



CONTENTS

INTRODUCTION	3			
PART ONE SITE ANALYSIS		PART TWO EXISTING DRAWINGS	PART THREE DESIGN PROPOSALS	
LONDON. WEST HAMPSTEAD	5	SITE LOCATION PLAN	9	
PROPOSAL SITE	6	PLANS	10	
		ELEVATION	14	
			OVERVIEW OF PROPOSALS	16
			SCHEDULE OF ACCOMMODATION B1	17
			DRAWING REGISTER	18
			PROPOSED DRAWINGS	19

INTRODUCTION

The proposals seek to convert the property's legal status from mixed use to all residential. Currently the upper floors are residential and the ground floor units are A3, Sui Generis and B8 Storage.

Following approved planning permission for change of use, the ground floors of both Number 1 and Number 3 West End Lane have already converted from commercial units to residential dwellings. Number 5 West End Lane is the only dwelling that still has commercial units at ground floor level. This application seeks to unify the architectural language of the street.

The taxi unit is currently empty as the commercial tenants forfeited their lease as this unit did not give them enough footfall. As such there would be no loss of employment for this unit as a result of this conversion.

The intention once permission is granted is for the building owner to purchase the wrap around unit at ground floor owned by an independent builder and thus extend the property, uniting the development into one single dwelling to create a family home

The intention is to reinstate the facade by altering the shopfront and duplicating the existing traditional window to increase privacy for the downstairs guest rooms. The intention is to relocate the existing kitchen/dining and living room to the ground floor, creating two additional guest bedrooms on the first floor.

The front door will be replaced to create one unified entrance for the single dwelling.

Negotiations are currently in place between the current leaseholder and the independent storage unit owner. These negotiations will continue following the approval of the application.

Please refer to case references:

