

Design and Access Statement

In accordance with DCLG Circular 01/2006 Section 3

66 Mill Lane, NW6 1NJ

SITE AND SURROUNDINGS

The site is within the suburb of West Hampstead to the north western fringe of the London Borough of Camden.

Mill Lane runs roughly east to west between the A5 (Shoot Up Hill) main feeder route into London and the B510 West End Lane. The West Hampstead underground station and Thames link railway station both lie 0.6 miles to the south east which is approximately an 11 minute walk. Alternatively frequent bus services run along Mill lane in both directions with routes to Brent Cross, Central London, Golders Green, Kilburn and Kensington or Swiss Cottage, Hampstead Heath and Holloway making it a very accessible location

The site lies to the south side of Mill Lane between Ravenshaw Street and Broomsleigh Street which is a secondary shopping parade containing a variety of uses at street level many of which are no longer retail but still retain traditional shop fronts. Buildings are predominantly 3 storey terraced with traditional butterfly roofs showing as a gable wall to the rear but set behind a higher parapet wall to the front. No's 66 and 64 now have flat roofs but the original front parapet walls are retained. Most upper floors are in residential use as either maisonettes or further divided as a number of self-contained flats. Interspersed between the 3 storey properties are small adjoining 2 storey terraces with pitched roofs. Quite a number of both the 2 storey and 3 storey variants have had additional storeys or loft conversions added. Typically the 3 storey buildings have had mansard extensions set behind the front parapet extending to the rear but retaining the 'V' shaped rear wall. Recent examples of this are the completed development at 68a Mill Lane (TP2012/2134/P) and 60 & 62 Mill Lane and previously similar schemes at 44 & 46 Mill Lane. It is understood that a number of similar schemes have been constructed along this side of Mill Lane. The most recent of these at the neighbouring property 68a Mill Lane has a front mansard set just behind the front parapet wall with sloping party walls rising from the back edge of the front parapet wall as depicted in figure 5 of the Camden CPG 1 Design guide for roof extensions

THE DESIGN PROCESS

This proposal is for minor alterations to the recently approved scheme that reflects local and national policy requirements as well as being a neighbourly development

These minor alterations are: -

- Mansard front wall setback of 500mm instead of 1.1m
- New party wall parapet with 64a Mill Lane to be the same as that built recently by 68a
- Raising the height of the lower ground floor and ground floor rear extensions by 3 brick courses (225mm)
- Lightwell to front of basement with enclosing railings

As stated above similar developments have taken place along Mill Lane. In particular at 68a Mill Lane which was approved in 2012 and the development recently completed. Also those at 44 & 46 together with 60 & 62 are relevant. They all include an additional storey constructed in the form of a mansard roof extension set back behind the front parapet wall and the later the use of the basement as a self-contained flat together with rear extensions in various forms. These appear to be the most recent and therefore set out a format upon which the proposal at 66 Mill Lane is therefore based. It is also necessary to take into consideration other changes to policy such as the introduction of The London Plan requirements in respect of creating of new dwellings whether through new build or conversion of existing properties. This particular site is also a single building and of a slightly different configuration although this is only evident from an internal perspective and at the rear of the property.

The proposal will in the main meet the space standards set out within The London Plan, although some deviation from this has been discussed with the planning officer for the previously withdrawn scheme given the mitigating circumstances of being located above retail space. The scheme also complies with Camden's local plan policies in respect of flat area's and room sizes.

What is more complicated is compliance with Lifetime Homes Standards due to the layout and configuration of the existing building it is virtually impossible to meet these requirements which is demonstrated by a separate statement in this regard.

USE

It is proposed to provide a 2 bedroom maisonette at lower ground and ground floor levels with sole use of the rear garden. A 1 bedroom flat at first floor level and a further 2 bedroom maisonette at second and third floor levels retaining the existing roof terrace

AMOUNT

Lower Ground & Ground Floor Maisonette (Flat A) - 87.06m² (Incorporating extensions of 22.94m²)

First Floor Flat (Flat B) - 81.7m² (Incorporating extensions of 1.11m²)

Second & Third Floor Maisonette (Flat C) – 69.7m² (Incorporating extensions of 31.17m²)

LAYOUT, SCALE AND APPEARANCE

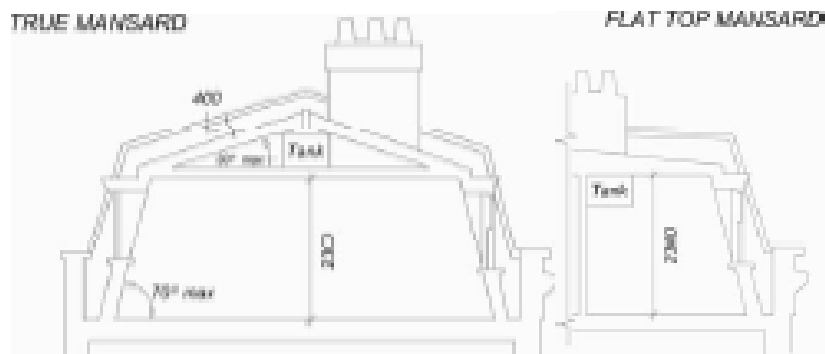
The views of the proposal from the public realm will be very limited with in all probability only minimal views of small parts of the front mansard/dormers from across the road or wider long range perspective. This is borne out by the delegated officer reports for the schemes at 60 & 62 Mill Lane and even more recently at 68a Mill Lane. To the front of 66 Mill Lane will be a metal balustrade to the light well again similar if not identical to the one approved and constructed at 60 & 62 Mill Lane, also accepted as suitable to provide sufficient light to the lower ground floor bedroom to be situated in this location

At the rear it is proposed to provide a modest extension at single storey level to the line of an existing extension at 68 Mill Lane.

Working up the rear of the building small scale extensions are proposed at ground and first floor levels which will transform the appearance from a run-down poor quality fenestration into a characterful setting with materials to match the more recent additions to the terrace including second hand London stock bricks, natural slates and replacing the current flat top rear wall with one that matches the profile of butterfly roofs and that recently constructed at 60 & 62 Mill Lane. Modern contemporary glass and stainless steel balustrading is proposed to the existing retained roof terrace at second floor level

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Figure 5. Mansard Roofs



True Mansard

Lower slope is at a steeper angle than the upper, and the upper slope is visible

Flat topped Mansard

Upper slope of a pitch below 5° or totally flat

LANDSCAPE DESIGN

The proposal includes retaining the majority of the rear garden for sole use of the lower ground and ground floor maisonette where perhaps a small ornamental tree and some shrubs are considered to be suitable soft landscaping

ACCESS AND INCLUSION

As the property exists and the proposal is for a conversion utilising the existing entrance door and internal staircase, there are no plans to alter the extant access arrangements. It is considered that later adaptation in respect of internal facilities could be provided should a specific need arise although due to the nature and arrangement of the existing building it is also considered unlikely that this would arise due to the amount of manoeuvring required simply to gain access to any of the flats