

# Design and Access Statement

*In accordance with DCLG Circular 01/2006 Section 3*

## 86 Mill Lane, NW6 1NL (Ground & Lower Ground Floors)



### **SITE AND SURROUNDINGS**

The site is within the suburb of West Hampstead to the north western fringe of the London Borough of Camden to the south side of Mill Lane between Ravenshaw Street and Broomsleigh Street which 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 showing as a gable wall to the rear but set behind a higher parapet wall to the front. Most upper floors are in residential use as either maisonettes or further divided as a number of self-contained flats. 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 parapet extending to the rear but retaining the 'V' shaped rear wall.

The buildings within Mill Lane are generally not listed nor are they within a conservation area

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

Recent examples of this proposal which have been granted planning permission by Camden Council can be found within the completed developments at 66 Mill Lane (TP2013/1905/P) together with 60 & 62 Mill Lane (TP2011/0296/P). These contain front light-wells with railings. To the rear of 66 Mill Lane at lower ground and ground floor levels similar extensions to that now proposed as part of the development at 86 Mill Lane

## **THE DESIGN PROCESS**

As stated above similar developments have taken place along Mill Lane. In particular at 66 Mill Lane which was approved in 2014 and the development completed shortly after, also those at 60 & 62 are relevant. They all include the use of the basement as a self-contained flat together with rear extensions in various forms. These appear to be the most recent and therefore set out a format upon which the proposal at 86 Mill Lane is therefore based. It is also necessary to take into consideration other changes to policy such as the introduction of The London Plan requirements in respect of creating of new dwellings whether through new build or conversion of existing properties. This particular site is also a single building and of a slightly different configuration although this is only evident from an internal perspective and at the rear of the property.

The proposal will meet the space standards set out within The London Plan and the scheme also complies with Camden's local plan policies in respect of flat area's and room sizes.

What is more complicated is compliance with Lifetime Homes Standards due to the layout and configuration of the existing building it is virtually impossible to meet these requirements which is demonstrated by a separate statement in this regard.

## **USE**

It is proposed to provide a 1 bedroom maisonette at lower ground and ground floor levels with sole use of the rear garden

## **AMOUNT**

Lower Ground & Ground Floor Maisonette (Flat C) - 81.7m<sup>2</sup> (Incorporating extensions of 13.87m<sup>2</sup>) Included in the total is a non-habitable room at the front of the existing basement with a floor area of 11.02m<sup>2</sup>

## **LAYOUT, SCALE AND APPEARANCE**

There will not be any views of the proposal from the public realm as all external alterations are to the rear of the building where it is proposed to provide a modest extension at single storey level to a depth of 1.175m beyond the rear of the existing back addition which is also 2.345m beyond the rear of the back addition to No 84. No 88 projects a further 0.9m beyond the proposed rear extension to No 86

At ground floor level a further small scale extension is proposed set back 0.45m from the existing three storey back addition rear wall which would be 0.72m beyond the rear of the back addition to No 84. These extensions would be built in second hand London stock bricks with parapet detailing comprising over-sailing brick course finished with a brick on edge to the extended party walls. Traditional style timber framed windows would be provided at ground floor level whereas a more modern approach of aluminium framed sliding folding doors are proposed at ground floor level opening onto the courtyard garden



Rear of 84 Mill Lane  
Lawful use A1 Retail or  
A2 Financial &  
Professional Services

## **LANDSCAPE DESIGN**

The proposal includes retaining the of the rear courtyard garden for sole use of the lower ground and ground floor maisonette where perhaps shrubs in containers are considered to be suitable soft landscaping

## **ACCESS AND INCLUSION**

As the property exists and the proposal is for a conversion utilising the existing entrance door and internal staircase, there are no plans to alter the extant access arrangements. It is considered that later adaptation in respect of internal facilities could be provided should a specific need arise although due to the nature and arrangement of the existing building it is also considered unlikely that this would arise due to the amount of manoeuvring required simply to gain access to the principle accommodation of the proposed flat