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DESIGN AND ACCESS STATEMENT SCHEME TWO

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PLANNING APPLICATION FOR EXTENSION AND CONVERSION INTO RESIDENTIAL FLATS
40 - 42, MILL LANE, WEST HAMPSTEAD, LONDON NW6 1NR



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1. Introduction

This design and access statement is prepared in support of the application for full planning permission in respect of the proposed extensions and conversion of the existing upper parts of the building in to self-contained residential flat units and should be read in conjunction with the accompanying drawings, application forms plus all other support documentation.

2. Design process

The applicant recently purchased the site with the benefit of conditional planning permission reference 2016/2661/P for the erection of rear extensions and conversion of the upper floors into five self contained residential flats whilst retaining the existing public house Asset of Community Value on the two lower floor levels.

The applicant applied for formal pre-planning application advice reference 2017/6473/PRE for the demolition of the existing roof and erection of a new mansard roof including new rear extensions to accommodate a total of eight new self contained residential flat units (C3) on the upper floors whilst retaining the public house use Asset of Community Value. A further amended scheme design was submitted to the allocated planning case officer for review and comment.

The applicant is now applying for full planning permission for a smaller scheme design comprising seven new self contained residential flats which if refused planning permission shall be taken to appeal for a third opinion.

3. Use

The existing building is not a Statutory Listed Building, nor located within or near a conservation area nor is a building considered by Camden Council as a building warranting local listing or merit. The use of the public house is however acknowledged as an Asset of Community Value.

There is no proposal to change the use of the building from the extant planning permission nor reduce the size of the public house (Use Class A4) Asset of Community Value at ground and basement floor levels.

The proposed use for the upper floors is eight new self contained residential units (User Class C3) including ancillary residential accommodation located at basement street level for bicycle storages, provision for refuse and recycling plus ground floor street level common entrance. The additional self contained residential flat units will provide much needed private rented residential living accommodation in the borough of Camden.

4. Amount

The size and impact of the proposed new mansard roof and rear extension will not infringe or unduly harm the existing residential amenity or visual privacy enjoyed by occupants of adjacent or nearby buildings. This is demonstrated in the accompanying sunlight and daylight assessment report.

5. Layout

All new seven self-contained residential flats are designed with a high standard of internal layouts providing good quality living accommodation that meet modern day housing aspirations with the benefit of dual aspect facing habitable accommodation in the majority of situations ensuring excellent quality maximum daylight and sunlight in compliance with usual BRE average daylight factor standards as confirmed in the accompanying sunlight / daylight assessment report.

A range of self-contained residential flat unit sizes is proposed meeting the demand across the borough for the more preferred larger 2 bedroom priority units instead of the less preferred 1 bedroom units. It was not considered appropriate to include much larger family 3 bedroom flat units located over the commercial public house.

The precise layouts and all room floor areas for all seven flats are clearly shown on the accompanying drawings that are generally summarised in the flowing schedule:

Flat number	Flat type	Space Standard GIA m ²	Actual GIA m ²	Built-in Storage	Balcony space m ²
FIRST FLOOR					
1.	2 bedroom 4person	70	71.7	2.3	8.9
2.	1 person studio	37	38.4	1.2	0
3.	1 bedroom 2 person	50	57.2	1.8	9.0
SECOND FLOOR					
4.	2 bedroom 4 person	70	72.6	2.6	0
5.	2 bedroom 4 person	70	70.4	2.8	9.1
THIRD FLOOR					
6.	2 bedroom 3 person	61	*61.1	1.5	0
7.	1 person studio	37	*37.0	1.0	8.4
Note: All minimum bedroom floor areas and minimum bedroom width are achieved complying with the minimum requirements of the technical housing standards – nationally described space standards. * based on headroom height greater than 1.5m.					

Where ever possible like for like rooms are stacked above each other. In addition the new flats shall be constructed in full compliance with the requirements of the Building Regulations Approved Documents Part E for resistance to the passage of sound that will also include pre-completion sound test certification by the recognised testing authority. The sound insulation between the commercial public house and new residential flats shall comply with the accompanying noise and sound insulation reports prepared by Clement Acoustics that were considered acceptable for discharging the extant planning permission for noise and sound insulation.

6. Scale

The proposed mansard roof extension marginally increases the height of the existing roof apex by less than half a metre and is less noticeable from the street view perspective. The size of the new mansard roof and rear extensions are very much domestic in scale not unduly being over-dominant when compared with the extant permission but instead sitting comfortably with the existing urban townscape.

