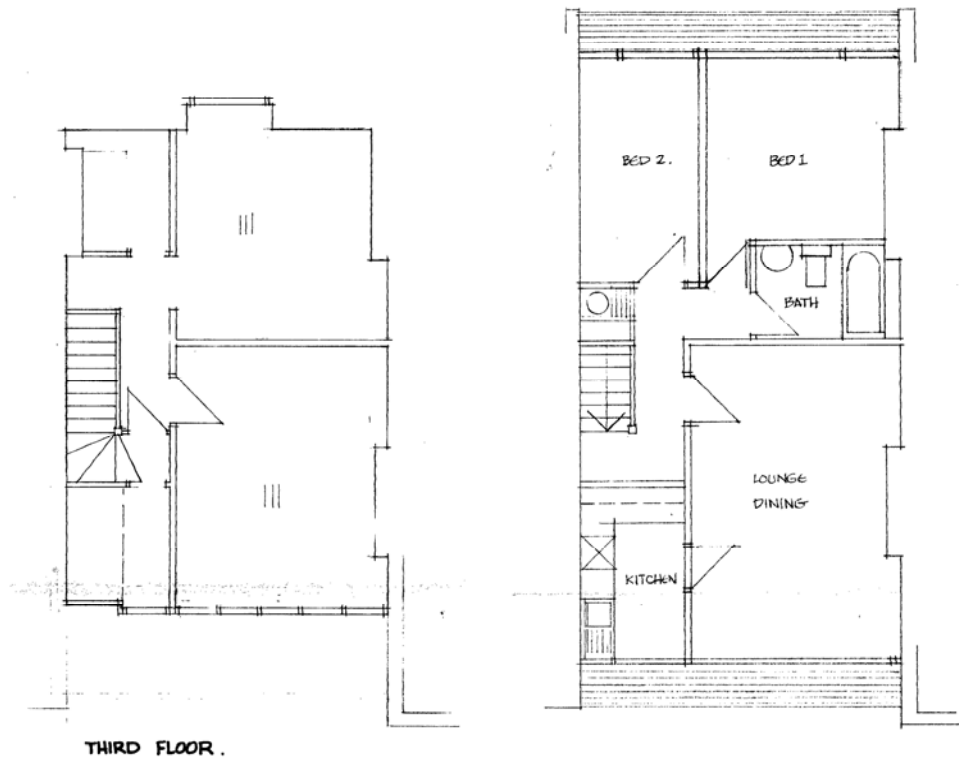
Existing and Proposed Sections (not to scale)

This permission was not carried out in full:

- The windows to the front elevation were not extended along the whole length of the roof as proposed.
- The proposed new windows to the back of the property were also not installed.

Permission was then granted for *Change of use and works of conversion to form five self-contained dwelling units, including new dormers at front and rear on the 5th of November 1981.*





Existing and Proposed Plans (not to scale)

Again, the full permission was not carried out:

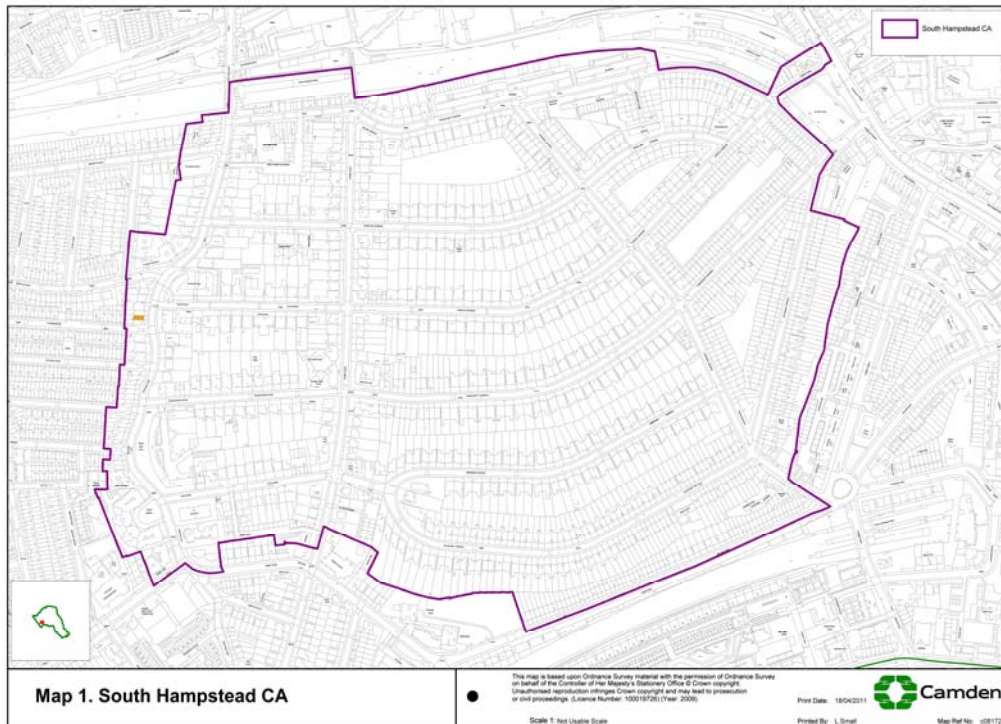
- The front windows seem to have been altered to remove the original dormer, and to replace it with straight glazing panels as per the neighbouring property. This is similar to what was proposed in the 1977 application. This glazing was not extended to run along the whole length of the roof, stopping short by one bay.
- The alterations to the rear elevation of the property were also not carried out.

