



No1



No2

## **Site and surroundings**

(Photo no1)The site is in West Hampstead on the north side of Mill Lane facing the entrance to Solent Road. It is not in a conservation area.

The site is in a terrace of shops with flats built in 1889 of three stories with traditional butterfly roofs or flat roofs with a parapet facing the street and a variety of rear extensions. We have retained the original wooden shop front.

The terrace faces due south and as can be seen in Camden archive photo (Photo no2) above, most shops had blinds to protect them from the sun. The flats can suffer from overheating in the summer months.

Mill Lane was originally a busy shopping street as can be seen in the photo of 1907 above, however at present 12 of the shops are vacant. Parking is very difficult.

It has a 20 mph limit which is generally ignored. As a result the buildings along the street suffer from vibration and air pollution both from heavy vehicles and from no 139 empty double decker buses “not in service”. It is served by the single decker C11 bus.

To quote West Hampstead: Shaping the Future-Camden Council 2012. ‘Consultation raised concern about the poorer quality of the street environment in Mill Lane. These shops and businesses are under substantial pressure and have seen a significant increase in the number of businesses closing’

We have traded in antiques in Mill Lane since 1975.

The site is a shop with living accommodation. The flats in the terrace were originally single dwellings occupied by the owners and employees. In our proposal it remains as originally built, as one 3 bedroom dwelling suitable for a family for live / work accommodation.

The rear of the property faces the rear of houses in Hillfield road, which rises about six meters higher than Mill lane.(see existing plan E02) It is overlooked by new balconies constructed for the 3<sup>rd</sup> floor flats on Hillfield road (photos 3 & 4) and by the balcony of no 39 Mill Lane. ( photo 5 )



No 3



No4



No 5

## **'Rear Elevation of the Terrace'**

The following photo ( No 6 ) illustrates the different original elevations to the rear extensions of the terrace.

The photo is of no 45 and the neighbouring houses.

Each rear elevation is different. No 49 (on the left of the photo) has a gable end, no 45 has a pitched roof and no 43 has a single storey rear extension with a flat roof.

This part of the terrace is backed by the gardens of Hillfield Road from which it is visible. This is the only part of the rear extension of the terrace that can be seen.



No 6



The remainder of the terrace backs on to Orestes Mews.  
The elevation of the rear extension of the terrace facing the new estate in Orestes Mews is completely obscured behind a high wall. (Photo No 7) The backs of the host buildings have irregular window patterns some with windows, some without and of different sizes.

The next photo ( No 8) shows the rear extensions at the entrance to Orestes Mews hidden from view behind a hotch potch of new additions .



No 7



No 8

Our previous application(16 September 2016 reference 2016/2377/P) was refused inter alia and I quote ‘the proposed extension ... would result in an incongruous form of development, which would detract and be harmful to the existing uniform rear elevations of this terrace’

These photos show that most of the the rear extensions of the terrace cannot be seen, identified or described as ‘existing uniform rear elevations’.

As shown in these photos the majority of the rear elevations of the terrace are completely obscured from street level by the wall and later additions; the last few buildings alone of the terrace nos 43 to 47 can be seen and these are each different in form.

The photos also illustrate that the windows in the host building are not uniform, two of the houses have windows two cannot be seen. The windows vary in position width and height.

Photo no 9 shows the wall in Orestes Mews marked in red.

Your refusal was based on the assumption that the the “rear of the terrace remains largely uncompromised” and that it is uniform. However as the rear extensions are not visible we do not accept that it is reasonable to expect us to conform to a pattern that is not visible.



No 9

Bulk , scale and size.

Your refusal also states that “by virtue of its bulk scale and size ..would result in an incongruous form of development.”

In respect of your comments we have reduced the bulk and footprint of the proposed extension.

## **Design Process**

This proposal will transform a poor quality lean-to rear into an elegant modern extension .

The new extension respects the building's individual history by preserving the original line of the lean to roof. The addition will be in materials that will be in harmonious contrast to the original building.

The proposed extension will provide a big improvement to the living accommodation in that it will have a new bathroom in close proximity to the main bedrooms and not three flights below, and will also conform to modern standards.

The proposal retains the large original Victorian well proportioned light rooms in the host building and a rear extension with a main bathroom

## **Proposed changes**

When we moved to the property in 1978 we changed the kitchen from the ground floor rear to the first floor bedroom. The ground floor rear became a utility room and for storage.

### 1 Ground floor

Extension to the ground floor accommodation. To build a new living room and a bathroom in place of the former kitchen and WC.

The proposal uses the small space of the side return in the yard to create a new living room with a bathroom.

There will be some planting in the courtyard.

There will be cycle storage below the stairs on the ground floor.

### 2 First floor rear

On the first floor the room in the rear extension will be extended to the rear wall of the existing ground floor to provide an additional bedroom.

Planning permission has been granted in May 2015 for the two proposed changes above. (Application reference 2015/0092/P)

### First floor

To open the wall between the dining area and the kitchen.