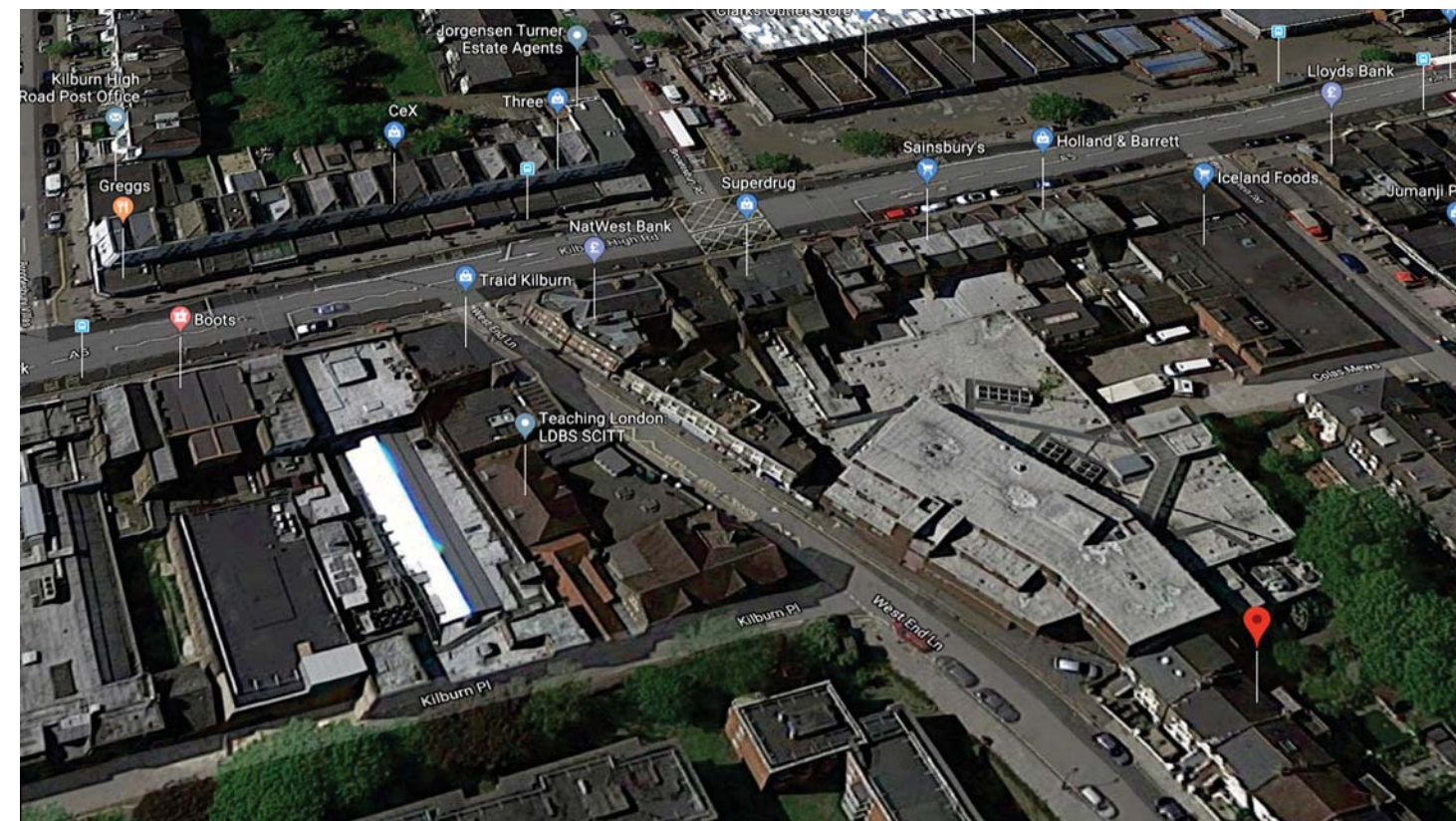
