

Change of use and creation of a single self-contained flat.

169 WEST END LANE
LONDON
NW6 2LH

Planning Statement in support of the application for the change of use and conversion of the redundant retail space into residential accommodation.

27 June 2018

1. Background

169 West End Lane lies on the corner of West End Lane and Sherriff Road opposite St James' church and to the south of the train line and West Hampstead station. The building is not listed however it falls within the north boundary of the South Hampstead conservation area designated on the 01/08/1998. The church of St James opposite is the only local property that is listed (grade II)

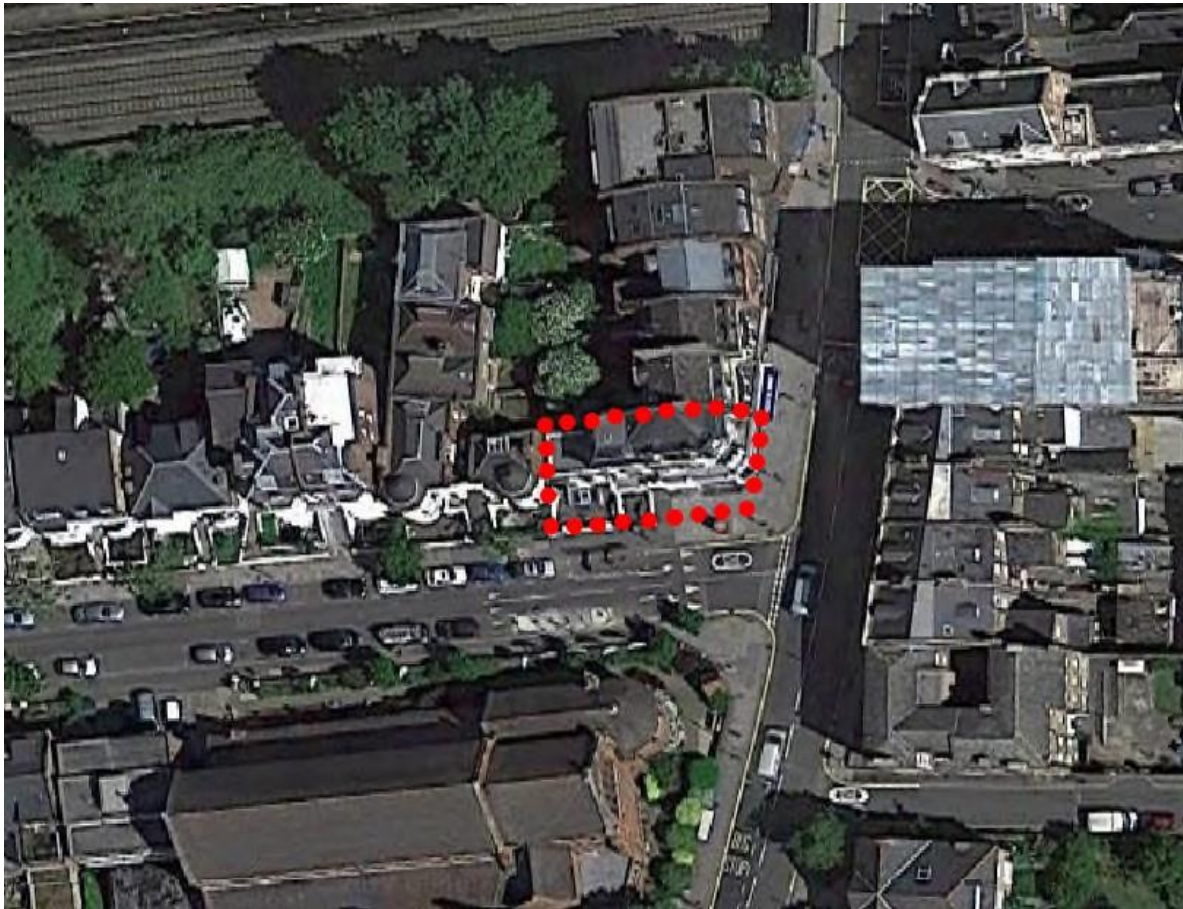
The building is a late Victorian yellow brick structure with a slate or slate effect tiled roof. The stone details to the window and door surrounds are white painted and the majority of the ground floor storey is white painted render. The principal building has residential flats on the upper floors and a retail unit at the basement and ground floors. There is a small self-contained residential unit (169a) to the left of the principal building facing Sherriff Road. As with the properties on Sherriff Road there is an enclosed front garden accessing the residential spaces.