### 3 Second floor half landing rear extension

To have access to a bathroom close to the main bedroom, it is proposed to create a new bathroom on the new rear extension.

The proposal reduces the number of stairs from the main bedrooms to the bathroom from 24 steps to 7.

The roof will be 0.65M higher. It will be 1.9m below the lowest point on the main roof.

It does not obstruct the view of the gable end.

## **Use**

The proposal is to refurbish the existing flat as originally constructed as a single unit family dwelling suitable for a live work unit. Many of the flats in the street have been divided into small units e.g. 47 Mill lane is divided into 3 flats. Bearing in mind Camden development policy DP5 the “over-representation of small dwellings among Camden’s existing homes;” this will maintain the variety of accommodation providing a larger home for which the development policy identifies a “high” need.

It will extend the ground floor to provide a new wc/shower room and a living room opening onto a small courtyard.

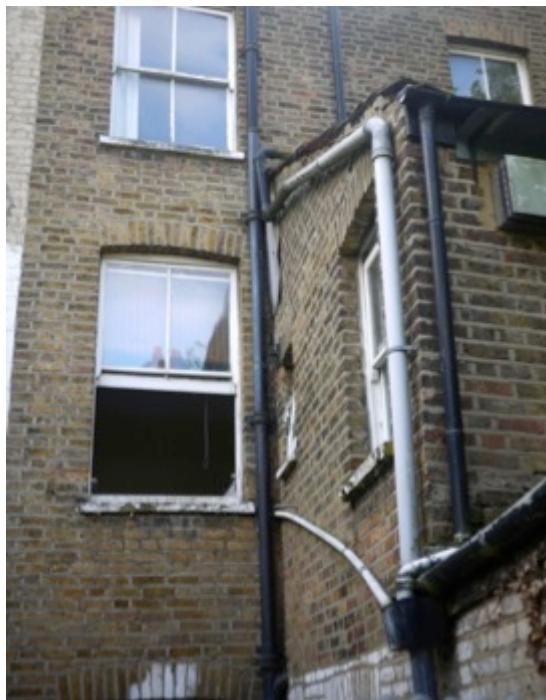
It will extend the first floor rear for a bedroom.

It will open the wall between the kitchen and the dining room.

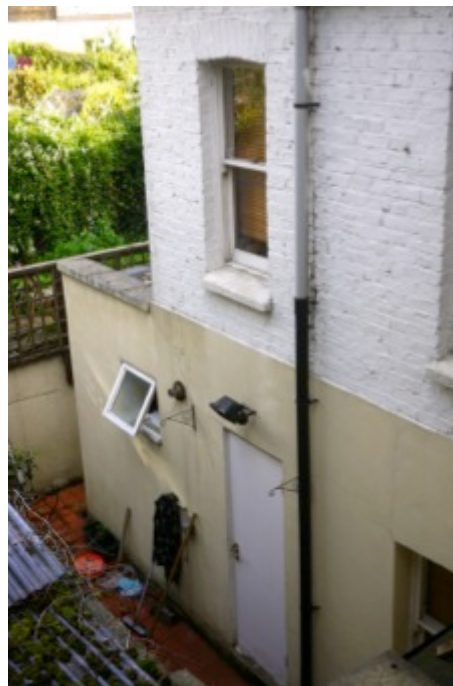
It will provide a bathroom / on the staircase half landing in close proximity to the bedrooms.

At present the building suffers from noise and vibration to the front rooms from heavy traffic. New windows facing Mill Lane will provide improved insulation against noise while conforming to the pattern of glazing in the terrace.

The rear has opening windows for ventilation as the front windows of the building are exposed to the pollution and dust produced by the heavy traffic on Mill Lane. (Photos 10 & 11)



No 10



No 11

## **Area**

The ground floor total living area will be 24m<sup>2</sup> (incorporating an extension of 11m<sup>2</sup>).

The first floor rear will be 13m<sup>2</sup> (incorporating an extension of 4m<sup>2</sup>)

The second floor rear will be approximately 5 m<sup>2</sup> of new area.



## **Layout and appearance**

The façade on Mill Lane will remain as it is.

### **Proposed Rear Extension**

The side extension on the ground floor will not be visible from the neighbouring gardens.

The first floor rear will be extended by 1.4 m to be in line with the present rear wall on the ground floor.

This proposal has an extension from the half landing between the first and second floor. The extension will be in timber cladding.

This proposed extension will improve the living accommodation by providing a bathroom near the main bedrooms.

We have preserved the line of the original building . The materials used for the extension are in harmonious contrast to those of the original building.

Our current application respects the line of the existing roof and individual history of the building.

The gable end of the host building remains uncompromised.

The proposal for the new rear extension preserves the history of the Victorian building while bringing the accommodation to a good standard and size.

It will replace a run down rear extension.

On these grounds we trust you will grant this application.