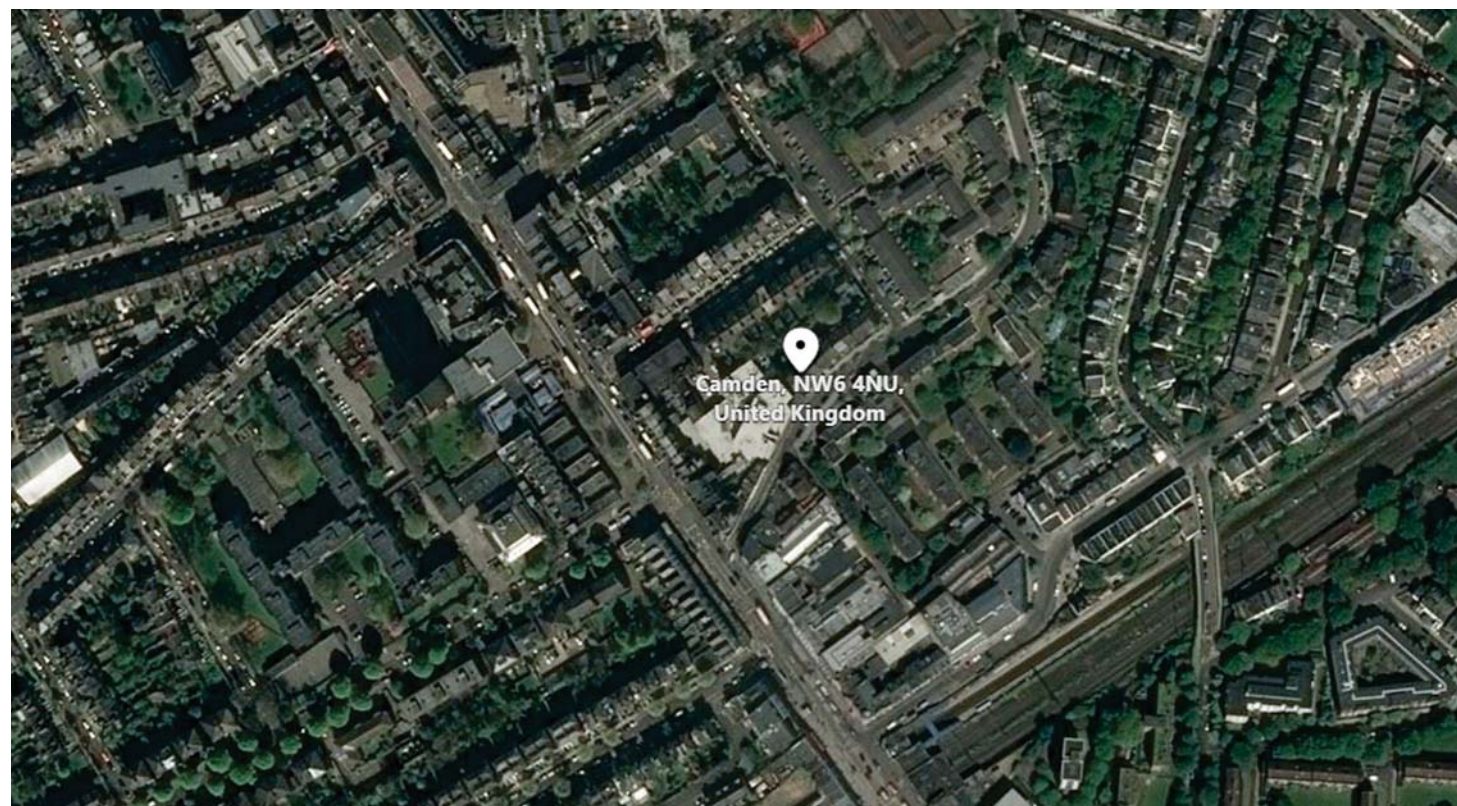
2015/5472/P

