
Garages to the south of 27a West End Lane
West Hampstead, London, NW6 4QJ

Design and Access Statement

September 2016

StreetPlot Ltd
United House
North Road
London
N7 9DP

T +44 (0)20 3817 9008
E info@streetplot.co.uk
W www.streetplot.co.uk

StreetPlot Ltd
United House
North Road
London
N7 9DP

T +44 (0)20 3817 9008
E info@streetplot.co.uk
W www.streetplot.co.uk

RIBA 
Chartered Practice


Architects Registration Board

 RIAS

Contents

Section A

1	Introduction	4
	About StreetPlot Ltd	4
2	The Context	5
	Site Location	5
	Immediate Surroundings: Height Analysis 1	6
	Immediate Surroundings: Height Analysis 2	7
	Local Building Styles	8
	Existing Site Photographs 1	9
	Existing Site Photographs 2	10

Section B

3	Design Evolution	11
	Architectural Context	11
	Site History	12
4	Constraints and Opportunities	13
	Responding to Constraints	13
5	Design Development	14
	Working pro-actively with LB officers	14
6	The Proposed Development	15
	Layout	15
	Access: Level from The Pavement	16
	Appearance & Elevational Form	17
	Detail Design: Material Strategy	18
	Detail Design: Zinc Upper Level Facade	19
	Detail Design: Privacy Louvres	20
	Detail Design: Material Specification	21
	Detail Design: Discreet Cycle & Bin Stores	22
	Detail Design: Landscaping & Hardscape	23
	Detail Design: Permeable Paving Specification	24
	Detail Design: Bird & Bat Boxes	25
	Residential Units: Layout & Amenity Space	26
	Development Footprint & Density	27
7	Design Standards	28
	Sustainability	28

8	Summary	29
----------	----------------	----

1 Introduction

27 West End Lane

We are pleased to present this Design and Access Statement for the development of the carpark and garages south of 27a West End Lane, West Hampstead, NW6.

The proposed development offers a quality residential development to make use of this currently redundant section of street frontage on West End Lane. We have sought to provide a considered architectural response which enhances the local area, having regard to the aims of the London Plan and Camden's Development Plan in respect of the use of the site to maximise housing provision within London.

Although a Design and Access Statement is not required for this application (as it does not fall into the categories listed in paragraph 030 of the National Planning Practice Guidance), this document seeks to "(a) explain the design principles and concepts that have been applied to the proposed development; and (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account" in accordance with paragraph 031 of the National Planning Practice Guidance.

About StreetPlot

StreetPlot Ltd is a young London based architectural design and development management company founded in 2014. Our work encompasses architecture, design, development and project management. StreetPlot values the transformative role of architecture and the potential it offers to regenerate broken pockets of the urban environment.



Above: Panoramic Photograph of site from taken from the roof of Holmesdale House looking North



Above: Sketch looking towards the site from Holmesdale House

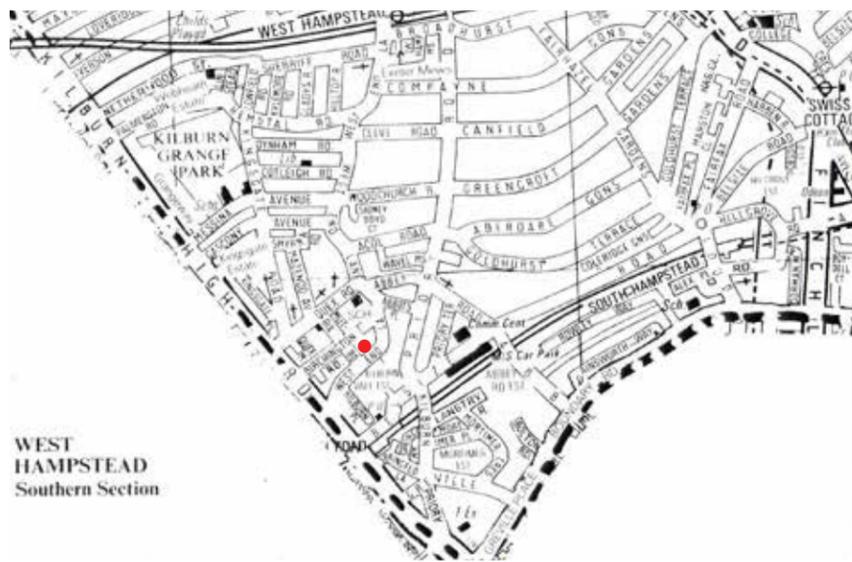


Above: Sketch looking up West End Lane

Section A

2

Context: Site Location



Above: Camden Council District Map (1990) showing site location in the context of West Hampstead

Site Location

The site is located on Sycamore Court along West End Lane in the southern section of West Hampstead. It is located in the northwest corner of the London Borough of Camden on its boundary with London Borough of Brent (to the West).

