



144 Mill Lane
London NW6 1TF
Planning Submission
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SQUARE FEET ARCHITECTS

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Introduction

Square Feet Architects have been appointed by our to replace the existing redundant outbuilding with a more user friendly office and studio space.

We have undertaken Pre-Application Planning Advice which we have reviewed in relation to this application.

Our clients would like to create extra space in their existing home for their growing family. We have developed a proposal to replace the existing studio/ garage located in the garden with a home office and guest room. This is described and illustrated within this statement and the adjoining documents :

Purpose of the report

The purpose of this report is to show the extent of the works we are seeking planning permission for and to demonstrate our understanding and consideration of the main Planning Constraints;

- neighbouring amenity
- character of the area
- trees of special amenity value

Drawings

All drawings in this report as Not To Scale. For scaled drawings please see Planning Application set.

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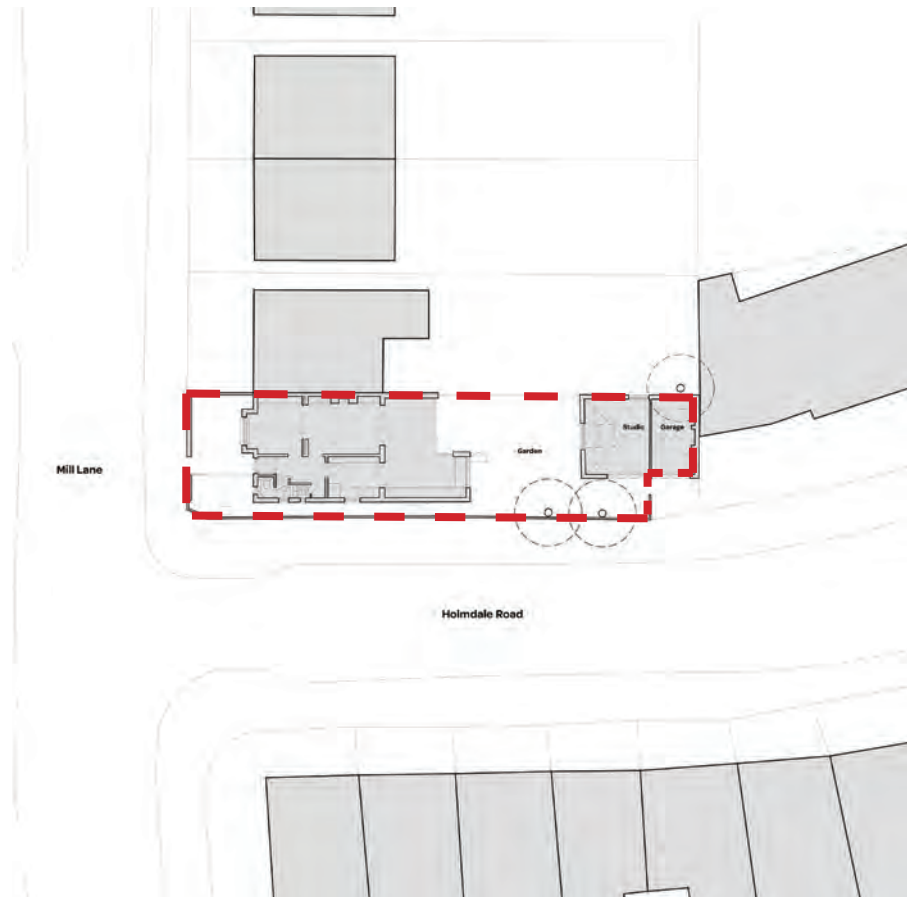
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Location Plan. No.144 (red)

1.0 Context

1.1 Existing site

The site does not lie within a Conservation Area and the building is not listed.

The site comprises a Victorian semi-detached 2 storey single family dwellinghouse on the southern side of Mill Lane at the junction with Holmdale Road. The location of site, on the corner of Mill Lane and Holmdale Road, results in the side and rear elevation of the dwelling being visible from the public realm.

There is currently a single storey garage building in the rear garden of the property which fronts onto Holmdale Road. The site is urban and accessible via car or local transport.

