

# DESIGN AND ACCESS STATEMENT FOR A NEW ROOF EXTENSION AT 86A MILL LANE, LONDON NW6 1NL



Prepared by

**PROUN**

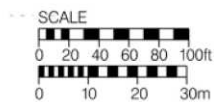




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This document is to be read in conjunction with all associated drawings.

**Contents**

1. Existing building and photographs
2. The surroundings
3. Related planning applications
4. Policy - Camden Council  
Mayor of London  
LifeTime Home Standards
5. Proposed design
6. Daylight and sunlight
7. Conclusion



PROJECT				86 MILL LANE, LONDON, NW6 1NL				90 BOROUGH HIGH STREET LONDON SE1 1LL							
								Tel: 020 7407 3700 – Fax: 020 7407 3800 email – proun@proun.co.uk							
DRAWING TITLE								ARCHITECTS • DESIGNERS • PLANNERS							
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### **1) Existing Building**

No. 86 Mill Lane forms part of a terrace of 3 buildings within a larger terrace. A fourth adjacent building, No. 82 is similar in appearance to the three but probably a later addition of smaller width and lesser height. The ground and basement floors of the property are occupied by a small café, Bake-A-Boo. The first and second floors are residential units.

Both residential units are single bedroom with a combined living/ dining/ kitchen area and independent bathroom/ WC. Both are entered by an independent door at street level and common stair. The second floor flat has the only amenity space in the form of a rear roof terrace.

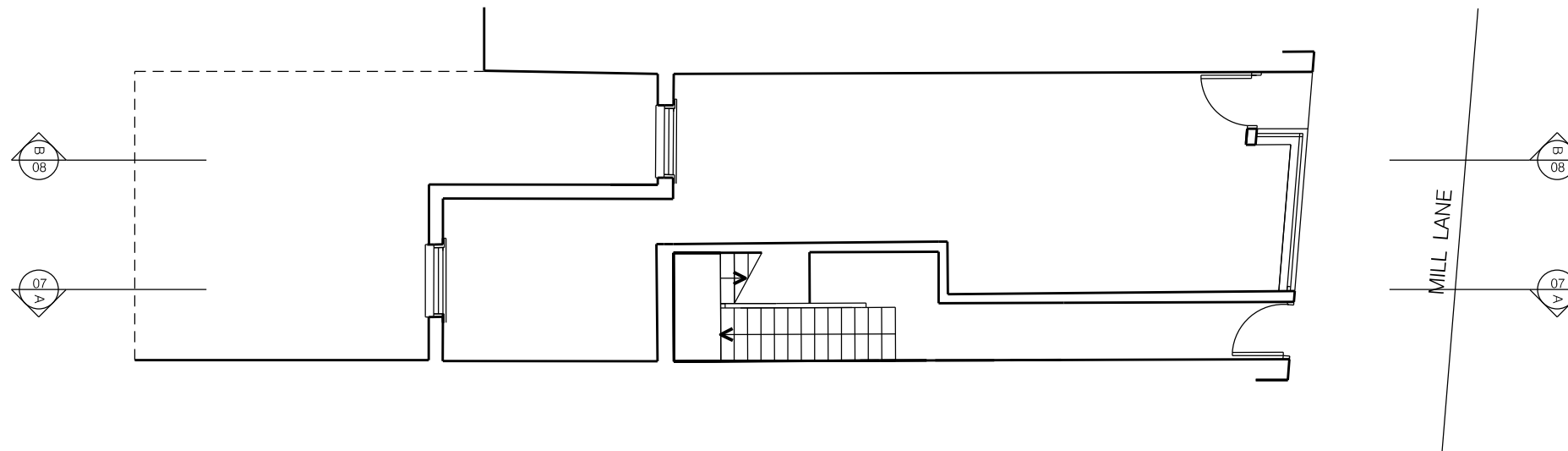
The front facade is yellow stock brick with red brick bonding and corbelled parapet. Voussoir brick arches spring from floral impost stones over the first floor window. All painted white.

The second floor window openings have a simple expressed flat lintel. The windows are four pane timber sash.

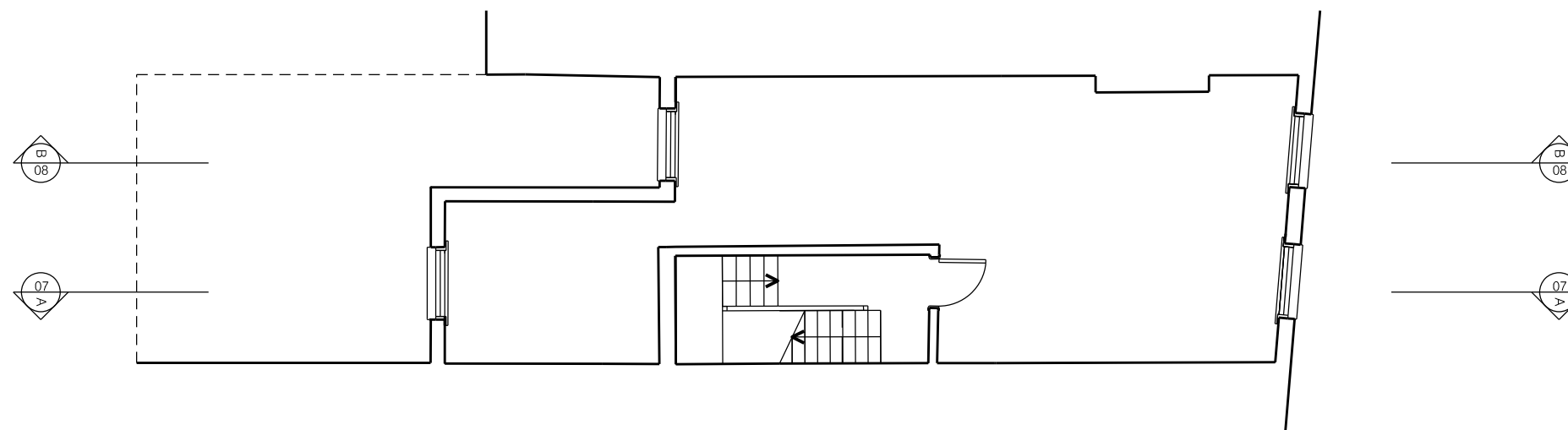
The rear facade and extension are of yellow brick stock brick. The main facade rises from basement to second floor with simple openings for timber sliding sash windows. The main facade terminates at the raking verge of the butterfly roof. The extension terminates at a flat roof with metal railings forming a protection to a terrace for the second floor flat.

A chimney stack rises from the terrace.

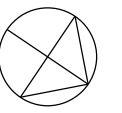
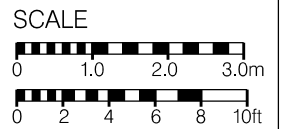
The building is not listed nor in a conservation area.