- The site is very well located for access to public transport (PTAL Level 6a) and is very close to Kilburn High Road which is served by numerous buses.
- It is within five minutes walk of Kilburn High Rd. Overground station and ten minutes walk of Kilburn Park Underground Station.
- It is within fifteen minutes walk of West Hampstead Overground Station and West Hampstead Underground Station.

The surrounding area is predominantly residential in nature with a few shops located on the western part of the lane where it meets Kilburn High Road.

The site is south of 27a Sycamore Court and comprises of a car park with eight single car garages. The site is currently vacant and has been sectioned off by construction hoarding erected by Camden Council. All eight garages and the car park are in private ownership.



The Sycamore Court development site (highlighted in red) within the context of West Hampstead and Kilburn. The site is in walking distance of Kilburn High Road and Overground Stations. The site has a PATAL rating of 6a.

Immediate Surroundings: Height Analysis 1



Immediate Surroundings: Height Analysis 2

- **Sycamore Court (Northern)**
- - Northern Neighbours
- - Consideration for overlooking, privacy and daylighting.

Neighbourhood and Surrounding Area



- **Birchington Road**
- - 4 storey period housing

- **Mutrix Road**
- - Western residential neighbours.
- - Consideration for outlook, amenity and privacy.

- **Kilburn Vale Estate (Southern)**
- - Southern neighbours.
- - Consideration for outlook, overlooking and privacy.

- KEY**
- **Proposed Development Site**
27a West End Lane

Local Building Styles

Local Character



2/3 storey period housing further down West End Lane towards Kilburn High Rd.



3 storey terrace housing on Mutrix Road



4&5 storey Holmesdale House opposite the development site (part of the Kilburn Vale housing estate)



Proposed development site, looking South East (currently boarded up) with a view to (Left to Right: Birchington Court, 24 West End Lane, Wharfedale House and Holmesdale House)



South side of Sycamore court facing West End Lane a 3 storey housing block set back from West End Lane with a front car park.



Wharfedale House a 3 storey block of flats, looking towards Sycamore Court



24 West End Lane (set back behind a perimeter wall), 2 storey mansion block with the western flank wall of Birchington Court behind.



Birchington Court, 4 storey mansion block



Quex Court, 4 storey block of flats



Farnedale House, 4 storey block of flats



Birchington Road, 4 storey period housing



Bishopsdale House, 3 storey block of flats

Existing Site
Site Photographs 1



Existing dead frontage with a low rise wall and brambles



Gated private alleyway down the western edge of the site currently full of building waste and showing signs of collapse



IN AND AROUND THE SITE

The photographs illustrate the dead frontage, the private alleyway currently full of building waste and the extent of the existing dead frontage.

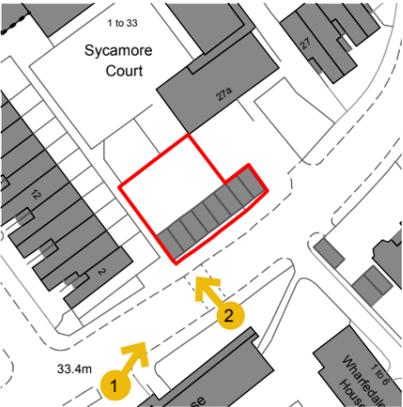


Looking south east at the existing car park and row of 8 single car garages



Existing dead streetscape onto West End Lane showing the bulk of the garages and front boundary wall

Existing Site
Site Photographs 2



EXISTING VIEWS OF THE SITE FROM WEST END LANE

The photographs illustrate the extent of dead frontage which currently fronts West End Lane and the quality of the pedestrian environment.

The red markers denote the extent of the planning application site



The view up West End Lane towards the site along the south elevation of the garages



The existing streetscape illustrating the back wall of the garage and the dead frontage