

Flat 3, 60 West End Lane, London NW6 2NE

## Design and Access Statement

### Background

60 West End Lane is located within South Hampstead conservation area. It is believed that the building dates back to the Victorian period. Over 30 years ago, it was converted into 8 flats. Flat 3 is on the ground floor and is accessed from the front of the building (which would have been original main entrance to the house before it was split into 8 flats.) The flat overlooks West End Lane.

### Proposals

The applicant is looking to complete internal refurbishment in order to upgrade and enhance the quality of the property, it is proposed that the following form part of the works.

1. The existing aluminium sliding sash windows are in extremely poor condition, and not in good working order. They do not compliment the adjacent properties or fit within the conservation area. It is proposed to upgrade these to timber sash windows to fit with conservation area principles.
2. The front door is tired and in poor quality, the applicant is looking to upgrade this to a timber panelled door with glass to overhead fan light to compliment the Victorian period the building dates back to.
3. Its proposed to remove the existing handrail and replace with black flat bar iron handrail
4. It is proposed to remove the existing red tiles from the main entrance steps and replace with tiles to compliment conservation area and adjacent properties. (Victorian black and white tiles or plain tiles to blend in with surrounding finishes.)
5. It is also proposed to adjust position and size slightly of one window on the north facing elevation, this will tidy up the elevation but also the windows will line up internally.

This proposal enhances the property and aims to compliment the conservation area, by reinstating features from the original period of the property.

Existing View from, West end Lane



### Proposed Front Elevation



### Planning History

No previous applications have been made for flat 3 West end Lane, there was an application made in 2013 for changing the windows in flat no 7 to UPVC, which was refused.