EXISTING GROUND FLOOR  
(Showing access to second floor flat only)



EXISTING FIRST FLOOR  
(Showing access to second floor flat only)



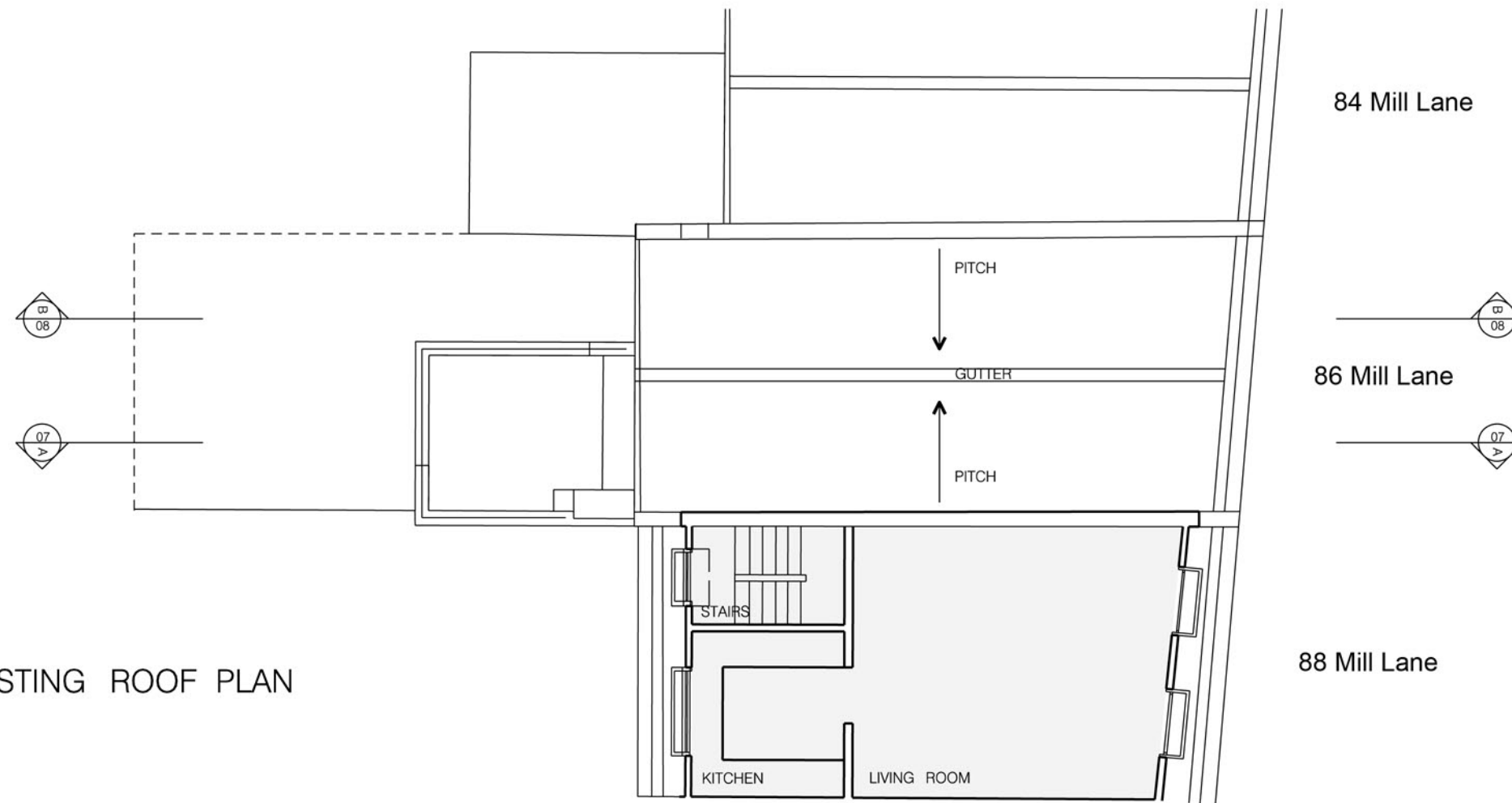
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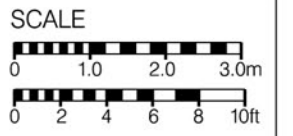
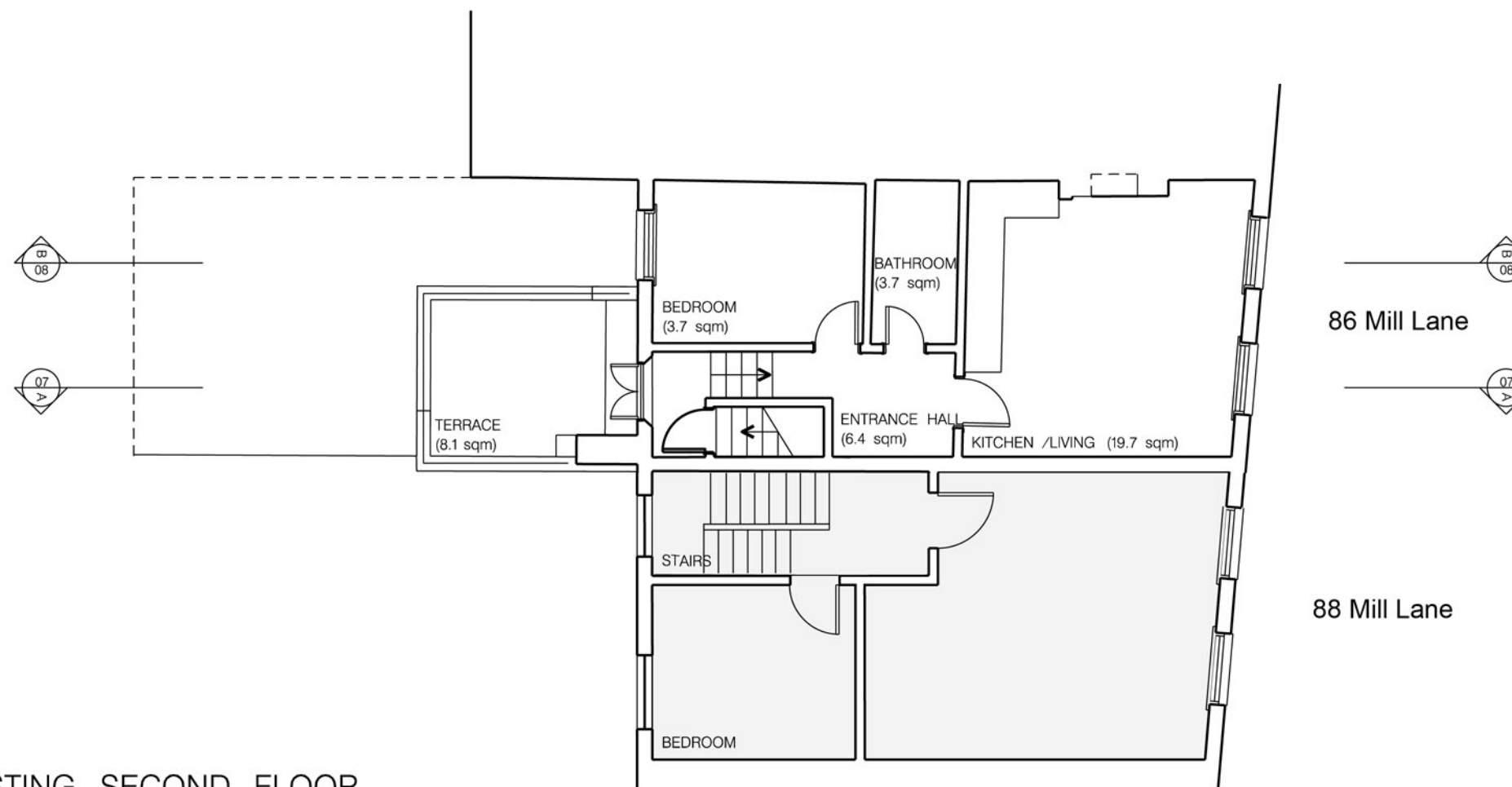
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EXISTING ROOF PLAN



EXISTING SECOND FLOOR



NORTH

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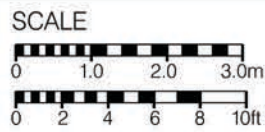
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EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