2018/5958/P

For 1 and 3 West end lane

SITE ANALYSIS

WEST HAMPSTEAD, LONDON



The site is located in West Hampstead, London. North of Kilburn High Road station. It sits South West of Prioory Road Conservation area and South Hampstead Conservation area however the site itself is not in a conservation area.

The site sits close to the main high street so the loss of local business is relative to the availability and abundance of amenities in close proximity. West Hampstead. Aside from the property in this planning submission, this end of the street is entirely made up of residential dwellings.

The planning site has a Level 6a PTAL rating meaning that the public transport connections are considered excellent. There is little or no need for additional car access to the site.

There is a conservation area close by so while that does not restrict the development, careful consideration has to be made with respect to the impact of the proposed external treatment on the character and appearance of the surrounding area.

SITE LOCATION

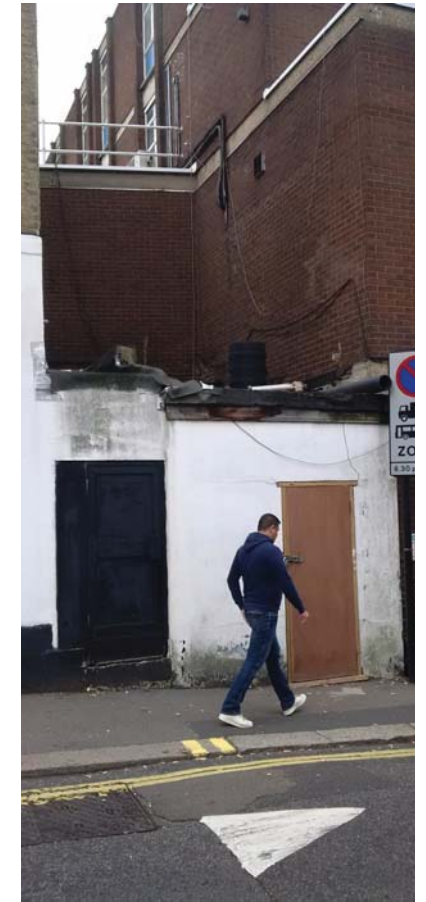
PROPOSAL SITE

The site is located on the narrow street West End Lane with the main elevation facing directly on to the street

The site is currently occupied by a 3 storey mixed use building, Residential in the upper floor and retail below. The upper fenestration is a traditional Victorian London stock brick facade with the later installation of UPVC windows. The ground floor is predominantly a rendered facade with UPVC windows, a later addition of a modern shopfront and signage. The side and rear elevations are in London stock brick.

There is a single storey property that wraps around the side of the building and is used for storage by a local builder.

Most of the residential properties of this scale in the area are of a traditional aesthetic.



