

200 West End Lane, London, NW6 1SG

Design & Access Statement

The building is located within the West Hampstead Town Centre on a commercial part of West End Lane close by to West Hampstead Thameslink and West Hampstead Overground stations and West Hampstead Underground station.

The building is not listed.

The building is currently comprises of a shop at ground floor and a 6 bedroom residential unit at first, second and third floors with a ground floor entrance through a combined rear yards. (Used as access also by no. 190 – 202 West end Lane). Access to the rear yard is via a passage between no. 196 & 198.

The proposal is a conversion of a 3 floor maisonette to create 3x flats (C3) consisting of 2x 2B3P and 1x 3B4P. Erection of rear extension at 1st floor, and balcony. Erection of roof extension involving rear dormer and roof terrace and 3x front rooflights. Installation of bin and bike stores in rear garden.'

The rear extension on the first floor is similar to the one in 190 West End Lane.

There similar are dormers and roof terraces at nos. 190; 192 & 198 West End Lane.

The extensions do not obstruct daylight or sunlight from any of the adjacent buildings nor do they overlook into them.

The gross internal area of the 2 bedroom (3 Persons) flats is 68.6 and 61.15 sqm and the 3 bedroom (4 persons) maisonette 87.5 sqm.

All room areas conform to the minimum room-size guide lines.

All flats have a separate utility/storage space and some amenity space (Balcony, roof terrace).

Bicycle (x3) and refuse storage (x9 spaces for wheelie bins) will be located at the back yard.

The ground floor entrance is unchanged and will serve the 3 units via a communal stair case.

There is no off street parking, existing or proposed. The tenants of the flats are going to rely on the available extensive public transport.