As with the extant planning permission the proposed rear extension is deliberately stepped down in scale towards the existing terrace housing at the rear of the site. The

size of the rear first floor terrace is deliberately reduced to reduce the impact and overlooking.

The proposed mansard roof extension is not significantly dissimilar from an existing mansard roof extension located nearby by along the next terrace on the corner with Mill Lane and Broomsleigh Street.

The scale of the proposed development in our opinion does not unduly harm the impact, geometry or hierarchy of this important corner building when compared with the extant planning permission on the same site and extant planning permission at 36 Mill Lane as shown on the cover perspective artist's image. This is demonstrated on the accompanying street view perspective.

7. Landscaping

Provision for private balcony amenity spaces are incorporated on the scheme design drawings for the majority of the self contained residential flat units with adequately drained paved terraces and frameless glass balustrades. In addition there are numerous public recreation spaces within easy walking distances and close proximity to the site including Maygrove Peace Park and Fortune Green.

8. Appearance

The choice of materials and architectural details for the proposed mansard roof and rear extension are selected to blend seamlessly with the appearance of the existing building whilst preserving the character and appearance of the existing building and terrace as shown on the cover perspective artist's image. The new materials comprise generally:

- Blue / grey natural Welsh slates for new mansard roof to match existing.
- Milled lead cladding for all new roof dormers.
- White painted timber frame sliding sash double glazed windows to closely match existing windows.
- White painted decorative stonework to line through and match existing.
- Raised parapet wall in brickwork and painted stone to line through and match existing.
- Frameless glass balustrade for balconies.

9. Access

The access into the building shall remain the same as the extant planning permission.

In terms of disable person's access for the new self-contained residential flat units it was considered not necessary to provide a disabled person's access lift for the extant planning permission nor considered necessary with the pre-planning application advice. However, the internal arrangement for the new self-contained flats shall comply fully with the requirements of the Building Regulation Approved Document Part M: Access and Use of Building Volume 1 Dwellings for ambulant disabled people in terms of the common access arrangement and internal flat layout including colour contrasting stair nosing and support handrails for steps and landings

As with the extant planning permission there is no provision for onsite car parking because the application site is in a fairly accessible town centre location with excellent public transport facilities. It is understood that a unilateral agreement is likely to be

entered into exempting the occupiers' of the new flats from applying for car parking permits.

As advised during the pre-planning application advice stage provision for 13 cycle parking spaces are shown on the accompanying plans located in a secure store easily accessible at street level with a lockable access door. The proposed cycle parking spaces are for the sole use of the occupiers and visitors for the self contained residential flat units.

Provision for recycling and waste storage is shown on the accompanying plans accessible at the rear of the site from Ravenshaw Street solely for the use of the occupiers of the proposed new self-contained residential flat units. The commercial public house has it's own independent arrangements for recycling and waste storage. The capacity for the proposed Eurobins and wheelie bin shown on the accompanying plans are based on weekly collections as confirmed by Camden Refuse team. In addition 7 litre kitchen caddy for food waste shall be provided in each kitchen. All other recycling and waste storage provision shall comply with Core Strategy Policy CS18 - Dealing with our waste and encouraging recycling and Development Plan Policies - DP26 Managing the impact of development on occupiers and neighbours and DP22 promoting sustainable design and construction whilst complying with British Standard BS5906-2005 Waste management in buildings Code of Practice.

Precautions for designing out crime shall comply with the Building Regulations Approved Document Q plus to include the following provision:

- Main communal entrance to the flats with video and audio control for non-residents wishing to gain entry and encrypted FOB access for residents with no trades buttons fitted.
- All the flat doors rated to PAS 24 with no fitted letter boxes.
- LED lighting installed to illuminate the area around the main communal entrance door complying with BS 5489 with a 40% uniformity to complement any CCTV in this area.
- Bicycle store door is shall be controlled with encrypted FOB access with no external signage identifying the use of the bicycle store. The accompanying drawing specifies Broxap Sheffield Cycle Racks.
- The access to the refuse and recycling is at street level as shown on the accompanying plans with self-locking and safe closing access doors to prevent unauthorised access.

Finally, the applicant is prepared to consider and accept a conditional planning consent to provide reasonable requested further details for approval by the local planning authority and also consider request for any minor amendment on the plans submitted if this helps secure a conditional planning consent.
