



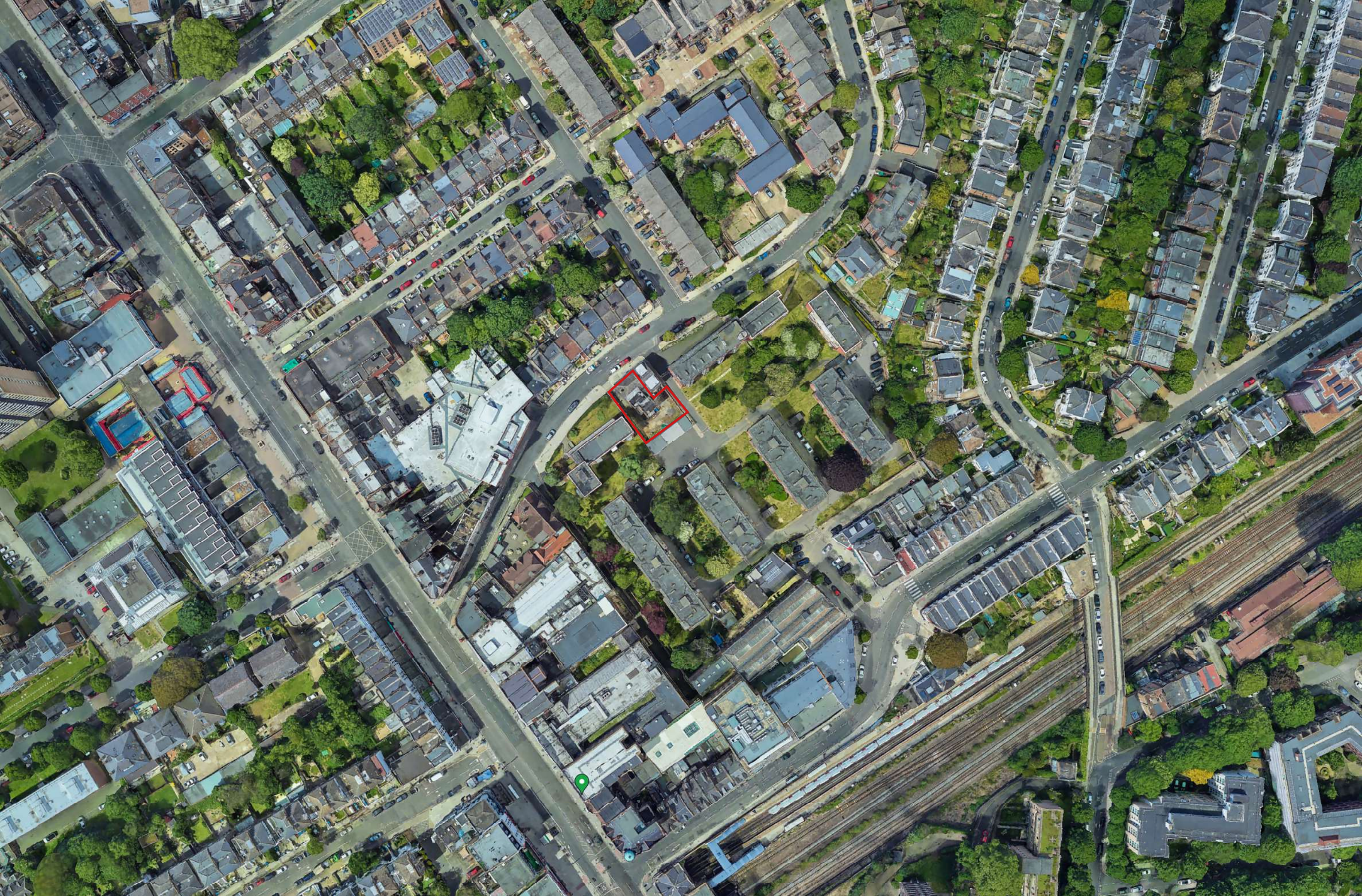
DESIGN & ACCESS STATEMENT

August 2022

Bird In Hand

West End Lane, NW6 4NX

Metashape Job Ref: 2020-008



CONTENTS

1.0 INTRODUCTION

1.1	EXECUTIVE SUMMARY	6
1.2	APPLICATION DOCUMENT	6
1.3	DESCRIPTION OF THE DEVELOPMENT	6
1.4	DESIGN OBJECTIVES	6

2.0 SITE CONTEXT & ANALYSIS

2.1	WIDER CONTEXT	8
2.2	SITE LOCATION	9
2.3	LAND USE	10
2.4	BUILDING HEIGHTS	11
2.5	LOCAL CHARACTER	12
2.6	SITE HISTORY	15
2.7	SITE ANALYSIS	17
2.8	CONSTRAINTS AND OPPORTUNITIES	18
2.9	EXISTING BUILDING	21

