

124a & 124c MILL LANE, LONDON, NW6 1NF

Design Statement

Proposal: Conversion of a maisonette to two self-contained residential units: a 1 bedroom flat with a balcony at 1st floor (124C) and a 2 bedroom flat at lower ground floor including a rear extension (124A).

The existing maisonette has 2 entrance doors, at first and lower ground levels, which each will be used as an individual access to the new flats.

The area of the 2 bedrooms, 3 persons of the lower ground floor flat, including the new extension, is 65.5 M².

The area of the 1 bedroom, 1 person of the first floor flat is 40.3 M².

(Sizes are in accordance with Camden Planning Guides: (Paragraph 4.14 from CPG 1)

The bedrooms and living areas of the 2 flats are stacked one on top of another.

The first floor flat has a balcony within the sloped roof of the new extension. To minimise over-looking it has trellises on each side and a planter to the rear. (The balcony could accommodate a bike for storage).

Balconies to the rear are common in this part of Mill Lane. (Please see a photo on the separate photograph sheet).

The lower ground floor flat has the sole use of the garden. Bicycle storage should be at the existing shed at the edge of the garden.

There is no refuse storage - the old terrace is relying on collection of bin bags by the council.