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**The Black Lion Public House
295-297 West End Lane
West Hampstead
London
NW6 1RD**

**Proposed internal and external alterations and refurbishment
of the existing Public House building**

Design and Access Statement



This statement has been produced to accompany a Planning Application for proposed internal and external alteration works to be carried out to the interior and exterior area of the existing Public House premises

1.0, Site Details.

The application site is a part three storey part single storey Public House located on the west side of West End Lane, north of the intersection with Inglewood Road and forms part of the West End Lane Shopping Centre.

The site is occupied by a part 1, part 3 storey building, and all of the building is used by the Public House. The site is provided with a front forecourt seating area, with timber planters along the boundary line adjoining the pavement, and an enclosed tiered courtyard area at the rear, with loose and fixed seating and a small timber framed pergola structure to the lower tier area. Both outside areas are used for customer seating, for eating and drinking.

The site is located within West End Lane Conservation Area; however, it is not identified by the Local Authority as a building that makes a positive contribution to the Conservation Area.

There are no listed buildings present within the boundary of the application site, and there are no listed buildings located in the immediate vicinity of the application site

2.0, Proposed Works.

The proposed works to the premises are mainly concentrated in the Ground Floor Area of the premises, with a full internal refurbishment of the premises internally and externally, intended to provide vastly improved customer facilities.

The internal alterations will include the formation of a new protected corridor to allow safe escape from the rear external area to the front of the premises in an emergency, with alterations to the existing door and folding windows at the rear to provide new doors and fixed windows.

The alterations are intended to improve the facilities offered to customers visiting the premises and ensure the long-term economic viability of the business into the future.

The following list is a brief outline of the proposed works, and details can be seen on the accompanying Application Drawings.

Ground Floor Level.

- Full internal refurbishment and alterations to the internal layout.
- Formation of a new internal corridor leading from the rear of the site to the front of the site, which will form a protected means of escape from the enclosed rear external area.

- Removal of the existing timber door and folding windows at the rear of the building facing the rear external areas, and the addition of new doors and windows, with a low plinth wall under, associated with the formation of the above internal corridor.
- Alterations to the layout of the bar counter and back fitting.
- Alterations to the prep-kitchen area involving wall removal and the formation of new walls to alter the kitchen layout.
- The formation of a new wash up area.
- Removal of fixed seating and the formation of new fixed seating.
- New wall, floor and ceiling decorations with new paint and wallpaper finishes.
- A mixture of new and existing furniture.
- New decorative lighting.

External Area (Rear).

- Removal of existing timber shelter and associated fixtures under.
- Addition of new open sided timber shelter to the intermediate terrace level.
- Replacement millboard decking.
- Removal of some fixed seating.
- New replacement timber slat railings and timber handrails at changes in levels and steps.
- Cutting back and general tidy of the existing ivy planting along the boundaries.
- Mixture of new and existing loose external furniture.
- New external lighting and festoon lighting.
- General clean and tidy up of the external area.

External Area (Front).

- New planters and café barriers along the front boundary.
- Mixture of new and existing loose external furniture.
- General clean and tidy up of the external area.

First Floor Level.

- General refurbishment of the customer toilet areas.
- Alterations to the landing at the top of the staircase to increase the size of the landing area.
- General refurbishment of the managers kitchen, new decorations, new kitchen units and fittings where required.

Second Floor Level.

- General redecorations of the Managers flat. New cupboard formed to house water storage tank and boiler.

3.0, Site History.

The following Planning Applications have been submitted for works at the application site:

- **2019/2799/T**
Notification of Intended Works to Tree(s) in a Conservation Area
No Objection to Works to Tree(s) in CA 20-06-2019
- **2014/4781/T**
Notification of Intended Works to Tree(s) in a Conservation Area
No Objection to Works to Tree(s) in CA 24-09-2014
- **2012/1631/P**
Details of tree protection and foundation design to protect the tree roots required by conditions 4 and 5 of Planning Permission ref: 2011/5316/P granted on 26/01/2012 for the alterations to public house (Class A4) including the replacement of existing awnings and front door and installation of planters on the front elevation and the erection of balustrade and landscaping the rear garden of the property.
Granted 12-04-2012
- **2011/5316/P**
Alterations to public house (Class A4) including the replacement of existing awnings and front door and installation of planters on the front elevation and the erection of balustrade and landscaping the rear garden of the property.
Granted 26-01-2021
- **2006/2719/A**
Display of a swing sign externally illuminated by spotlights, and 6 spotlights at fascia level to externally illuminate the logo on sun blind.
Granted 11-08-2006
- **2006/2524/P**
Remodelling of ground floor frontage with installation of a new glazed panels and doors, installation of new heaters and lighting to front façade, plus new raised parapet on single storey section, alterations to rear elevation including new doors, erection of new rooflight to flat roof, replacement of existing umbrellas in rear garden with two new larger umbrellas.
Granted 24-07-2006

4.0, Use.

The site currently operates as a public house with outside areas used for customer seating. This use will continue once the proposed works have been completed.

5.0, Amount.

The proposed alteration works are contained within the existing site boundaries. No new external areas will be added, and there will be no increase in the floor area occupied by the existing buildings.

6.0, Layout.

The proposed layout of the site will not be altered by the proposed works. The current outside seating areas to the front and rear of the premises will be retained in the same locations.

Generally, the interior of the premises retains its current arrangements, with a cellar level, Ground Floor customer trading space, First Floor areas used as customer toilets and private/staff use, and staff/managers facilities at Second Floor level.

The formation of the new internal corridor at ground floor level will provide a safe exit route from the rear to the front of the premises.

7.0, Scale.

The proposed works are contained wholly within the current site boundaries, and no new additional buildings or site areas are to be created.

8.0, Landscaping.

New landscaping to the external areas will be in the form of new planter boxes at the front of the site with mature architectural type planting.

To the rear areas loose planters will be provided with mature architectural style planting. The existing overgrown ivy along the boundaries will be cut back in the rear areas and tidied generally to improve its appearance.

No works are proposed to the existing tress located along the boundary lines in the rear area.

9.0, Appearance.

The proposed works are intended to be in keeping with the appearance and style of the existing building.

The front external area will have timber planters along the pavement boundary similar to the existing arrangements. The addition the new café barriers will provide a break in the planters to allow views out of and into the site to and from the surrounding street.

The works to the rear yard area will be in keeping with the current style. The new timber doors and fixed screen windows will be in timber with a timber clad plinth wall below the new windows.

The new timber pergola in the rear yard will be an open sided structure, with new timber slatted style railings provided at changes in surface level. New replacement millboard decking will be provided to the current decking areas.

The works to the interior forms part of a refurbishment of the premises overall, and the addition of the new internal corridor is intended to provide a protected escape route from the enclosed yard area at the rear to the front of the property.

10.0, Access.

The proposed works will have no adverse effect on the current access arrangements to the site, or within the building.

The addition of the new internal corridor and associated works at the rear to form the new access door into the corridor will improve the circulation in an emergency as this corridor will provide a protected exit route to the front of the premises from the enclosed rear yard area.