Design & Access Statement – Revision A

Proposed Change of use of 1st and 2nd floors from ancillary restaurant use (Class A3) to create 2 self-contained flats (Class C3) to include the erection of a rear dormer

332 West End Lane, London, NW6 1LN

1.0 Introduction

1.1 This design & access statement accompanies an application for the proposed change of use of 1st and 2nd floors from ancillary restaurant use (Class A3) to create two self-contained flats (Class C3) to include the erection of a rear dormer.

1.2 The existing building consists of a commercial unit (Class A3 - Restaurant) at basement and ground floor levels with ancillary commercial use to the existing first and second floor levels.

1.3 The property suffered significant fire damage and is in very poor condition, therefore the applicant is subsequently looking to convert the upper floor levels to residential as part of the fit out works required. Commercial use will be retained to the basement and ground floor levels, however this commercial unit will not be let until the upper floor fit out works are complete.

2.0 Design Principles

2.1 The proposed change of use will create 1 x studio flat (1p) and 1 x 2 bedroom flat (2b3p) which will be fitted out in line with current building regulation requirements.

2.2 The proposed change of use will have minimal effect, if not none at all, on the surrounding environment and street scene.

2.3 The proposed scheme incorporates amenity space in the form of private roof terraces to the rear of the building which will be in-keeping with the terraces/style of adjacent properties. These have also been be set-back where required in accordance with pre-application feedback.

2.4 Proposed materials to be used are to match the existing building and general streetscene.

2.5 Both the neighbouring and adjacent properties have already constructed rear dormers; therefore our proposal will be in-keeping with the scale of development within close proximity to the application site.

3.0 Access

3.1 Access into the proposed residential flats is via a private entrance door to the rear of the existing building accessed via a rear access path. Internally it is proposed to have a common internal staircase leading up to the entrance doors to both self-contained units.

3.2 Access into the commercial unit is to the front of the building and will remain unchanged as part of the proposed scheme.

4.0 Sustainability

4.1 We have incorporated energy efficiency measures where possible within the proposed design. These measures include the following:

- Improved insulation standards to thermal elements to reduce heat transfer through the building fabric.
- Where feasible, building materials and products with a higher recycled content will be sourced.
- Use of highly efficient gas combination boilers to heat the proposed residential units and fully lagged pipework to minimise heat loss.
- Increased building envelope air tightness to help minimise unnecessary air infiltration.
- Energy efficient LED lighting to both proposed units.
- Maximum water use of 105 litres per person per day achieved via sanitaryware design.
- Dedicated internal and external refuse and recycling storage.
- Secure but fully accessible cycle storage has been provided within the scheme design.

4.2 In addition to the above, the proposed scheme will be a “car free” development subject to a S.106 agreement which will ensure there is no increase in vehicle emissions.

5.0 Consultations

5.1 Pre-application advice was sought and London Borough of Camden’s feedback has been taken into consideration prior to submitting this full planning application.

5.2 A “Noise, Vibration & Ventilation Assessment” cannot be provided for the proposed residential scheme as the existing commercial unit is currently vacant (following fire damage) and the applicant does not intend to let this out until works to the upper floors are complete. The floor separating the commercial unit and proposed residential unit will meet current Building Regulation requirements for a “separating floor” in terms of both airborne and impact sound performance.

6.0 Conclusion

6.1 The proposed scheme will provide two self-contained residential units to a good standard with minimal impact upon the neighbouring properties. Given the upper floors of the existing building are fire damaged and subsequently serving no purpose we feel this scheme should be supported by the London Borough of Camden given the requirement for new housing in the area.

Cubic Building Surveying Ltd
9 West Hill
Wandsworth
London
SW18 1RB
T: 020 8877 7300
E: mhill@cubicbs.co.uk W: www.cubicbs.co.uk