3.0 DESIGN DEVELOPMENT

3.1	INITIAL DESIGN IDEAS	28
3.2	MASSING EVOLUTION	29
3.3	PRECEDENTS - ELEVATION PRINCIPLES	34
3.4	KEY DESIGN PRINCIPALS	35
3.5	PROJECT TIMELINE	36
3.6	KEY DESIGN PRINCIPALS FOLLOWING DESIGN REVIEW PANEL	38

4.0 PROPOSED DESIGN

4.1	FLOORPLAN SCHEMATICS	40
4.2	PROPOSED LAYOUTS	42

4.3	PROPOSED AREAS	49
4.4	FAÇADE DESIGN STRATEGY & MATERIALS	50
4.5	WEST END LANE - FRONT ELEVATION	51
4.6	ABBAY LANE - MAIN ENTRANCE ELEVATION	53
4.7	KILBURN VALE ESTATE - REAR ELEVATION	55
4.8	WEST END LANE - SIDE ELEVATION	57
4.9	ENTRANCE STUDY	59
4.10	BALCONY STUDY	60
4.11	WINDOW REVEAL STUDY	61

5.0 CGI VIEWS	63
----------------------	----

6.0 LANDSCAPE

6.1	CONCEPT	67
6.2	PLANTING PALETTE	68
6.3	PV SEED MIX	69
6.4	ROOF VEGETATION	69
6.5	TYPICAL SECTION ASHP & GREEN ROOF	69

7.0 PUBLIC CONSULTATION	71
--------------------------------	----

8.0 SUSTAINABILITY

8.1	SUSTAINABLE DESIGN PRINCIPLES	73
8.2	ENERGY STRATEGY	74

9.0 STRATEGIES

9.1	ACCESS STRATEGY	76
9.2	REFUSE STRATEGY	77
9.3	CAR & CYCLE PARKING STRATEGY	78
9.4	SECURE BY DESIGN	78

DESIGN TEAM

ARCHITECT:

METASHAPE | ARCHITECTS

STRUCTURAL ENGINEER:



ENVIRONMENTAL CONSULTANT:



LANDSCAPE ARCHITECT:



PLANNING CONSULTANT:



HIGHWAYS CONSULTANT:



QUANTITY SURVEYOR:



ARCHAEOLOGY CONSULTANT:



FLOOD RISK CONSULTANT:



SITE INVESTIGATIONS:



FIRE STRATEGY CONSULTANT:



3D PRINTED MODEL:



GEOTECHNICAL CONSULTANT:



DAYLIGHT & SUNLIGHT CONSULTANT:



1.0 INTRODUCTION

- 1.1 EXECUTIVE SUMMARY
- 1.2 APPLICATION DOCUMENT
- 1.3 DESCRIPTION OF THE DEVELOPMENT
- 1.4 DESIGN OBJECTIVES

1 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This document has been prepared in support of development proposals at 12 West End Lane, Kilburn. It follows over a year's worth of preparation and pre-application discussions with Camden Planners and design discussions and recommendations by Camden's Design Panel Review. Consultation includes other interested parties including ward councillors and members of the general public.

The scheme has been consecutively revised and improved following advice received in Pre-application meetings and correspondence, 2020/1924/PRE, dated 08.07.2020, 2021/0187/PRE dated 09.04.2021, 2021.0187.PRE dated 14/07/2021, for the redevelopment of 12 West End Lane to provide nine new dwellings and one replacement dwelling.

1.2 APPLICATION DOCUMENT

Contained within is the team's analysis of the site, planning and urban context. Following this, we present our initial responses to these factors in our proposals for the development of the site, for your consideration.

1.3 DESCRIPTION OF THE DEVELOPMENT

A high quality design for the urban context which provides residential accommodation with sustainable landscaped spaces, reinvigorating this disused site.

The proposal comprises of the conversion and refurbishment of the existing Bird In Hand public house into a single dwelling with outdoor amenity space and the erection of a 5-storey apartment block that comprises of 9 dual aspect apartments providing in total 1,008m² GIA residential space (Use Class C3), with associated landscaping and all necessary ancillary spaces.

1.4 DESIGN OBJECTIVES

As a team focused on exemplary design, we wish to:

- Respond to, and build upon, the context and architectural character found within the area.
- Adopt the urban design principles to which London Borough of Camden aspires for new developments.
- Bring back to life and repurpose an existing building which has been derelict and unused for many years.
- Provide a highly sustainable buildings that aspires to achieve NET Zero Carbon



2.0 SITE CONTEXT

- 2.1 WIDER CONTEXT
- 2.2 SITE LOCATION
- 2.3 LAND USE
- 2.4 BUILDING HEIGHTS
- 2.5 LOCAL CHARACTER
- 2.6 SITE HISTORY
- 2.7 SITE ANALYSIS
- 2.8 CONSTRAINTS AND OPPORTUNITIES
- 2.9 EXISTING BUILDING
- 2.10 PREVIOUS BUILDING USE