The area is characterised by semi detached Victorian houses with larger mansion blocks and rows of terraced housing on Holmdale Road and to the West of the site on Mill Lane.

We have included a tree report as part of this application. The application site has two mature Lime trees in the middle of the rear garden which are protected by TPO. There is also a Silver Birch immediately adjacent to the proposed structure which will be largely unaffected by the works.

Aerial view of 144 Mill Lane (red).



*Shared boundary
with no.9*

1.2 Existing building

The main building is a two storey semi detached Victorian dwellinghouse with a clay tiled pitched roof with front and rear dormers. The elevations at ground floor at the front and back and full height along Holmdale Road is rendered white. There is a more recent ground floor extension at the rear with a more modern aesthetic utilising aluminium framed doors and rendered white to fit in with the rest of the house.

There is a small single storey outbuilding at the rear of the garden which at the moment serves the house with additional storage only. Constructed from load bearing brickwork and clad with trellising on the elevation facing the main house the structure is covered with a slate roof. There is glazing on the roof and facing the main house.

Currently, the building envelope does not have adequate thermal performance to be inhabited and would require significant works to restore. It has fallen into disrepair in recent years.



Front Elevation



Garage Holmdale Road elevation



Existing Rear Extension



Side: Timber close board fencing



Holmdale Road Elevation

2.0 Proposal

2.1 Pre-Planning Advice

We have had a written response from the Planning Officer as part of the pre-planning process, ref: 2013/1536/PRE (15.03.13).

The main areas of concern are;

- impact on neighbouring amenity
- impact on the character of the area
- impact on trees of special amenity

We have addressed these concerns and have expanded on them below.

2.2 Design

There seems to be no record of previous planning applications to develop the studio/garage.

The present proposal creates a two-storey home office and guest room, which extends the footprint of the existing building by 4m². The proposed building is of contemporary design with a white rendered finish to match the existing boundary wall along Holmdale Road and, a large glazed box element at first floor level with a flat green roof.

The proposal seeks to provide a 'visual' connection between the 4 storey Modern apartment block that is adjacent to 144 Mill Lane. In order to achieve this, the garden office will have a modern appearance, while following a traditional approach to construction in terms of using great craftsmanship.

The proposal would not involve significant works to the garden and no alterations are proposed to the main house.

We have addressed the Planning Officers concerns as

follows;

Neighbour Amenity

There will be no windows in the East elevation of the proposed structure, facing no.146. All new windows are facing South and West.

The north elevation of the block of flats at Nos. 33-39 Holmdale Road is a blank elevation with no habitable room windows therefore the proposal would not impact on the amenity of the occupiers of any of these flats.

There would be an element of overlooking from the window on the side elevation at first floor level and the roof terrace to Nos. 54-56 Holmdale Road, however it was considered by the Planning Officer that, the distance of 17 m and that fact that these are windows looking onto a public road with other similar properties overlooking each other this is not likely to have a detrimental impact on neighbour amenity. Owing to the distance between these properties there is unlikely to be an issue in relation to loss of sunlight or daylight to Nos. 54-56 Holmdale Road.

The Planning Officer considered that the first floor level terrace would provide an unacceptable level of overlooking into the rear windows and garden of No. 146 and as a result the terrace has been scaled back with larger balustrades to omit any chance of overlooking. It is unlikely that the proposal would impact on daylight to No. 146. The overall height of the proposal has been reduced by a foot to minimise this risk further.

Trees of Special Amenity

The significant trees in the rear garden - The two Lime trees will be retained with the roots largely unaffected by the proposed works. A separate tree report has been included as part of the application to support this claim and also to show how this and the other trees on site will