EXISTING DRAWINGS

18-007-1000	Site Plan	1 : 500 @ A3
18-007-1001	Ground Floor	1 : 100 @ A3
18-007-1002	First Floor	1 : 100 @ A3
18-007-1003	Second Floor	1 : 100 @ A3
18-007-1004	Roof Plan	1 : 100 @ A3
18-007-1100	Elevation	1 : 200 @ A3

EXISTING DRAWINGS
PLANS

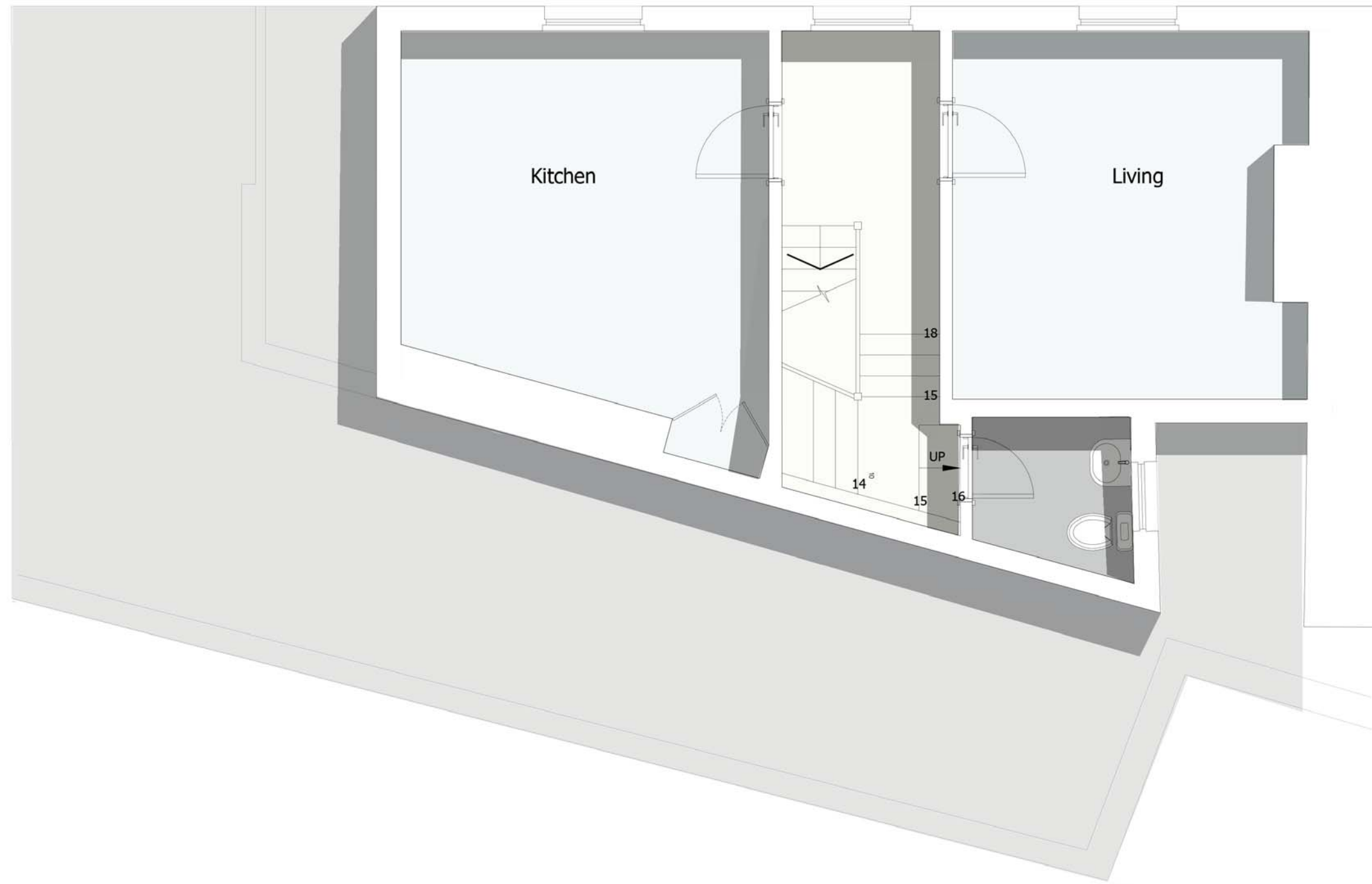


SITE PLAN. DRAWING no. 18-07-1000 1:500@A3

EXISTING DRAWINGS
PLANS



GROUND FLOOR. DRAWING no. 18-07-1001 1:50@A3

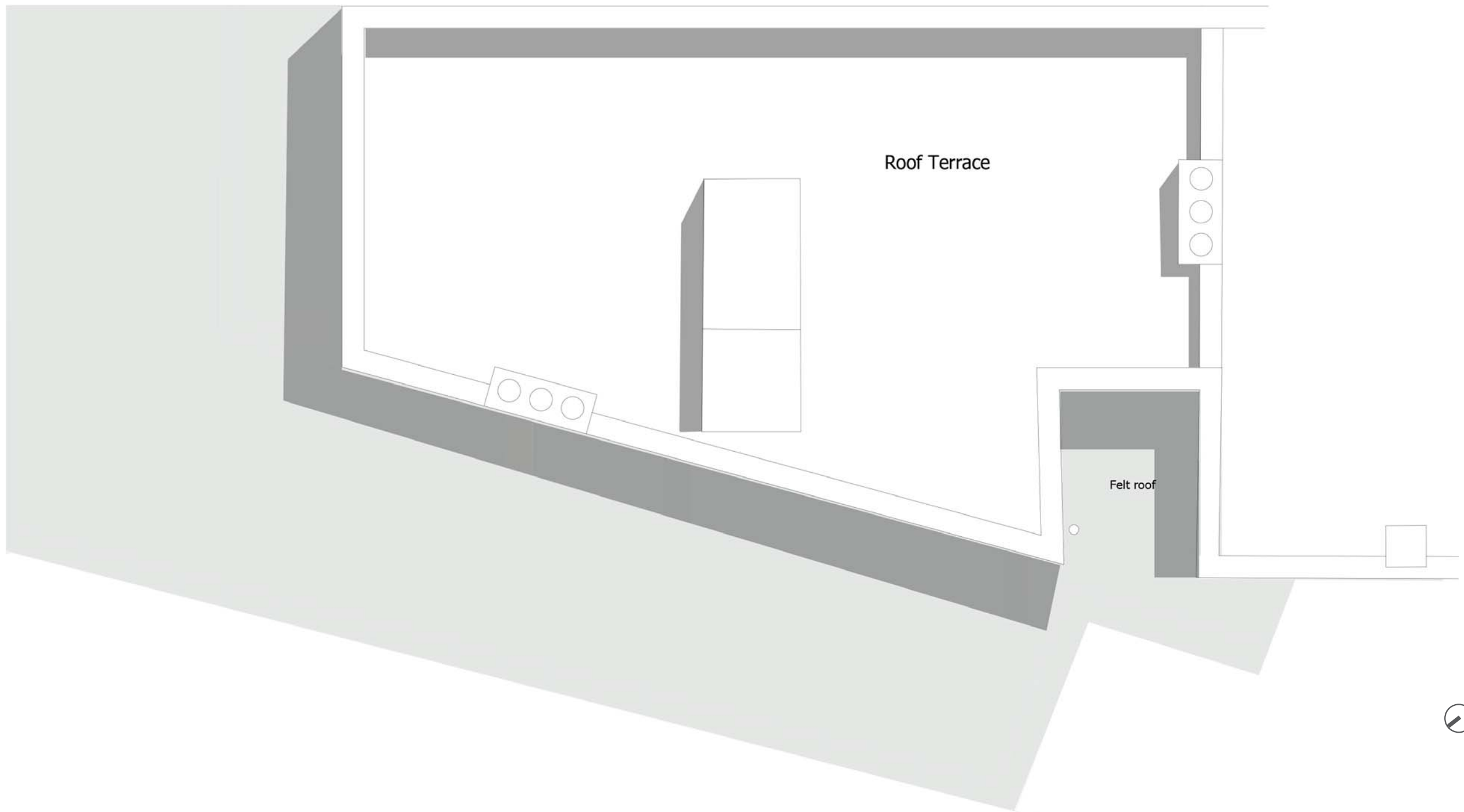


FIRST FLOOR. DRAWING no. 1002 1:50@A3



SECOND FLOOR. DRAWING no. 1003 1:50@A3

EXISTING DRAWINGS
PLANS



ROOF PLAN. DRAWING no. 1004 1:50@A3



DESIGN PROPOSALS

OVERVIEW OF PROPOSALS

SCHEME OVERVIEW

The overall proposals are to convert the entire existing site into a single dwelling by converting the taxi office, retail unit and storage unit at ground floor. This application seeks to unify the architectural language of the street by converting the last remaining retail units into residential as per number 1 and 3 West End Lane.

The intention is to reinstate the facade to appear traditional as per the levels above by altering the shopfront and duplicating the existing traditional window from the taxi office to increase privacy for the downstairs rooms.

This Permitted development application seeks to convert the ground floor into residential accommodation only.

Please refer to case references:

2015/5472/P

2018/5958/P

For 1 and 3 West end lane

ACCESSIBILITY