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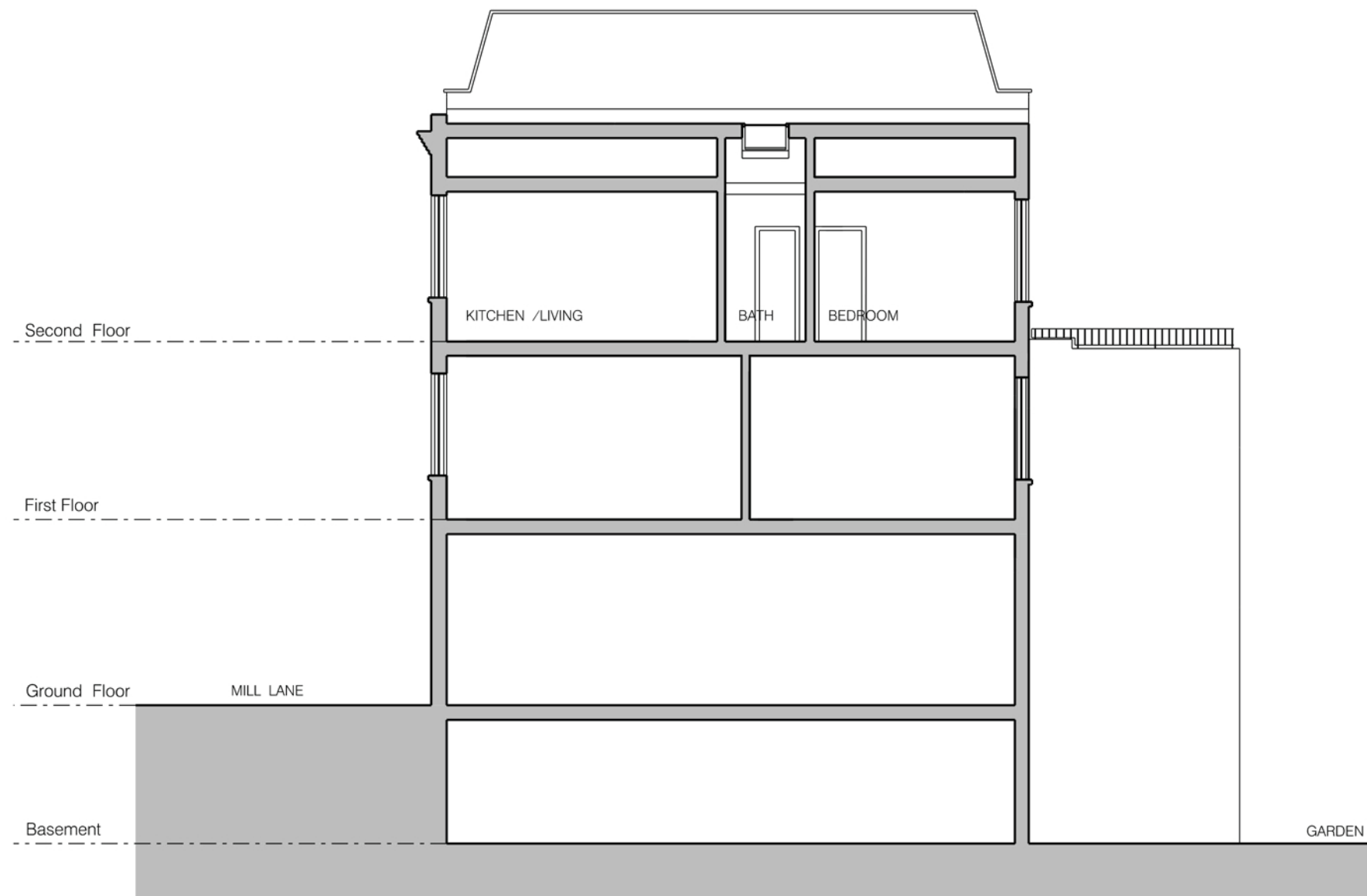
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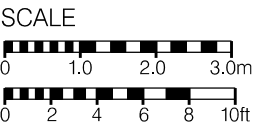
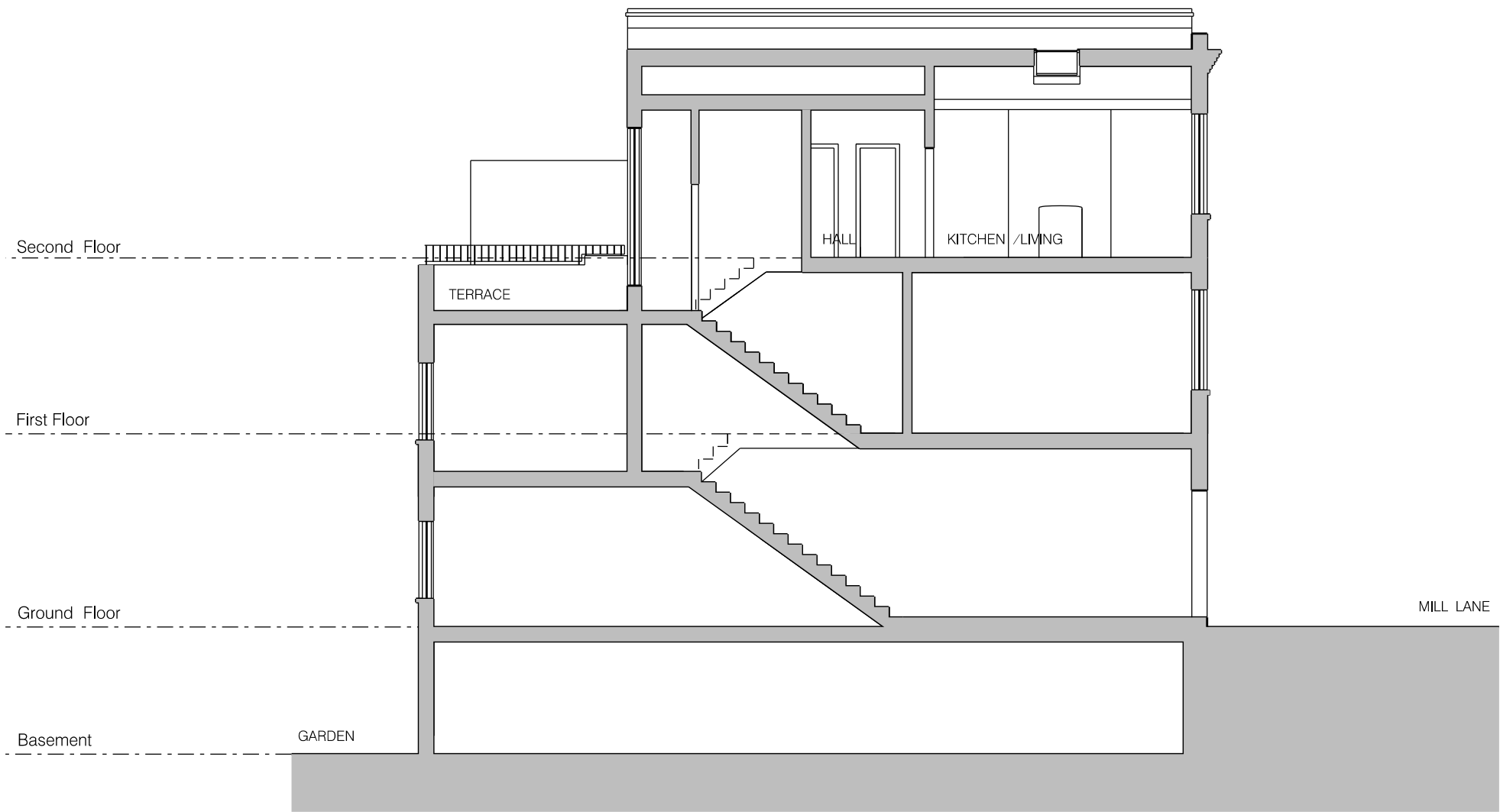
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FRONT FACADE

REAR FACADE

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REAR FACADE & TERRACE



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## **2) The Surroundings**

Mill Lane links Shoot-up-Hill to the west with West End Lane. The north side of the lane local to No. 86 is a mixture of rear gardens and new houses with hardstandings. The local south side is generally commercial use at ground floor with residential and commercial use at upper parts.