The retail unit has a corner entrance and a glazed frontage facing both West End Lane and Sherriff Road. There are pavement lights over the vaults providing limited light to the basement ancillary retail space. There is also a redundant entrance with a roller shutter to the rear of the retail unit on Sherriff Road.

The basement and the rear ground floor retail spaces have not been used for approximately ten years. The basement suffers from severe damp, it has no windows or ventilation and has been poorly maintained.



169 West End Lane – Sherriff Road elevation



Google Earth extract showing the site

The property retains the character of the parade however other than the cornice, pilasters and decorative door surrounds the retail frontage has no architectural merit. The pavement that extends over the vaults by the redundant rear retail entrance attracts rubbish and unwanted activity.

2. The Proposals

The existing retail space at the rear ground floor and within the basement is unused and in poor condition. The proposals are to make better use of these areas whilst retaining the occupied retail space as existing.

The unused spaces measure approximately 108.2m² with 16.2m² on the ground floor and 92m² in the basement. This space is sufficient for a single self-contained residential units.

In front of the existing rear retail door there is approximately 3.2m of space to the predominant pavement line on Sherriff Road. The proposal draws natural light into the basement by removing the pavement lights and opening up the space above the vaults in this area. This space will also accommodate the new access staircase.

A reinforced concrete wall will provide the retaining structure, improve the finish and stabilise the existing brick linings. A glazed balustrade with stainless steel fittings will provide the barrier around the new opening and optimise the natural illumination.

In addition the staircase within the flat has been positioned in the double height glazed space.

169 West End Lane – design and access statement

This improves the distribution of natural light and provides direct sky views from the basement level. The side windows (see section E-E) also provides good sky outlook as both the flat and studio have long uninterrupted views.



View of existing redundant rear entrance to retail unit

The new external finishes are to coordinate with the existing and include:

- White painted render
- Grey colour coated aluminium double glazed windows
- Timber strip-wood flat entrance doors and surrounds
- Galvanised open tread metal staircase
- Glass balustrade with stainless steel fittings and handrail
- Light coloured non slip ceramic floor tiles to the open basement area

The access to the new flat is via the existing residential front gated space. The wall and railings enclosing the space are to be adapted to provide access to the new open tread staircase. The new staircase will have a glass balustrade with stainless steel fittings and handrail.



View of existing basement space



View of existing vaults and pavement lights



Front and existing side gate

3. Refuse and cycle storage

Access will be via the existing residential space at pavement level. This area will accommodate two additional bins, one being for re-cycling.

If cycle storage is required there is sufficient space to securely store bicycles within the light-well

4. Impact of the Proposed Design

The proposed flats will be designed and finished to a high standard. The external alterations will be in keeping with the existing building and will incorporate similar finishes.

The new light-well and stairs to the basement will be contemporary in design and will improve the setting of the building in an area that attracts unsocial behaviour and litter.

The contemporary finishes will enhance the building whilst creating a new identity to the unattractive space by the disused retail entrance.

5. Access

The proposals aim to make better use of the unused basement space and level access is not feasible. The new access will be via the new stairs in the front light-well which will be a significant improvement to the existing steep staircase at the rear of the retail unit.

There are no access alterations to the retail unit and the proposed residential units have no detrimental impact on the access arrangements into the building.

6. Conclusion

The addition of the light-well significantly improves the usability of the redundant basement.

The new residential units make better use of the unused space, it will add life to an unused and uncared area on Sherriff Road which will encourage better maintenance and a reduction in unsocial behaviour and litter.

The new residential unit is modest in size and kept within the existing building enclosure. The work removes the old and damaged elements and roller shutter, therefore improving the property. It will also improve the appearance of the building thus having a positive impact on its surroundings and the conservation area.