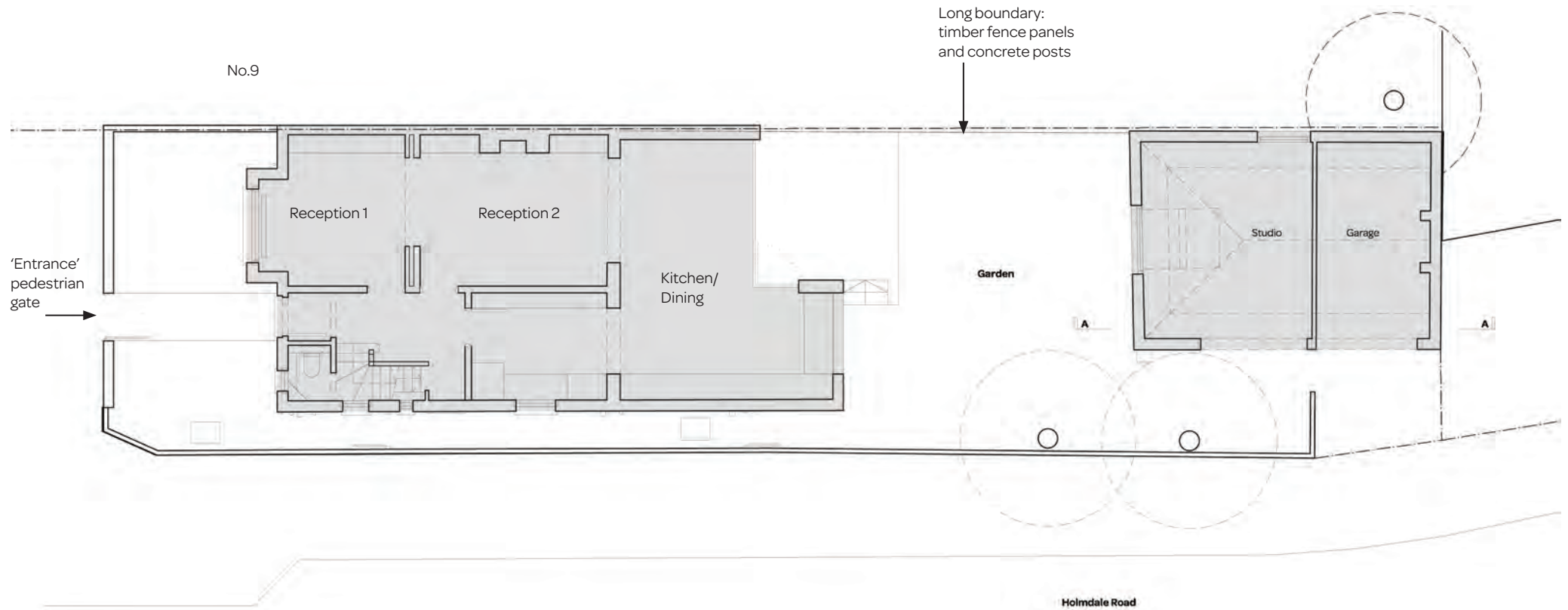
be protected throughout the works.