The existing terrace contains a variety of three facade types. Mostly with flat parapets and hidden roofs. There is a group of 4 No. Houses forming a terrace with exposed pitched roofs. Roof conversions have been undertaken in premises adjoining the site and elsewhere along the lane. The rear of 86 looks into an area of square gardens bounded by Broomsleigh Road to the east, Domfell Street to the south and Ravenshale Street to the West. A number of properties have extended into the gardens and a few, like No. 86 have existing terraces.

The council have granted permissions for roof extensions and some of these are summarised overleaf.

### 3) Related Planning Permissions

No.	Application No.	Description	Status
86a	8803616	Change of use of first and second floors to two self contained flats and the erection of a second floor rear roof terrace.	Granted with condition
84	9201361 (07-12-92)	Change of use of the 1st and 2nd floors to form one self contained flat on each floor.	Granted
88	2004/5163/P	Change of use of existing 2 bed maisonette into a 2 bed flat at 1st floor level and a maisonette at 2nd and 3rd floor level including the erection of mansard roof extension and demolition of existing monopitched rear extension and erection of a new rear extension at first floor level.	Granted

#### Related Applications

<u>72 Mill Lane</u>		
2012/2309/P	The use of the rear lower ground, ground and first floor as 1 x 2 bed residential maisonette (Class C3) with roof terrace to the first floor rear elevation level.	Granted
<u>68a Mill Lane</u>		
2012/2134/P	Erection of a mansard roof extension and replacement of existing UPVC windows with timber windows. All in connection with existing maisonettes (Class A3).	Current
<u>4 Ravenshale Street</u>		
2012/4848/P	Erection of roof. Extension on rear roof slope and installation of 3 roof lights on front roof slope. All in connection with the existing dwelling house.	Granted
<u>14 Durnfell Street</u>		
2006/2616/P	Erection of a balustrade at rear to facilitate use of a flat roof over the existing two storey rear extension as a terrace in connection with the existing single family dwelling house.	Granted

There has been and is council support for new roof extensions and rear terraces within the area. This application differs little from other schemes previously granted planning permission.

### 3) RELATED PLANNING PERMISSIONS

#### **4) Planning Policy**

The following policies and guides have been used in the development of the design.

- Camden Policies: C55, CS11, CS14, CS19, CP61, DP18, DP19, DP24 and DP26.
- Mayor of London: Guide to the Design of Residential Accommodation.
- LifeTime Homes Standards.

#### **Council Policies:**

Policy C55: The proposal conforms to this policy as:-

- This scheme provides a development of an existing residential unit providing increased space for family accommodation.
- It creates an increase of residential accommodation within the existing urban context without the loss of any existing brown or green space.
- The accommodation will contain environmental friendly materials and have services that benefit the environment by limiting the drain on energy sources.
- The development has been designed to respect and blend with the existing environment and heritage.
- The scheme considers the impact on its neighbours.
- It is a well balanced proposal and sits well with the urban context. It is small in scale and reflects developments already granted permission within the local environment.

Policy CS6 and Development Policies DP5 and DP6:

The development provides:-

This small development creates a much needed 3 bedroom home in place of a single bedroom flat. 3 bedroom homes are considered a high priority in the borough.

Although not possible to meet all LifeTime Home Standards due to the location, a number have been incorporated into the plan to ensure the layouts have flexibility for the occupants.

Policy CS11 and Development Policies 16, 17 and 18:

This proposal does not increase the number of residential uses, it increases the size of a single unit. It is considered that this will not increase the need for private parking in the area.

The location of the accommodation provides good access to bus routes which pass the site and is only a short walk from West Hampstead tube station and Overground networks.

The development provides accommodation for two bikes at ground floor level in a secure space.

Policy 13, Core Strategy Policy 13 and Development Policies 22 and 23:

The development has been designed considering high environmental standards.

- The position of the development minimises any need to travel by car.
- The development within an existing building promotes the efficient use of an existing building.
- The development minimises carbon emissions by:-
  - Having excellent levels of thermal insulation.
  - Providing double glazed windows.
  - Providing recycling facilities within the apartment.
  - Having white goods which are A rated or higher.
  - Having a gas fired central heating system with condensing combination boiler.
  - Providing low energy light fittings throughout.
  - Dual flush toilets.
  - Using materials in the construction process from approved environmental sources.

Policy CS14 and Development Policies 24 and 25:

The development is attractive, safe and easy to use by being:-

- Designed to the highest quality respecting local context and character.
- Retaining, preserving and enhancing the existing building.
- Maximising the access to the space within the context of the existing building.

Policy CS18:

The development allows storage of waste produce within the kitchen area. A wider than average cupboard provides facilities for dividing produce into containers.

The present configuration does not allow for refuse storage at street level and it is envisaged that refuse will be taken to street level at collection days.

**Mayor of London Policy**

Residential Space Standards:

The accommodation has been designed to meet these standards and provides:-

Living/ dining/ kitchen:	36.5 sq m
Bedroom 1:	15.0 sq m
Bedroom 2:	8.1 sq m
Bedroom 3:	8.1 sq m
Bathroom 1:	4.4 sq m
Bathroom 2:	3.6 sq m
Circulation space:	7.5 sq m

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Total:	83.2 sq m
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Amenity space:	12.4 sq m
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Gross internal area of the apartment is: 86.5 sq m



## LifeTime Home Standards

### Criteria

Point 1:	There is no parking proposed with this development. As such this criteria is not considered.
Point 2:	There is no parking proposed with this development. As such this criteria is not considered. The existing entrance exists.
Point 3:	The entrance to the premises is level.
Point 4:	<p>Entrance:-</p> <ul style="list-style-type: none"><li>• The entrance way will be illuminated.</li><li>• It is not possible to provide level access over the existing threshold without carrying out adaptations to the existing ground floor which is not in the applicants ownership.</li><li>• Openings exist and cannot be widened without removing space from adjoining owners.</li><li>• Weather protection to the exterior cannot be provided with the installation of an external canopy which would compromise the unified integrity of the terrace. A canopy has not been included.</li><li>• The pavement outside the premises is as existing and levels are as found.</li></ul>
Point 5:	<p>Communal Stair and Lifts:-</p> <p>It is not possible to install a new lift or stair as the surrounding premises are owned by other parties.</p>
Point 6:	<p>Internal Doorway and Hallway:-</p> <p>The hallway at second floor level exists and cannot be altered. It is approximately 850mm wide, slightly below the 900mm required.</p> <p>Door widths internally are 900mm wide where at right angles to the corridor as in the case of bedroom 2. Doors to bedroom 1 and 3 are a minimum of 750mm wide as they are approached head on.</p> <p>Doorways to bathrooms are indicated as 750mm wide.</p>
Point 7:	<p>Circulation Spaces:-</p> <p>The location of the premises does not allow wheelchairs to access the site. However consideration has been given to the spatial arrangement in the main spaces as this will assist a wide range of occupants.</p> <p>The bathrooms are not designed to be wheelchair accessible as it is felt that the limited space and options of providing two bathrooms outway a single larger bathroom. Two bathrooms allow greater flexibility for a family occupying the flat and the existing configuration can be altered if this should ever change.</p>

