

Design and Access Statement

In accordance with DCLG Circular 01/2006 Section 3

33c Mill Lane, NW6 1NZ

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 north side of Mill Lane directly opposite the junction with Broomsleigh Street. Over recent years a number of garages formerly serving properties in Hillfield Road have been redeveloped as contemporary style two storey dwellings of which the subject property is one situated at the end of the rear garden of 34 Hillfield Road. Three further dwellings have been constructed in identical orientation to 40-44 Hillfield Road. This group of three together with the application site were designed as an integral planning unit being of virtually identical design save for a staggered roof line. The three houses forming a block to the east of the application site have since obtained a fresh planning consent and present now as a uniform terrace with all dwellings being identical in shape, height, design and form. It has been calculated that these three dwellings are around 6.0m in height based upon the coursing of the horizontal timber boarding to the front façade. There are 45 courses of what are estimated to be 135mm in depth. The approved drawings for these properties under Camden Ref 2010/2723/P indicate that the houses are 6.3m wide and the elevations would appear to indicate a lesser height with a stepped roof line following the gradient of the road. These factors result in the subject property now being isolated as a unique entity separated from the other new dwellings by two large detached double garages. One garage has a dual pitched roof presenting a gable front to Mill Lane and the other a flat roof.

To the west is a one and a half storey high pitched roof office building known as The Studio. Further west along Mill Lane at the rear 16-18 Hillfield Road two further dwellings are now constructed which continues to alter the street scape of this part of Mill Lane. An analysis of the approved drawings for these properties under Camden Refs 2010/5732/P and 2012/1840/P and measurements taken on site respectively indicate the elevations facing Mill Lane to be 5.7m and 5.85m again respectively. These buildings will appear higher in the street scene than The Studio and the application site by virtue of the gradient of Mill Lane on its own.

The south side of Mill Lane 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 behind higher parapet walls with traditional corncicing details. 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 parapets

THE DESIGN PROCESS

The principle of redevelopment of garages in rear gardens of Hillfield Road properties fronting Mill Lane with two storey dwelling houses has now long since been established and the current application is not in reality for a new dwelling. Following the agreement of members of Camden Council planning committee to Approve application Ref 2014/1164/P and the dismissal of the appeal in relation to application Ref 2014/1577/P it has been decided to submit this further revised application as an alternative proposal which in light of the aforementioned approval and appeal decision is considered to be the submission of a final scheme that should also be acceptable and one that the building owners would be willing to implement without further undue delay. The height is proposed to be reduced by 330mm from the as built as the inspector for the recent appeal considered that this remained an issue. The separation distance between 34 Hillfield Road and the rear of the dwelling at first floor level only is proposed to be increased to 16.5m as previously approved. Soft landscaping is introduced to the rear boundary to screen the building from the rear of the Hillfield Road properties. The detailing to the front elevation is proposed to be changed to reflect adverse public opinion on the appearance of the building as built.

The question has been raised "Is it possible to alter a building which was originally constructed off site in kit form?" A study of the construction drawings for the original dwelling house has been carried out. The foundations and ground floor slab together with flank walls to a height of around 1.1m above finished ground floor level are all reinforced concrete slabs, walls, ground beams and piles, presumably due to the mature trees on an adjacent site. The front and rear walls are infill timber frame panels with a rendered external finish. The flank walls above the reinforced concrete work which was constructed in-situ are also timber frame panels. These timber frame panels were fabricated off site in Germany and transported to site for erection. This is generally seen to speed up the onsite construction process and allow a higher degree of tolerance and achieve more consistent levels of building fabric efficiency. The panels can quite easily be adapted on site and then refinished. Since the finishes would originally have been carried out on site this would be a repeat performance of what was previously done. The roof structure would again have been formed as panels off site and they are supported by a steel frame which traverses the building from side to side at roughly mid depth of the building. The roof coverings, insulation and falls will need to be removed to carry out this proposal and the rear roof panel will need to be shortened but kept at the same level. The front roof panel structure will remain intact and then new falls, insulation and roof coverings provided to the entire roof. All of the parapet wall upstands will be removed to further reduce the bulk of the building when viewed from the Hillfield Road gardens and houses and from Mill Lane

USE

The use of the site as a dwelling house is established by previous consents and as such will not be an issue in respect of this application

AMOUNT

The application proposal is to reduce the depth of the building by 940mm at first floor level at the rear and reduce the height of the whole building by 330mm at its front and rear walls with the flank walls following the gentle slope of the roof surface

LAYOUT, SCALE AND APPEARANCE

It is the intention to demonstrate that the proposals will not result in any demonstrable harm to the character of the locality or the street scene in general and that it will be considered acceptable within the context of the local environment

LANDSCAPE DESIGN

The original consent for a dwelling on this site TP Ref 2007/4040/P had conditions attached. The details pursuant to these conditions were considered and approved under TP Refs 2010/6424/P and 2010/6616/P neither of which required any landscaping within the rear courtyard/garden of the application site. This proposal however does seek to install a line of planting within the application site on a level raised to the rear garden of 34 Hillfield road which can then grow above the existing fence level to form an effective evergreen screen further improving the visual amenity from the rear of the Hillfield Road properties

ACCESS AND INCLUSION

As the property exists and the proposal does not affect any of the access requirements or lifetime homes criteria access and inclusion is not an applicable attribute of this statement