

## Design & Access Statement

### Project

Flat 1 120 Mill Lane,  
London, NW6 1NF

### Applicant

Kathleen Tripp &  
Steve Krivonozka

### Agent

Fabric Space  
Anita Nadkarni

Issue Date 5<sup>th</sup> April 2016

### 1. Context Assessment

### 2. Design

### 3. Evaluation

Context Assessment (refer to 1514 Context Sheet for photographs)

#### Refurbishment to Ground Floor flat to include replacement single storey rear extension and basement

The housing along Mill Lane represents the main stock of Victorian and Edwardian terraces in the local area (constructed during Hampstead's growth in the 1870's to the 20th century following the arrival of the Midlands railway). The street pattern is broken occasionally by 1950's and post 1950's housing. 120 Mill Lane forms part of a set of traditional terraces, which face a number of small local shops. The building is not listed and does not fall within a conservation area.

120 Mill Lane was converted into four self-contained flats in 1972 (Camden Planning application reference 12684). Our clients have occupied the Ground Floor Flat 1 for several years, making Camden their home and establishing themselves as part of the local community. The flat has been extended previously; however our clients would like to upgrade the flat with more appropriate liveable area to accommodate their growing family. The rear of 120 Mill Lane had historically been altered providing an external balcony space to the First Floor flat and more living area to the Ground Floor Flat 1.

The existing alteration to the rear of the Ground Floor flat, whilst creating a small living space, has been crudely constructed and does not carefully address the existing drainage conditions. (The drainage is accommodated internally with a stepped floor).

Please refer to Camden's pre-application enquiry for further information of site context 2015/7160/PRE (18/03/2016)

120 Mill Lane lies within walking distance of West Hampstead Thameslink and West Hampstead train stations. There are several recent examples of basement developments including Ground Floor extensions along Mill Lane. The following example, amongst others, procured planning recently and is considerably larger than the proposed works to the basement at Flat 1, 120 Mill Lane. 158A Mill Lane has planning permission (2015/6474/P) for a basement building including a rear roof terrace following the demolition of an art studio. This application takes into account policy CS14 - conserving the heritage and promoting the street scene by not amending the frontage of the existing terraces. (Refer to Camden's Planning guidance CPG8 2015).

Careful consideration has been given to all the above in order to ensure that the proposal similarly is of minimum affect to the street scene and contributes positively to the amenity of the area (LDA Design Guide).

## Design

The proposal is to extend our clients' lower ground floor flat by adding a one-storey basement and replacing the small rear extension at ground floor level facing onto the private rear garden. We believe the modifications will enhance the character of the building by improving the quality of the existing construction to the extension, using high quality materials and finishes to complement the existing rendered facade.

The volume and massing of the proposed rear extension takes into consideration the neighboring properties with a sloped roof to reduce its height. (As made reference to in the pre-planning application; Section 7). This extension also allows for the amenity space to the existing terrace above (FF flat) to be modified and therefore improved with respects to the quality of its construction. The applicants have consulted their first floor neighbour on proposals, which include re-routing the shared soil stack at terrace level, externally, in preference to the current routing through a living space.

The proposed extension to the Ground Floor will allow for the subtle modernization of the living spaces by improving the interior layout. These alterations will make the spaces more livable; notably the second bedroom will be greatly improved because of the additional footprint and the living room, which as aforementioned, awkwardly steps up to accommodate the existing drainage. Other minor alterations such as the addition of a window to the side passage increase natural daylight and improve the habitable space.

We have referred to Camden's Core strategy 2010-2015 and the local framework documentation. DP27 Camden Development Policy on Basements and light wells highlights that due to the shortage of development land and high land values the basement is a way of gaining additional space in the home 'without having to relocate to larger premises'.

The addition of the basement considers this present guidance by Camden (DP27). The projection of the basement back under the original house is determined to a large extent by the need to maintain drainage runs under the house towards the street and we have discussed options for differing lengths with Camden LPA via the pre-application service. The proposal was discussed at a Pre-application meeting on 3rd February with Samir Benmbarek of Camden Planning Department. The preplanning application advice provided positive guidance for the application as outlined in Camden's pre-application report 2015/7160/PRE. Following this consultation the proposed length of the basement has been reduced (ref. Option 2) as recommended.

As emphasized in Camden's guidance (DP27 i) our clients have sought the advice of a Structural Engineer early on to ensure the structural stability of the building and neighboring properties is maintained. The early consultation has ensured that the structural requirements are considered as part of the design. As previously mentioned the drainage has carefully been regarded and the positioning of the drainage and required sumps would improve the present condition of the building and ensure the basement and water environment are adequately protected.

The design seeks to ensure the amenity space and garden are well landscaped and adequate soil depth are provided where necessary. The BIA looks to address the local flooding referred to in the pre-application report. ( Page 4 – point 8)

The existing architectural heritage of the building will be maintained; some repairs to the tiled front light well as it is presently uneven due to suspected drainage problems. A new basement will be concealed and will therefore be "...sensitive to the defining character and distinct local identity" (CCS 2.5) as the bulk and scale of the building will not obviously change other than the amended extension to the rear.

Following discussions with the neighbor at First Floor (Flat 2), the proposed amended balcony area will take their needs into account, and would much improve the existing condition of the building. The resulting form and mass of the extension complements the rear elevation of 120 Mill Lane without appearing obtrusive.

The garden space at the rear of the house and the relationship with the neighboring building is in keeping with the original property, by extending the footprint of the Ground Floor to improve the rear addition, and concealing habitable space in a basement the extension accommodates modern living requirements whilst respecting the existing building.

Flat 1, 120 Mill Lane presently does not have enough storage which greatly requires changing. The existing garden shed will be replaced and much improved with a more sympathetic garden storage to the rear of the garden providing much needed storage space. The design of the shed meets the permitted development guidance whereupon the footprint of the Extension and the garden storage combined is less than 50% of the front and rear gardens areas combined.

## Evaluation

The extension will celebrate the local character and spaces by maximizing the usable area whilst complementing the local aesthetic and improving the standard of the existing building. The design seeks to “retain and protect the existing features” where possible (CLD 2.5). It is important to note that this is in keeping with the boroughs vision for sustainable growth by improving housing.

Camden Core strategy section 2 meeting Camden’s needs point 6.2 emphasizes the requirement for the government to “...ensure that everybody has the opportunity to live in a decent house at a price they can afford in a community where they want to live.” Our clients have lived in the area for many years and would like to stay in the community where they have established family ties. This modest basement and extension would provide affordable housing that they require without having to relocate because of inflated housing costs.

Finally the documentation cited in this design and access statement refers to the ‘village character’ that is reported to be widely regarded by Camden’s community. It would appear that careful planning of basement developments would allow for the protection of the ‘proportions/scale and many rooflines of existing buildings nearby and setting.’ As part of the ‘plans for significant development and population increase within the Hampstead growth area.’ Allowing for the much required growth and adaption of existing housing stock to house families. The design will complement the existing materials: a ‘light touch’ to the existing form proposing a largely glass elevation and roof with contemporary detailing between solid flank walls. The pre-planning application meeting advice confirmed that basements should not generally be deeper than one storey, this proposal is within the one storey recommendation for basement developments ‘the footprint of which sits beneath the proposed footprint of the ground floor - with the exception of a light well.

This proposal looks to improve the existing home with a high level of design whilst respecting the existing context, drawing upon recent similar examples on 120 Mill Lane.

It was agreed during the pre-application consultation that the application forms and architectural drawings could be submitted and the Basement Impact Assessment submitted as soon as it is available.