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Point 8:	<p>Entrance Level Living Space:-</p> <p>The entrance level to this flat is off Mill Lane at ground floor level. Entrance to the flat is made following the negotiation of an existing stair which is not considered easy going.</p> <p>There is therefore no livingroom at the flat entrance.</p>
Point 9:	<p>Potential for Entrance Level Bed-Space:-</p> <p>The entrance level to this flat is off Mill Lane at ground floor level. Entrance to the flat is made following the negotiation of an existing stair which is not considered easy going.</p> <p>However the nature of the environment provides bedroom accommodation at the lower floor within the flat.</p>
Point 10:	<p>Entrance Level WC and Shower Drainage:-</p> <p>The entrance level to the flat contains a WC. However this is not accessible.</p> <p>The bathrooms are not designed to be wheelchair accessible as it is felt that the limited space and options of providing two bathrooms outway a single larger bathroom. Two bathrooms allow greater flexibility for a family occupying the flat and the existing configuration can be altered if this should ever change.</p>
Point 11:	<p>WC and Bathroom Walls:-</p> <p>All walls will be capable of a firm fixing and support for adaptions such as grab rails.</p>
Point 12:	<p>Stairs and Potential through-floor Lift in Dwelling:-</p> <p>There is no potential for a through the floor lift within the dwelling. This is considered unnecessary as there is no lift to the flat from ground floor. Provision is available for a stair lift if required.</p>
Point 13:	<p>Hoists to Bedroom and Bathrooms:-</p> <p>The structure over bedrooms and bathrooms will be capable of supporting a hoist. Bedroom 2 to the bathroom is deemed to be a route for the hoist.</p>
Point 14:	<p>Bathrooms:-</p> <p>An accessible bathroom is not provided at the entrance level. This maybe possible in the future with minimum disruption to the flat but the indicated configuration provides a more suitable arrangement for family accommodation within a flat without lift access.</p>

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Point 15:

Glazing and Window Handle Height:-

Window sills and window ironmongery in general exist. Where possible and without disrupting the existing building fabric and window fenestration pattern, ironmongery will be provided no higher than 800mm from floor level.

Point 16:

Service controls:-

Services will be installed between 450 x 1200mm from floor level and 300mm away from the 1200mm corner.

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## 5) Proposed Design

It is the applicants intention to upgrade the present flat and create a family home. The present size will increase from one bedroom to three with increased living accommodation.

The proposal intends to remove the existing butterfly roof, raising the current roof line to match that of No. 88 and create a new floor.

The new proposal has been designed to integrate sensitively into the existing property and surroundings.

### The Plan

The existing property has a rear second floor terrace overlooking rear gardens, one of a number in the local environment, a rear bedroom, a small bathroom and combined living, dining and kitchen area fronting Mill Lane. The butterfly roof has roof lights providing light to the living and bathroom areas.

The proposed scheme intends to build over the existing terrace to provide a new bedroom. The existing rear bedroom is retained and the existing living, dining and kitchen area changed to a new bedroom with en-suite shower. The existing bathroom location is retained. A new third floor provides new living, dining and kitchen space with a new terrace above the rear new bedroom.

A new mansard roof is proposed over the third floor. This follows the lines of the mansard roof constructed on No. 88. This ensures a unified approach to the roof extension.

### Elevations

Mill Lane:

The profile of the new roof to No. 86 matches that of No. 88. There is no impact of the new proposal on the street in close or long views from lower or upper levels of Mill Lane. The set back line of the roof renders it almost invisible from street level.

However the mansard will be viewed from the rear of the properties on Hillfield Road and the upper levels of the properties to the north of Mill Lane. The matching of both No. 86 and No. 88 will result in a unified and cohesive roof scape when viewed at this distance and it is intended that materials used on No. 88 will be used on No. 86.

These will consist of natural slate to the pitches, timber windows and lead flashing.

Although we have a preference for dormer windows the existing adjoining windows along Mill Lane are roof lights and it is proposed that the choice is continued on the new mansard.

### Rear elevation

There are strong guidelines set by the council with regard roof extensions. Camden Planning Guidance Design 1, Item 5.19 deals with roof extensions following removal of valley or butterfly roofs. We have during the design development utilised this advice.

The existing butterfly roof profile parapet wall is retained together with an existing chimney stack to avoid the mansard appearing unified to the raking parapet at the base of the roof slop. The existing roof extension remains approximately 500mm back from the facade. The mansard window set back approximately 700mm.

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The new full height dormer window is kept 500mm away from each party wall and approximately 350mm down from the mansard roof ridge line. These dimensions reflect those recommended by the council with regard to dormer windows.

As the neighbouring properties facing the rear of the facade are significantly lower than the new floor and the raised existing rear extension projects further forward, the butterfly parapet masks these as large windows and they will have the appearance of a window.

We note in our section on previous applications that No. 68A Mill Lane was granted planning permission for a simpler full width dormer window and mansard roof extension in June 2012. Although this dormer window was set back slightly further than that indicated in this application it was relating to a flat vertical wall and butterfly parapet. This scheme has an existing extension which projects further than the main rear facade and as such it is felt the same set back is not required.

The roof over the new bedroom built on the existing terrace provides an opportunity for a new terrace. This has been designed to be slightly lower than the gutter of the rear mansard roof fall. The new parapet is thus able to be dropped and the butterfly parapet maintained. The balustrade around the parapet is proposed in clear glass.