Loss of Integrated Garage space

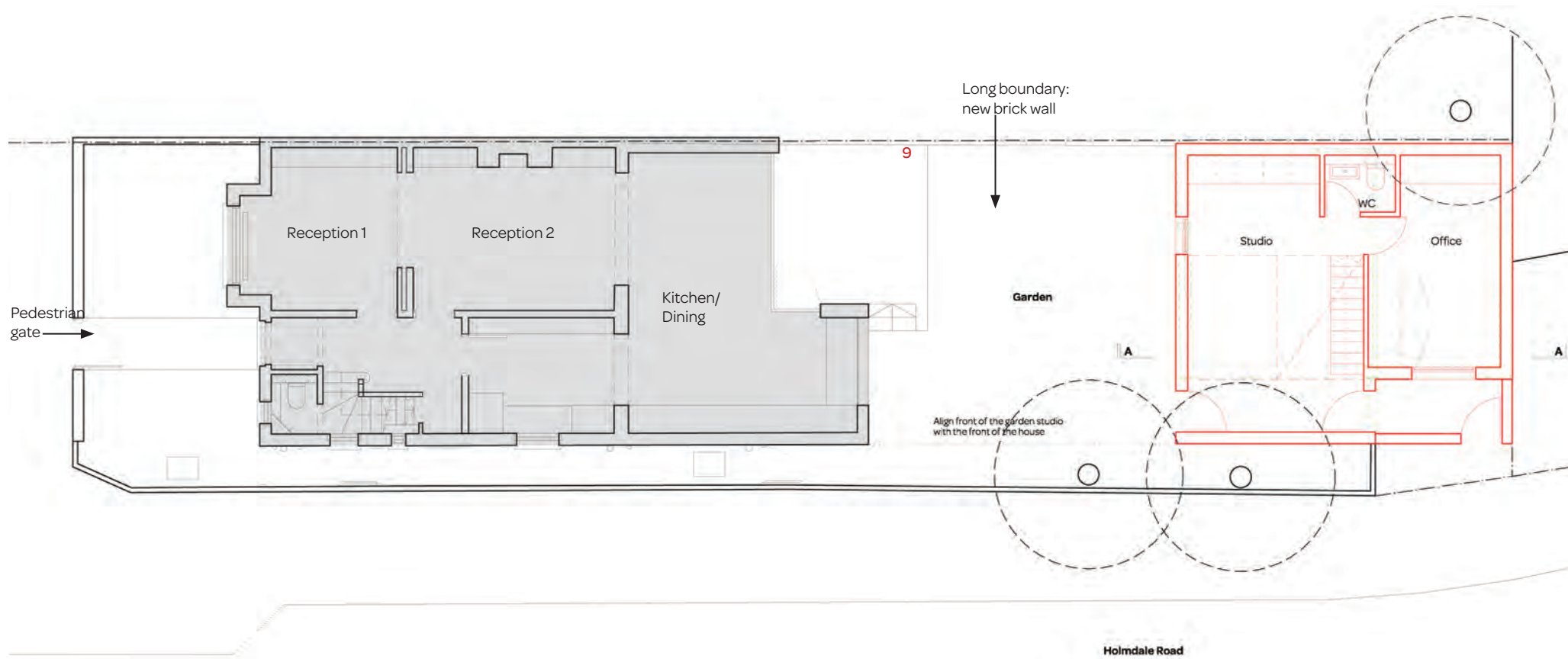
The current garage is very narrow and suitable only for a small car and is used solely for storage as a result.

The proposal does not affect current parking arrangements, since as mentioned above, the garage has been disused for some time and it is in fact very small to park a car of regular dimensions.

