

6 MILL LANE-LONDON NW6-1NS

PLANNING APPLICATION FOR
CONVERSION OF EXISTING FIVE BED ROOM FLAT
(Ground, first and second floor levels)
TO
ONE, ONE BED ROOM FLAT
AND ONE, TWO BED ROOM CAR PARK FREE FLATS

DESIGN & ACCESS STATEMENT

03/05/2015

Proprietor: N.E

1.0 ASSESSMENT: CONTEXT OF THE SITE AND ITS SURROUNDING Physical

The application site is located on the south side of Mill Lane. It comprises a 4-storey mid-terrace Victorian dwelling house. This terrace is 2-storey, plus lower ground floor and attic storey with dormers. The terrace is brick built,

The site is not a listed building and is not within a conservation area.

The property is not in use of single dwelling as lower ground floor with rear garden is in use of two bed room flats and occupied by others

1.2 The site is well located in terms of accessibility to public transport Links and facilities.

Situated very close to both West Hampstead and Kilburn stations (jubilee line)

1.3 There is a local shopping including a Tesco within a few minutes' walk and amenity provision at Harrow Recreation Ground is also only a few minutes' walk way.

1.4 Mill Lane is ideally located within walking distance of the local shops, bars and restaurants of West End Lane.

1.5 The site is physically separate and in separate ownership. In

The garden is in use of lower ground floor flat.

Notwithstanding the 1990 proposal for redevelopment of the two sites together, I am not persuaded that they should be regarded as a single planning unit in view of the considerations set out above.

2. Amount

- 2.1 The proposed consist of two self contained flats for floor area 54 sqm and 81sqm respectively.

3. Layout

- 3.1 The existing front entrance door to the house facing onto Mill Lane will be retained and will become the communal external entrance door for the new flats. This will maintain the existing appearance of building in the street scene.
- 3.2 The ramp has been designed (According to Part M) to provide easy access for disable people to upper ground floor flat only.
- 3.3 The existing front hallway on the ground storey become a communal entrance hall with two internal doors, one as the entrance door leading directly to upper ground floor flat and the other as the entrance door leading to the flat on the floors above via the existing staircase.
- 3.4 A new internal `separating wall` will be constructed to provide Separation between the stairs and upper ground floor flat. The existing first floor construction will also upgraded to become `Separating Floor`
- 3.5 The proposed room layouts of the flats have been designed to meet the requirements for vertical stacking, i.e bed rooms on top of each other, ling rooms on top of each other, except bathrooms .
- 3.6 Each flat has its own internal lobby which comply approved Document part B.
- 3.7 The total habitable floor space of each of the proposed flats Meet the recommended minimum requirements for floor area.

- 3.9 There will no external amenities will be provided for proposed flats, as there is no current external amenity facility of existing five bed rooms flat either.
- 3.10 The existing front entrance will be upgraded to provide ramped access complying with the requirements of part M (Access to and use of buildings) of the current Building Regulations.
- 3.11 Although an area of hard is suitable for the storage of six no. Refuse bins, the space has been created at the rear garden to prevent `scruffy look` of front.
- 3.12 Appendix 6 of the UDP requires 1 secure cycle storage space per unit for residential developments. The proposed site is considered to be of a suitable size to accommodate cycle storage.
- 3.13 The proposal is considered to provide a good level of internal amenity for future occupants of the flats with regard to room size.
- 3.14 Proposed all habitable rooms will have min.2.3m headroom.

Bins will be kept at rear allocated space and brought out on bin days.

Proposed converted flats will be serviced by a kerbside waste and recyclables collection. The designs for waste and recycling facilities also will have

- internal and external storage areas are designed into each unit;
- internal space is provided for recycling storage at kitchen

- storage for both mixed recyclables, organic kitchen waste and non-recyclable waste.

- organic waste (food) kitchen caddies are stored inside the property and emptied into larger external, free-standing organic waste receptacles;
- external storage for both waste and recyclables outside the buildings within the curtilage (for waste collector).

