

## DESIGN AND ACCESS STATEMENT

Rear extension and front door relocation  
49 West End Lane, London NW6 4NY

ASB ARCHITECTS  
215 West End Lane  
London NW6 1XJ  
T: 02074315221  
E: [amos@asbarchitects.com](mailto:amos@asbarchitects.com)

Ref: ASB 313/A1/jm  
Date: 27 June 2016

Copyright  
The contents of this document must not be copied  
or reproduced in whole or in part  
without the written consent of ASB Architects

## CONTENTS

1	INTRODUCTION	3
2.	HISTORY	3
3	THE PROPOSAL	3
4	PLANNING POLICY	3
5	PLANNING ISSUES	4
6	USE	4
7	AMOUNT	4
8	LAYOUT	4
9	SCALE	4
10	LANDSCAPING	4
11	APPEARANCE	4
12	CONCLUSION	4

## 1 INTRODUCTION

This statement has been prepared in support of a Planning Application for a rear extension and relocation of the front entrance door at 49 West End Lane NW6 4NY on behalf of Mr and Mrs Berwitz.

The property is located at the Kilburn end of West End Lane and is not subject to Conservation planning area restrictions as is the adjacent Hampstead Conservation Area.

## 2. HISTORY

The name 'West Hampstead' didn't exist until the 1880s. The area was previously a freehold estate belonging to Kilburn Priory, and since 1543 was called West End because it was at the west end of another, larger estate. By the early 17<sup>th</sup> Century a number of houses had been built and in 1644 the road running from Kilburn towards Hampstead which used to form the boundary between several estates became known as West End Lane.

Soon London merchants started to build larger houses in the area which turned the hamlet into the village of West End. The major transformation of the area from farmland into housing estates took place with the arrival of the three railways between 1871 and 1888. The residential areas are characterised by Victorian and Edwardian terraces, semi-detached houses and red brick mansion blocks, most of which fall within the designated Conservation Areas of West End Green and South Hampstead. As in many areas the main post-war trend was towards the refurbishing and conversion of old houses to flats.

## 3 THE PROPOSAL

It is proposed to form a 1.7m single storey rear extension with new glazed sliding doors and glass roof by extending the side party walls by two bricks above the roof line.

To the front it is proposed to infill the existing garage door with brickwork to match existing and windows as the next door property. It is also proposed to relocate the front entrance door in line with the brick wall between number 49 and 51.

No changes to the upper levels are proposed.

## 4 PLANNING POLICY

It is intended to lower the carbon footprint of the property as part of these works as advocated in Section 3 of *Camden Development Policies, DP22 Promoting sustainable design and construction*.

The proposal also takes into account *DP24 Securing high quality design* and *Camden Core Strategy 2010 – 2012*.

The scheme deals creatively to extend the use of the existing building with a small scale alteration within the site and its context as indicated in *DP24.5*. The architectural detailing, durability and visual attractiveness of the materials has also been carefully considered as required by *DP24.15* to create an attractive and interesting building.

## **5 PLANNING ISSUES**

In light of the above, it is clear that the proposals will not adversely affect the adjoining properties, there will be no overlooking or loss of outlook and therefore the scheme will comply with the Local Authority Guidelines.

## **6 USE**

No change of use is proposed to this semi-detached property and it will remain as on the current Local Authority records.

## **7 AMOUNT**

The proposed 1.7m single storey rear extension is at Ground Floor level and within the boundary line. The property will have no significant change or impact on the view from the rear. The work to the front of the building maintains the existing building line.

## **8 LAYOUT**

The proposed changes to the layout are as shown on the attached plans.

## **9 SCALE**

The proposal maximizes the footprint of the building.

## **10 LANDSCAPING**

No change of use is proposed and parking is available on the front drive as existing all as shown on the drawings.

## **11. APPEARANCE**

The changes to the front of the property are similar to those already carried out to a number of similar properties in the Bransdale Close development and the rear extension will not impact on the adjoining properties as it is within the curtilage of the existing site.

## **12 CONCLUSION**

The proposed changes will have no detrimental impact on the surrounding residential amenities, or character and appearance of the streetscape. The proposal is modest and in line with the Camden Planning Guidance and Government objectives and provides for sustainable development as required by the National Planning Policy Framework. Therefore we respectfully request that Planning Consent is granted for this proposal.

**ASB ARCHITECTS**