

Design and Access statement

Site and surroundings



From Mill Lane

The site is in West Hampstead on the north side of Mill Lane facing the entrance to Solent Road. The site is in a terrace of shops built in 1889 of three stories with traditional butterfly roofs or flat roofs as in no. 83 showing as a gable roof on the rear with a parapet facing the street. Upper floors are in residential use as either maisonettes or divided into a number of self-contained units.

To quote The Camden Council document - *West Hampstead Shaping the Future* –Camden council March 2012 'This neighbourhood centre now has

one of the highest vacancy rates in the borough at 18% in June 2010. Consultation raised concern about the poorer quality of the street environment in Mill Lane.'

Mill Lane is on the single decker C11 bus route. The street is a rat run for vehicles going east west and vice versa. It has a 20 mph limit which is generally ignored. It suffers vibration from vehicles.

The terrace faces due south and as can be seen in Camden archive photo of Mill Lane in 1907 (see Photo no.1) most shops had blinds to protect them from the sun. The flats often suffer from overheating in the summer months. It retains the traditional shop front.

The rear of the property faces the rear of houses in Hillfield Road which is about six meters higher than Mill lane.

Design Process

The aim of the design is to make the flat more habitable as appropriate to current standards of living, and to improve the energy efficiency of the building.

According to London plan policy 5.4:

'LP Policy 5.4 supports retrofitting the existing housing stock to mitigate and adapt to climate change – a policy which, in the shorter term, will also improve energy efficiency/reduce fuel costs. This will help to bring the stock up to the same standard on sustainable design and construction as new development.'

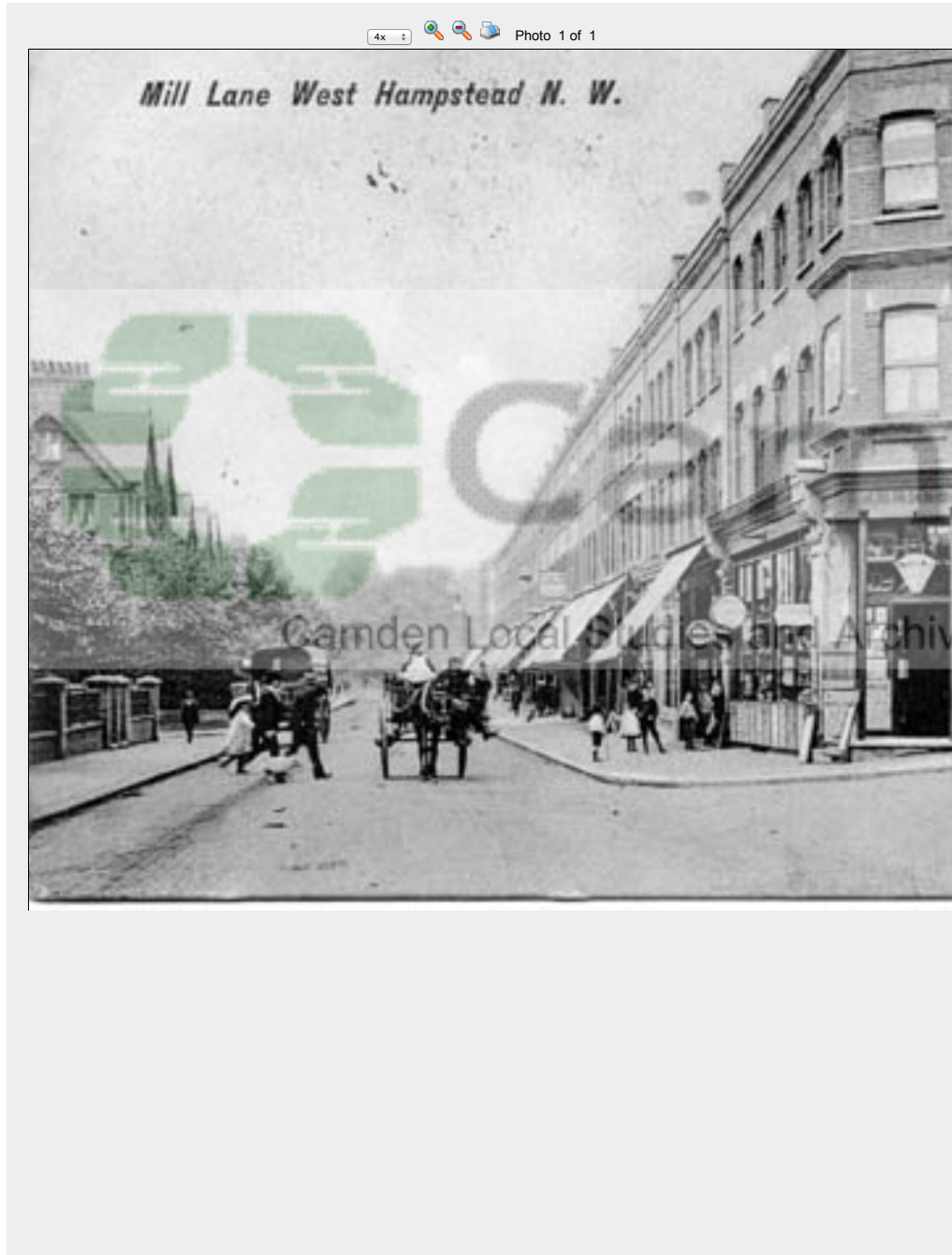
The proposal is to retain the existing flat as one unit, to reduce CO2 emission and overheating. At the same time the proposal aims to respect existing Victorian elements both internally and in relation to neighbouring buildings. The form and height of the rebuilt rear extension will be the same as that of most of the other rear extensions in the terrace. It is to be built in reclaimed London stock bricks.

As stated above the building suffers from noise and vibration from traffic. The proposal is to reduce the noise and the vibration by strengthening the structure and to control the temperature loss and overheating with insulation.

Photo 1

12/31/2014

Lively street scene in Mill Lane, West Hampstead N W looking west from Elliott's stationers store on the corner with Aldred Road





Nos. 47,45, and 43 from the rear

Use

The extension to the former kitchen on the ground floor and the new toilet uses the narrow space of the side return to provide a room for the elderly and those unable to climb the staircase.

No 43 has a similar extension over the side return.

Area

The total living area will increase from 85 square meters to 100 square meters approximately.

Layout and Appearance

There will be a new ground floor room for people unable to climb the stairs with access to a bathroom and WC .

The new glass windows will make the small yard a usable outdoor space with some planting.

The ground floor extension has little or no effect on adjoining properties and the small first floor extension is in line with the original ground floor. The new roof line follows that of the rest of the terrace.



Rear of no. 47 facing rear extension of no.45



Rear from no 43





Rear of Hillfield road from the roof of 45 Mill lane