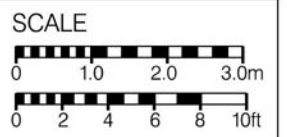
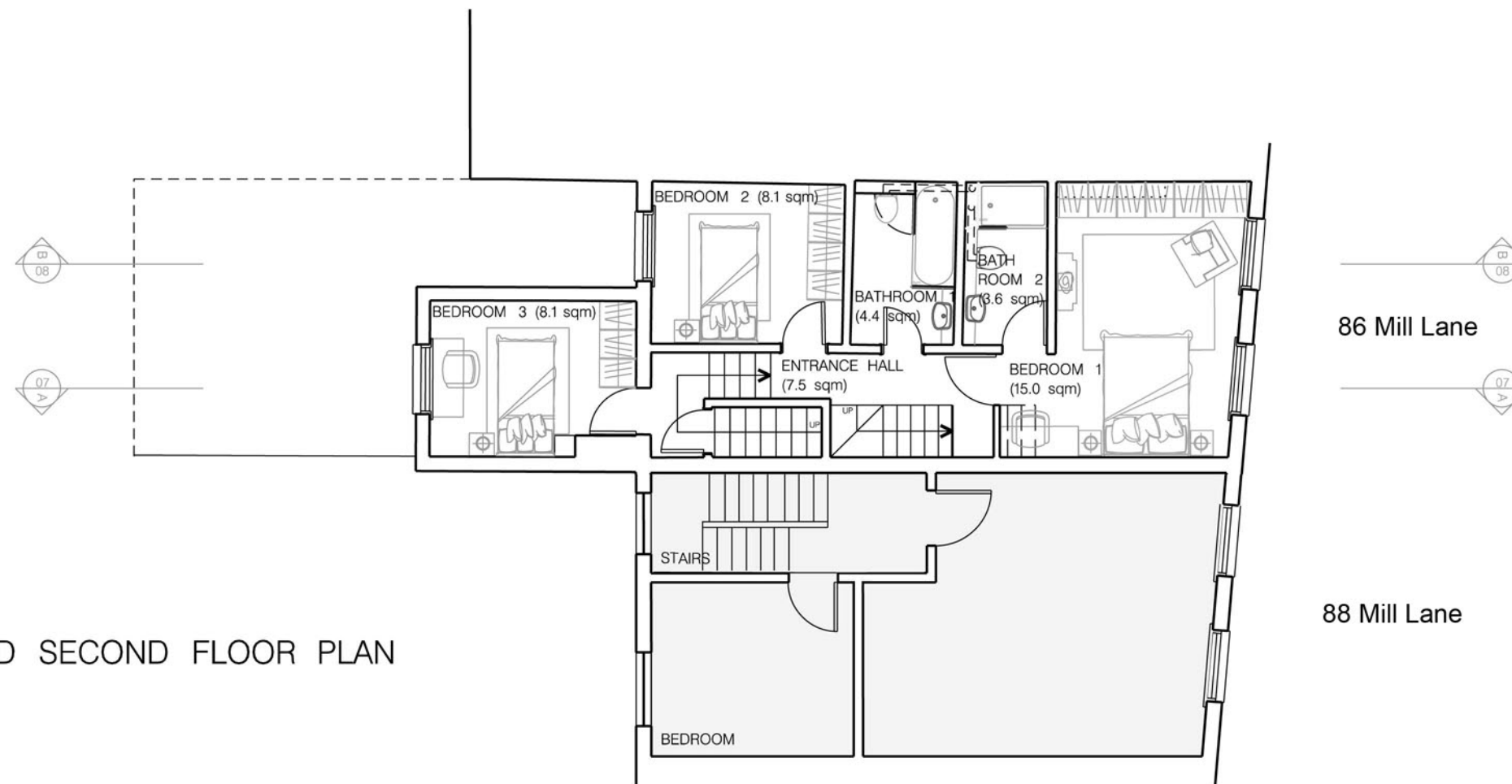
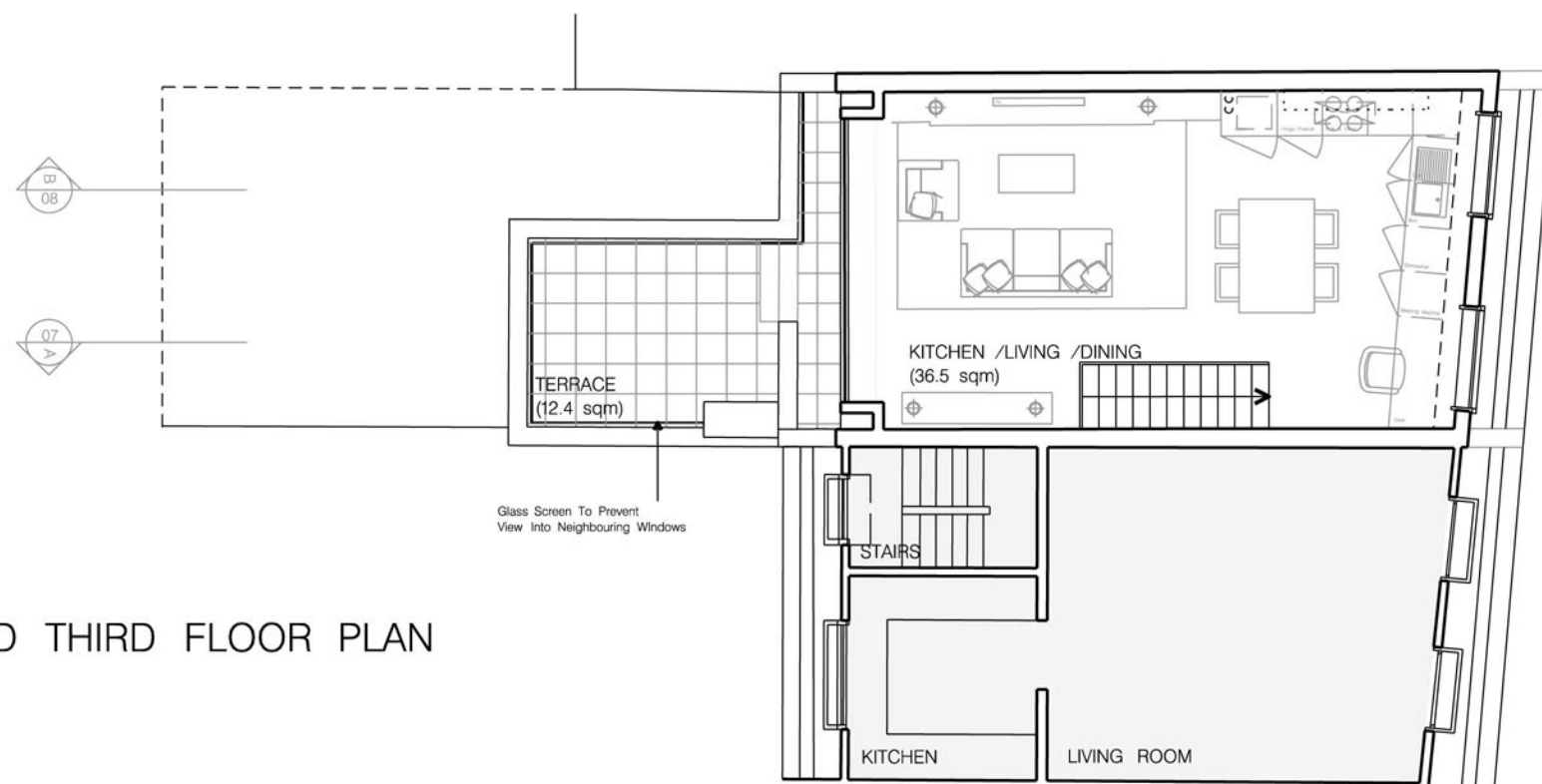
Overlooking of the neighbours in 88 Mill Lane is not considered a problem and two plans showing the worst case situation is attached.

The windows of No. 88 immediately adjacent to the proposed terrace are onto a staircase and those at a distance of 4 metres, a kitchen at the third floor and bedroom at second floor. The extent of overlooking is reduced by the retention of the existing chimney breast.

The previous 1988 application for the roof terrace proposed a glazed screen to the east side. The client would be happy for the council to condition its replacement on the new terrace if so required.

Materials for the mansard roof and dormer to the rear elevation will match that to the front facade.