2.3 Plans

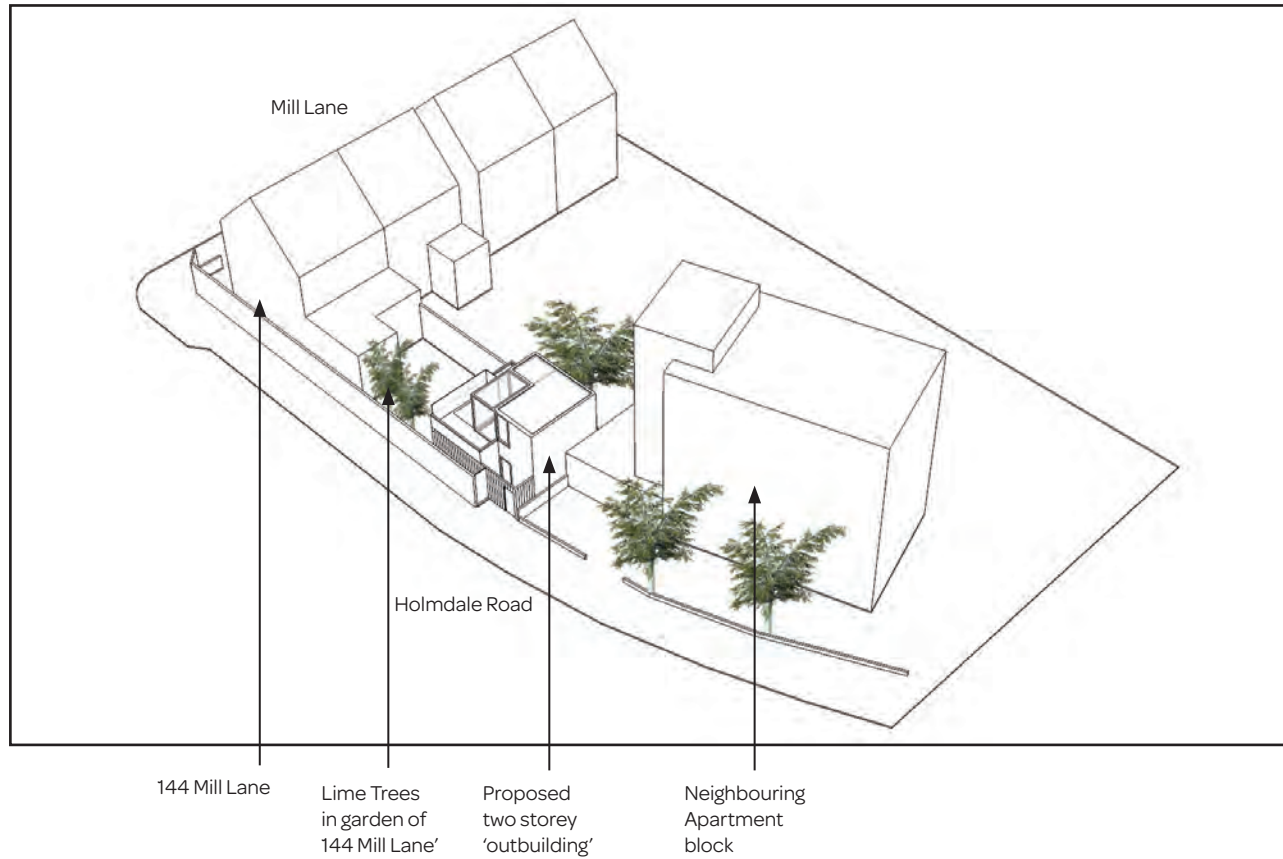


Existing Ground Floor Plan



Proposed Lower Ground Floor

2.5 Proposed 3D views



Proposed Axonometric View



Proposed Street Views

3.0 Amount/ Scale

it is believed that the proposed works are in keeping with the scale and proportion of the host building and surrounding buildings. As has previously been stated there will be little loss of amenity to neighbouring properties as a result.

4.0 Landscaping + Trees

Trees

The proposed works will have minimal impact on the main trees of significance in the garden. We have included a separate Tree Report as part of this application verifying this and providing a method statement for the protection of the trees during the works.

Refuse/ Recycling Storage

The proposal retains the current refuse/ recycling area to the front of the main building, allowing easy access for use and collection.

5.0 Appearance/ Materials

The proposed finishes will compliment the main building by utilising similar materials. The proposed structure will be largely rendered white to match the existing the recent ground floor addition to the main house and the rendered wall along the Holmdale Road elevation. There will also be new close board fencing at ground floor level to match the existing fence along Holmdale Road.



Existing outbuilding with 4 storey apartment building in background



Proposed Holmdale Road Elevation

6.0 Access

The proposal will be designed according to the guidelines of the Building Regulations, namely Part M and K, and Lifetime Homes document. The design of the proposal will not affect the general circulation in and out of the site, or around the garden. The proposal does not affect current parking arrangements, since as mentioned above, the garage has been disused for some time and it is in fact very small to park a car of regular dimensions. Additionally:

There is a level access from the garden to the new entrance into the proposed structure. The widths of new doors/ hallways conform to the recommendations of the Lifetime Home Standards. There is a toilet on the entrance level that could in the future be combined to form a shower room.

The vehicular access on Holmdale Road into the existing garage will be replaced with new pedestrian access.

7.0 Sustainability

We confirm that our proposed extension does not negatively impact on the existing building or amenity space in compliance with the requirements of Adopted Supplementary Planning Document on Sustainable Design and Construction.

The garden office would be designed in accordance with current legislation and guidance on Sustainability, following from the Climate Change Act 2008, the Building Regulations and The Code for Sustainable Homes. The proposal would be in line with the design of its particular setting and would use solely locally sourced materials. We would propose to use passive ventilation for cooling, and efficient management of lighting and heating.