3.0 Access

3.0 Site Location

135 West End Lane is situated centrally just within the western boundary of the South Hampstead Conservation Area.

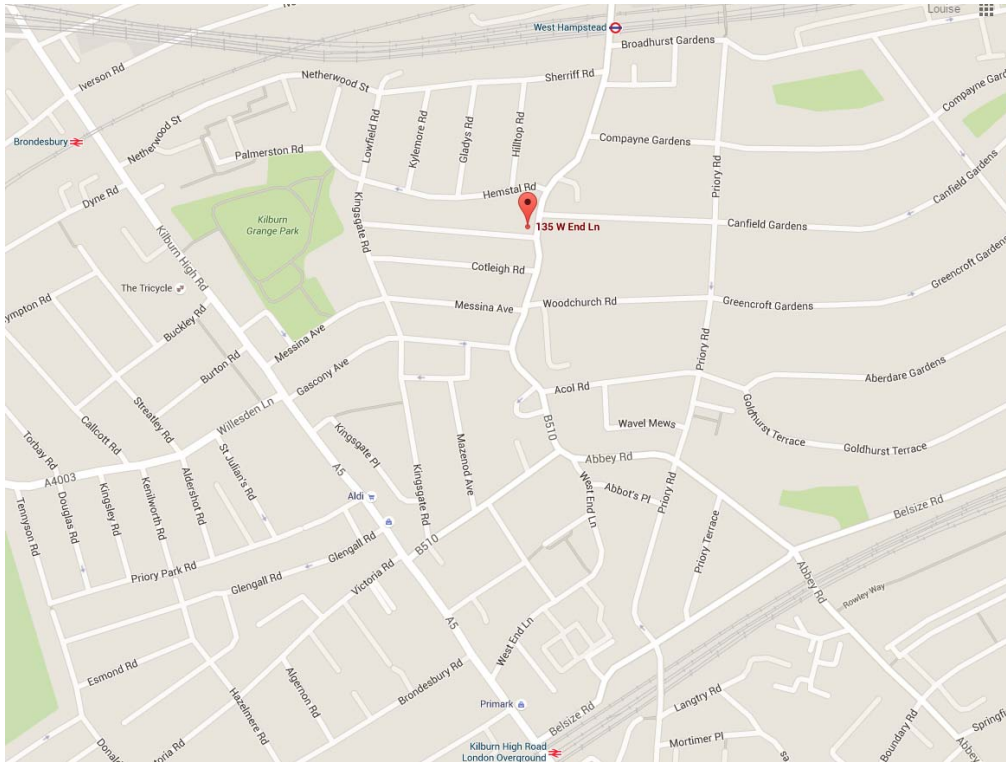
The building is not listed.



South Hampstead Conservation Area (not to scale)



Central western boundary of the South Hampstead Conservation Area (not to scale)



Location map (not to scale)



OS map extract (not to scale)

3.2 Site Access

The property enjoys a good range of transport links. It is situated approximately equidistant between Brondesbury, West Hampstead and Kilburn High Road stations. Bus routes 139, 328 and C11 runs along this road.

3.3 Existing Building

The existing building is a 4 storey terrace house that has been divided into 5 flats: lower ground, ground, first, second and roof level. The works being proposed will only affect the top, roof level flat.