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REV.	DESCRIPTION	DATE
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PROJECT	
86 MILL LANE, WEST HAMPSTEAD	
DRAWING TITLE	
PROPOSED SECOND FLOOR & THIRD FLOOR PLAN	
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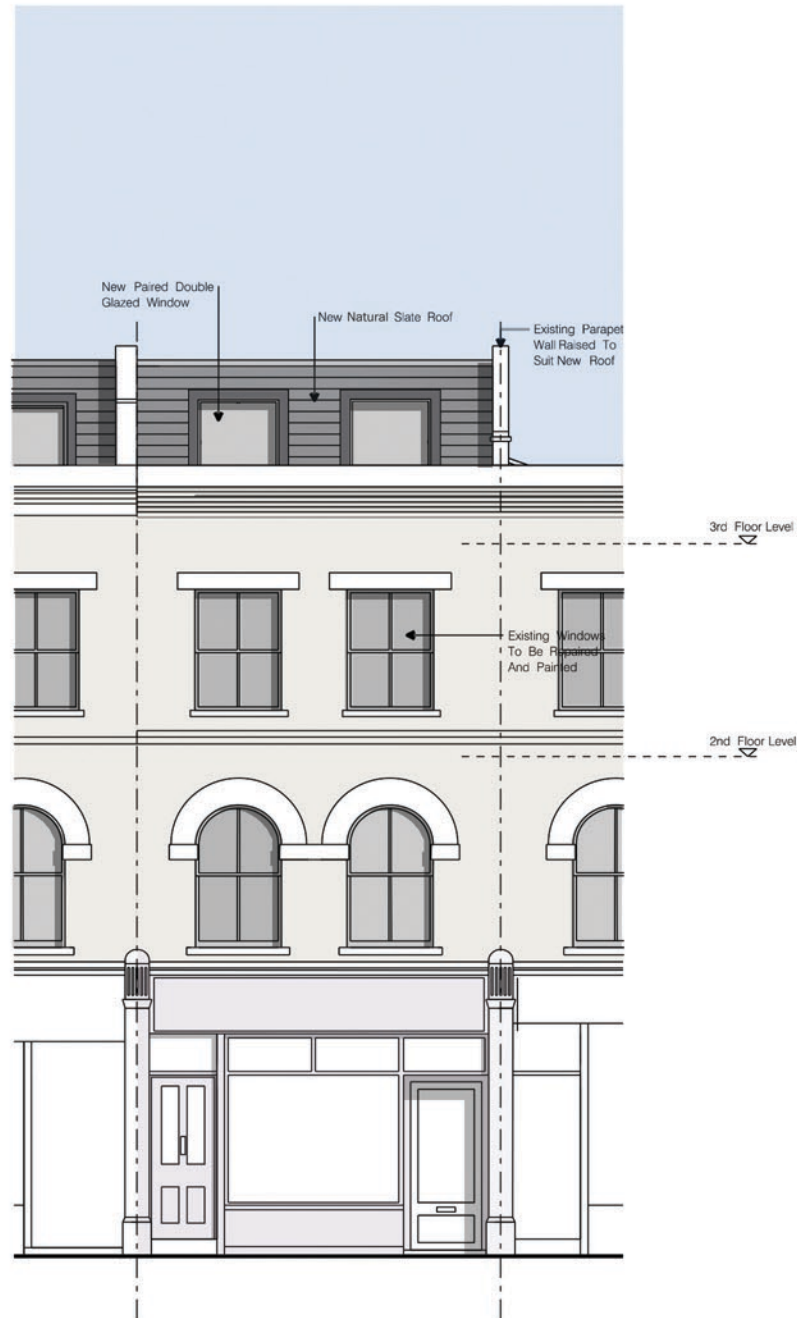
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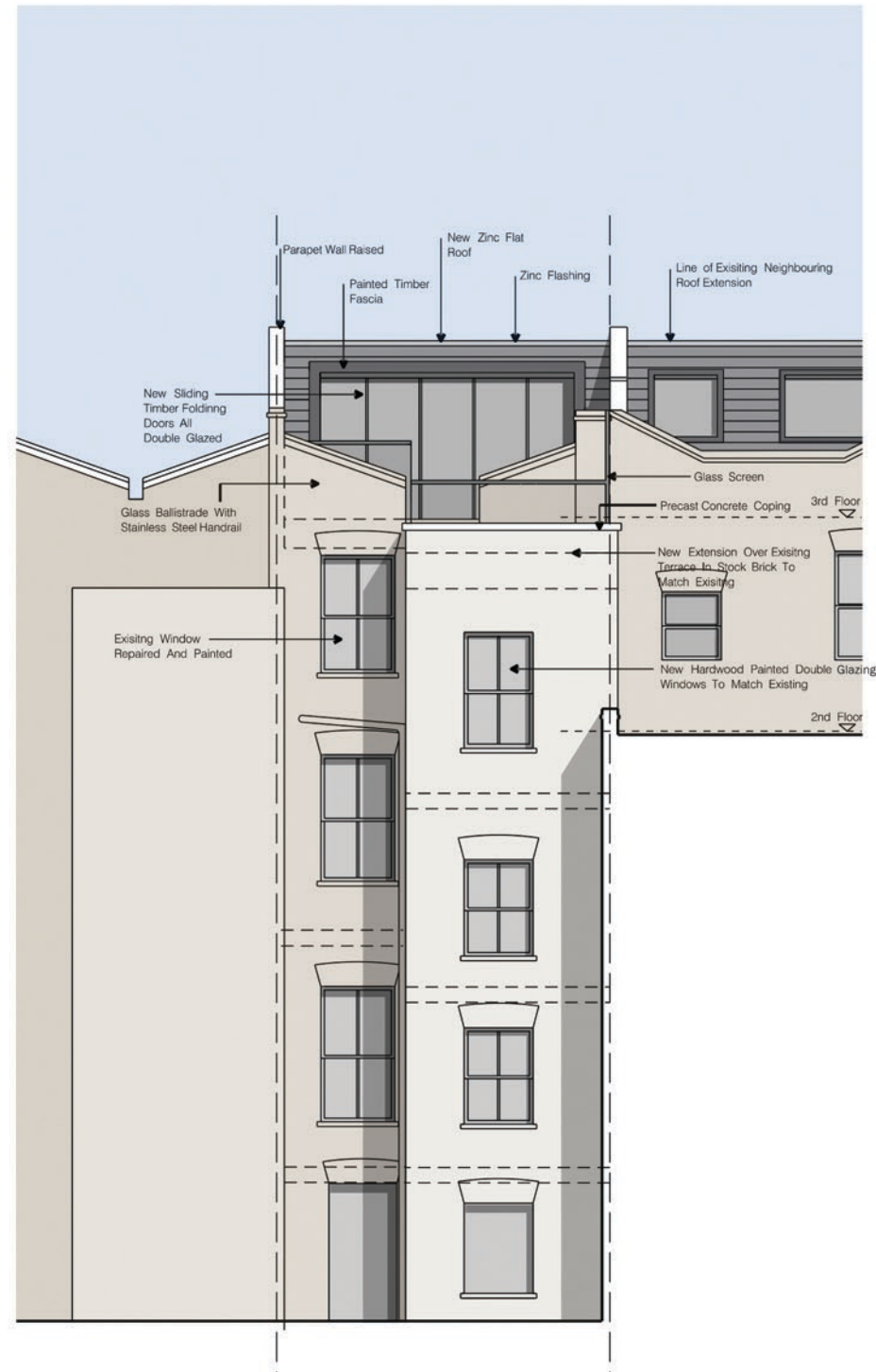
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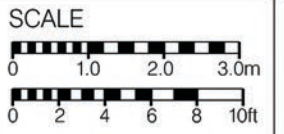
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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