Public Transport Accessibility

The single residential unit above has an existing permit, however there are no additional residential units being added into this existing building envelope so there will be no requirement for additional parking provision.

DESIGN PROPOSALS
SCHEDULE OF ACCOMMODATION

EXISTING

Ground Floor	(GIA) 89.1 m.sq
	<i>(NIA)</i>
Taxi office	16.5 m.sq
Shop	22.1 m.sq
Hall and stair	6.3 m.sq
Storage Shed	36.3 m.sq
First Floor	(GIA) 39.6 m.sq
	<i>(NIA)</i>
Bedroom 1	14.3 m.sq
Bedroom 2	13.2 m.sq
WC	2.4 m.sq
Hall and stair	8.1 m.sq
Second Floor	(GIA) 40 m.sq
	<i>(NIA)</i>
Bedroom 3	14.7 m.sq
Bedroom 4	12.9 m.sq
Hall and Stair	7.8 m.sq
<hr/>	
TOTAL RESI FLOOR AREA (NIA) <i>(excl.circulation)</i>	79.7 sq.m
<hr/>	
BUILDING TOTAL GIA <i>(incl. circulation)</i>	168.7 sq.m
SITE AREA <i>(site footprint incl. land registry)</i>	100 sq.m

PROPOSED SCHEME

Ground Floor	(GIA) 89.1 m.sq
	<i>(NIA)</i>
Additional Kitchen living	16.5 m.sq
Guest bedroom and en suite	22.5 m.sq
Hall and stair	6.3 m.sq
Laundry room	36.3 m.sq
First Floor	(GIA) 39.6 m.sq
	<i>(NIA)</i>
Bedroom 1	14.3 m.sq
Bedroom 2	13.2 m.sq
WC	2.4 m.sq
Hall and stair	8.1 m.sq
Second Floor	(GIA) 40 m.sq
	<i>(NIA)</i>
Bedroom 3	14.7 m.sq
Bedroom 4	12.9 m.sq
Hall and Stair	7.8 m.sq
<hr/>	
TOTAL RESI FLOOR AREA (NIA) <i>(excl. circulation)</i>	155 sq.m
<hr/>	
BUILDING TOTAL (GIA) <i>(incl. circulation)</i>	168.7 sq.m

PROPOSED DRAWINGS

DRAWING REGISTER

DRAWING REF.