3.4 Neighbouring Context

The two terrace house immediately either side of no.135 (no. 133 to the south on the corner with Dynham Road, and no. 137 to the north) are similar in appearance. Both neighbouring properties have had works carried out their roofs – an imposing dormer to no 133, and a row of windows to 137 which run along the whole length of the roof. No. 135 roof has had a bank of 5 windows which stop short of running the whole length of the roof, drawing attention the awkward gap in the roofscape and breaking the pattern of the windows. The roofscape of the neighbourhood is generally very varied.²

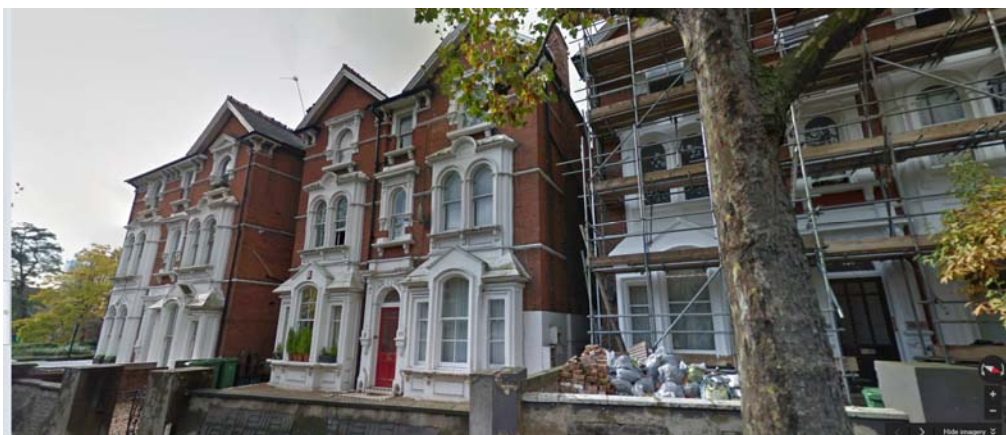
² Note taken of the guidelines as set out on in 7.15 and 7.16 on p28 of the *South Hampstead Conservation Area Character Appraisal and Management Strategy*



The remaining 4 terrace houses to the north (Hemstal Road) of this 7 property row are larger and have a different form and massing.



The terrace houses to the south of Dynham Road are different in appearance again, and to the North of Hemstal Road, is the St James Mansion block.



Houses to the south of Dynham Road

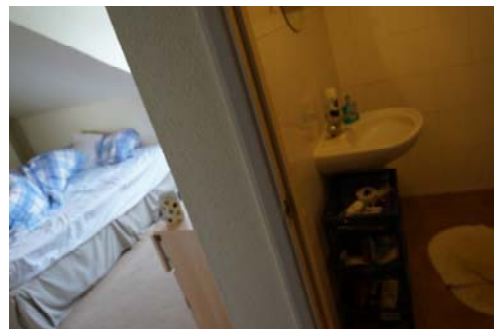
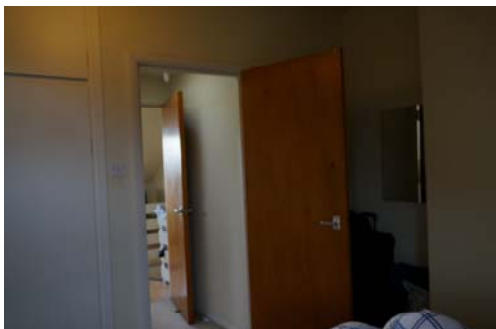
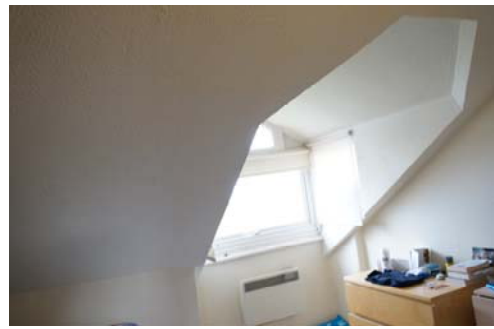


St James Mansion Block

4.0 Design Development

4.1 Client Brief

The existing apartment has not been refurbished since 1981 and is in need of some essential works to bring it up to a modern standard. The spatial layout to the interior is currently severely restricted by the shape of the roof, leaving large areas of an already tiny flat practically useless as the ceiling heights are too low. The client wishes carry out the alterations as proposed to better utilise the available space, to take advantage of the beautiful west-looking views, and to increase the daylight in a surprisingly dark flat.



4.2 Architectural Approach

No changes are being proposed to the front of the property.

The works that are being proposed are outlined below:

- The addition of a dormer, opening out onto a sunken terrace to the back of the property. The proposed dormer window will be narrower than the permitted maximum dormer size. This reduced size is more proportional to the roofscape, and similar to the neighbouring dormer. The proposed terrace will be recessed within the sloped roof and the existing slate roof tiles will be retained up to a height of 1100mm, as outlined in CPG 1 Design and Development policies 24 and 25.
- The installation of two conservation style roof lights to the horizontal roof plane – one above the shower in the bathroom, and one to the kitchen, which is located centrally within the flat. Neither of these roof lights will be visible from street level.



The roof terrace will overlook an overgrown, windowless wall to the side elevation of no. 1 Dynham Road.



5.0 Conclusion

We hope that this Design and Access Statement has addressed the particular characteristics of the proposed alterations, that it will be seen as an improvement of the existing situation.