REV	DESCRIPTION	DATE
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PROJECT  
86 MILL LANE,  
WEST HAMPSTEAD

DRAWING TITLE  
PROPOSED FRONT &  
REAR ELEVATIONS

SCALE: 1:100 @ A3 DATE: 14/11/2012

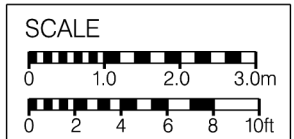
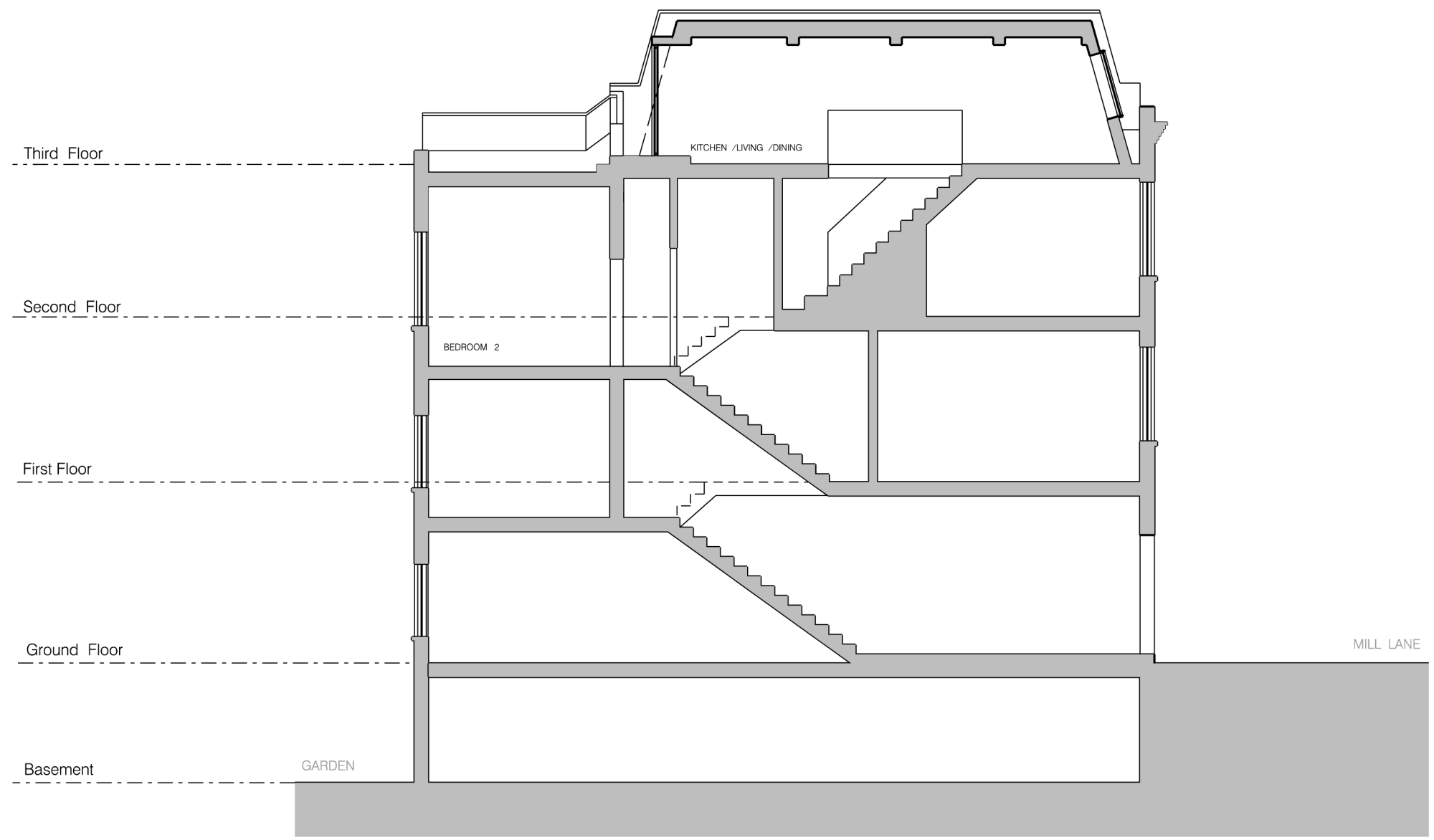
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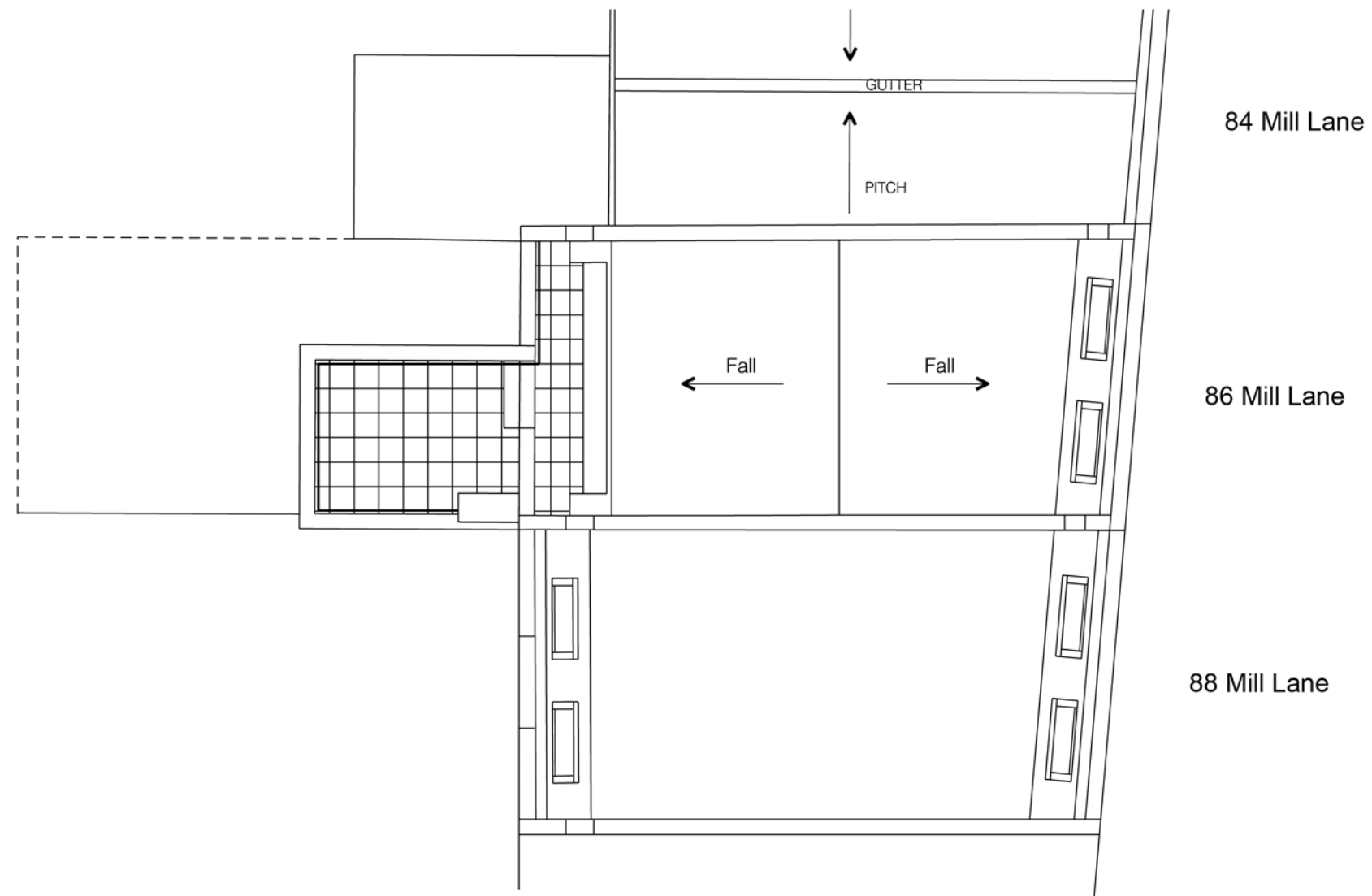
**PROUN**

SCALE

0 1.0 2.0 3.0m

0 2 4 6 8 10ft

NORTH



PROPOSED ROOF PLAN

REV	DESCRIPTION	DATE

PROJECT

86A MILL LANE,  
WEST HAMPSTEAD

DRAWING TITLE

PROPOSED ROOF PLAN

SCALE: 1:100 @ A3 DATE: 14/1/2012

DRAWING No: 2617 - P - 15

10 BOROUGH HIGH STREET  
LONDON SE1 1LL

TEL: 020 7467 5100 FAX: 020 7467 3960  
E-MAIL: proun@proun.co.uk

**PROUN**

ARCHITECTS DESIGNERS PLANNERS

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## **6) Daylight and Sunlight**

To avoid any concerns over the effects of these proposals on adjoining owners the applicant has instructed an analysis to be undertaken of the impact on the adjoining property at No. 88 Mill Lane. These calculations and conclusions are included in a separate report by Waterslade.

No. 84 Mill Lane has no windows adjacent to the works and are not effected.



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## **7) Conclusion**

The proposal has been designed to meet council policy. It meets the space requirement set by the Mayor of London. There is no impact on the neighbours or local environment.

This application seeks to upgrade a poor quality one bedroom flat into a three bedroom family home within the restrictions of the site.

It is good use of the existing building and respects the existing fabric.

It provides a flat with 3 bedrooms which are a high priority in Camden.

It is felt that this proposal meets the policies and requirements set by the council for approving a development.