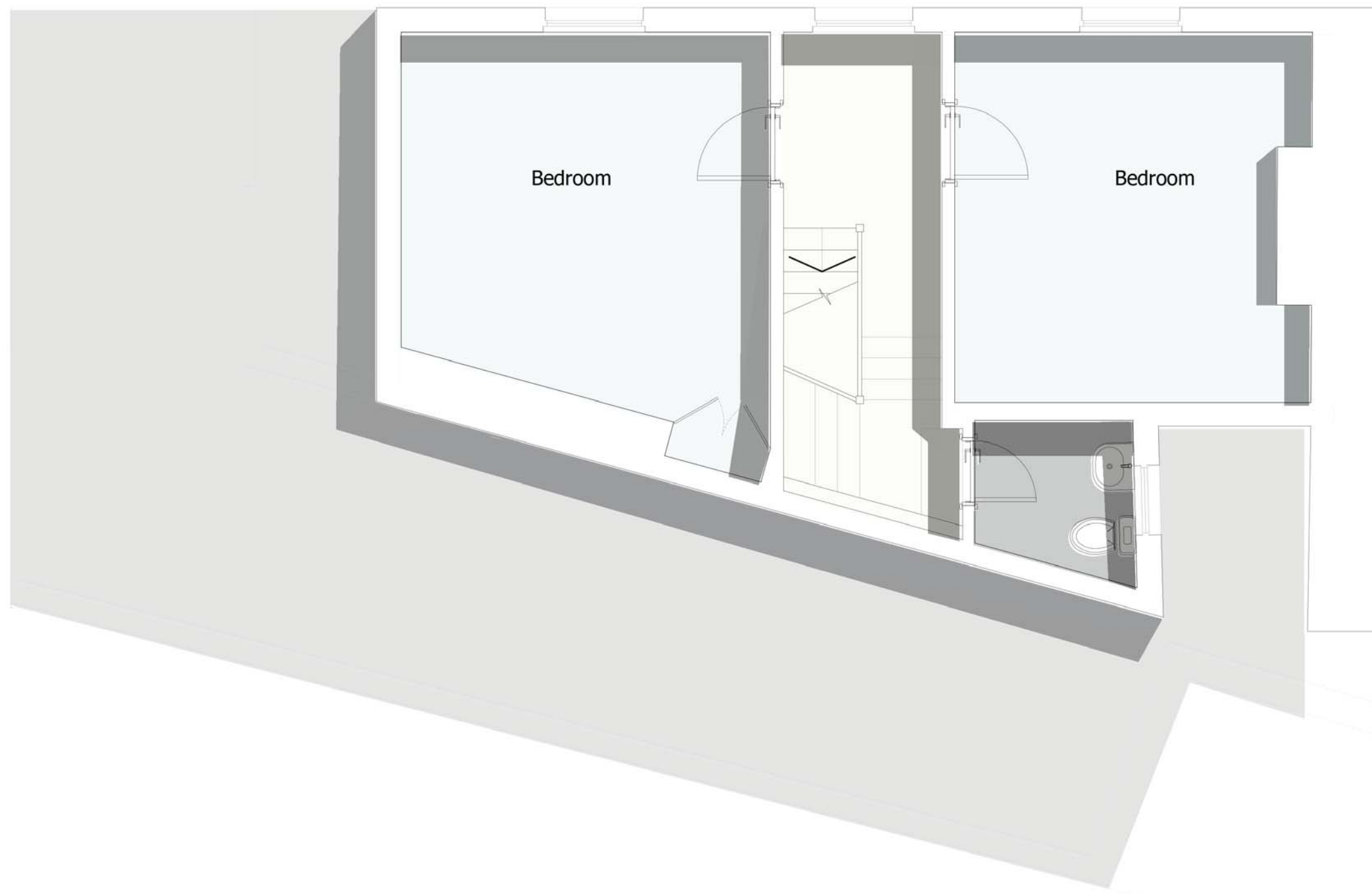
18-007-2000PD	Proposed Ground Floor Plan	1 : 50 @ A3
18-007-2001PD	First Floor Plan	1 : 50 @ A3
18-007-2002PD	Second Floor Plan	1 : 100 @ A3
18-007-2003PD	Roof Plan	1 : 100 @ A3
18-007-3000PD	Proposed Elevation	1 : 50 @ A3

PROPOSED DRAWINGS- PD SCHEME
PLANS



PROPOSED GROUND FLOOR. DRAWING no. 18-007-2000PD 1:50@A3

PROPOSED DRAWINGS- PD SCHEME
PLANS

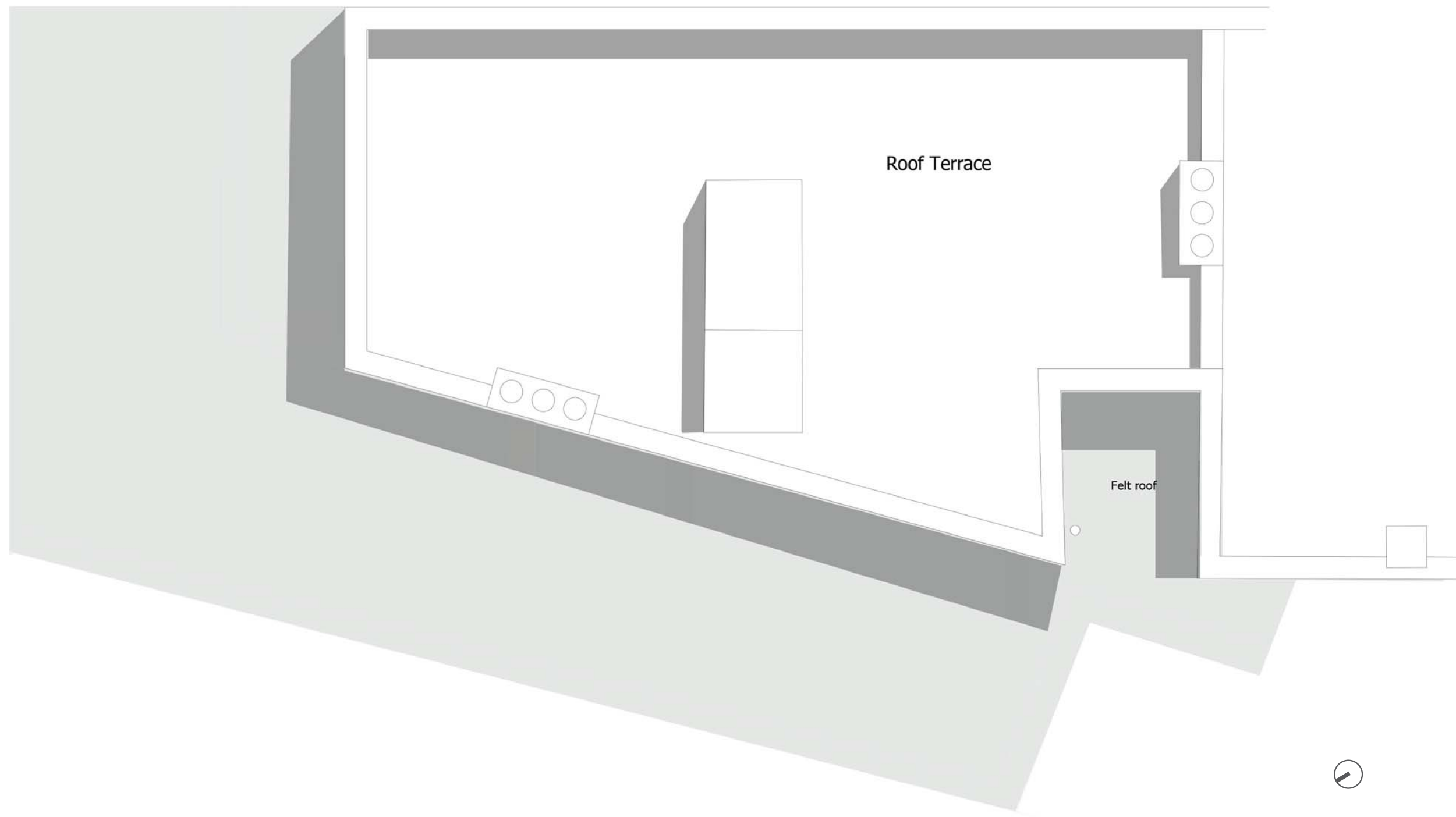


PROPOSED FIRST FLOOR. DRAWING no. 18-007-2001PD 1:50@A3



PROPOSED SECOND FLOOR. DRAWING no. 18-007-2002PD 1:50@A3

PROPOSED DRAWINGS- PD SCHEME
PLANS



PROPOSED ROOF PLAN. DRAWING no. 18-007-2003PD 1:50@A3

PROPOSED DRAWINGS PERMITTED DEVELOPMENT ELEVATION
ELEVATION

