

## **Ground and Lower Ground Floor, 40-42 Mill Lane, London NW6 1NR**

Design & Access and Planning Statement

Creation of two self-contained flats on the ground and lower ground levels together with associated alterations on the Ravenshaw Street elevation

Nov 2020

# Contents

Introduction	
Site	1.0
Proposal	2.0
Scheme Evaluation	3.0
Planning Statement	4.0

# Introduction

This report has been written in support of the full planning application to London Borough of Camden for converting the rear section of the ground and lower ground floor of no.42 Mill Lane into two self-contained flats.

These development proposals would also facilitate the re-organisation of some of the public house ("The Alliance") facilities across the ground and lower ground floors of 40-42 Mill Lane so as to better support its functions.

This document provides a summary of the design, analysing the site and explaining the context to which the proposal has responded.

The existing building at 40-42 Mill Lane, is a 5-storey building (including lower ground floor).

- The Ground floor level has for many years been operated as a local pub ("The Alliance"), which also serves food to the customers.
- The lower Ground floor, most of which is in the pub's demise, has been used for storage. There is also a cycle store and bin store, serving the flats on the first, second and third floors.
- On the first floor to third floors are 7 self-contained flats.

By reorganising the space within ground and lower ground floors:-

- 2 additional self-contained residential flats would be provided.
- The pub facilities would be improved, (including provision of a community room and levelling (on the ground floor) so as to provide level access to all the toilet facilities).
- The limited external works are to the existing side elevation fronting Ravenshaw Street, comprising replacement of existing windows and creation of new quality window openings & windows to match existing

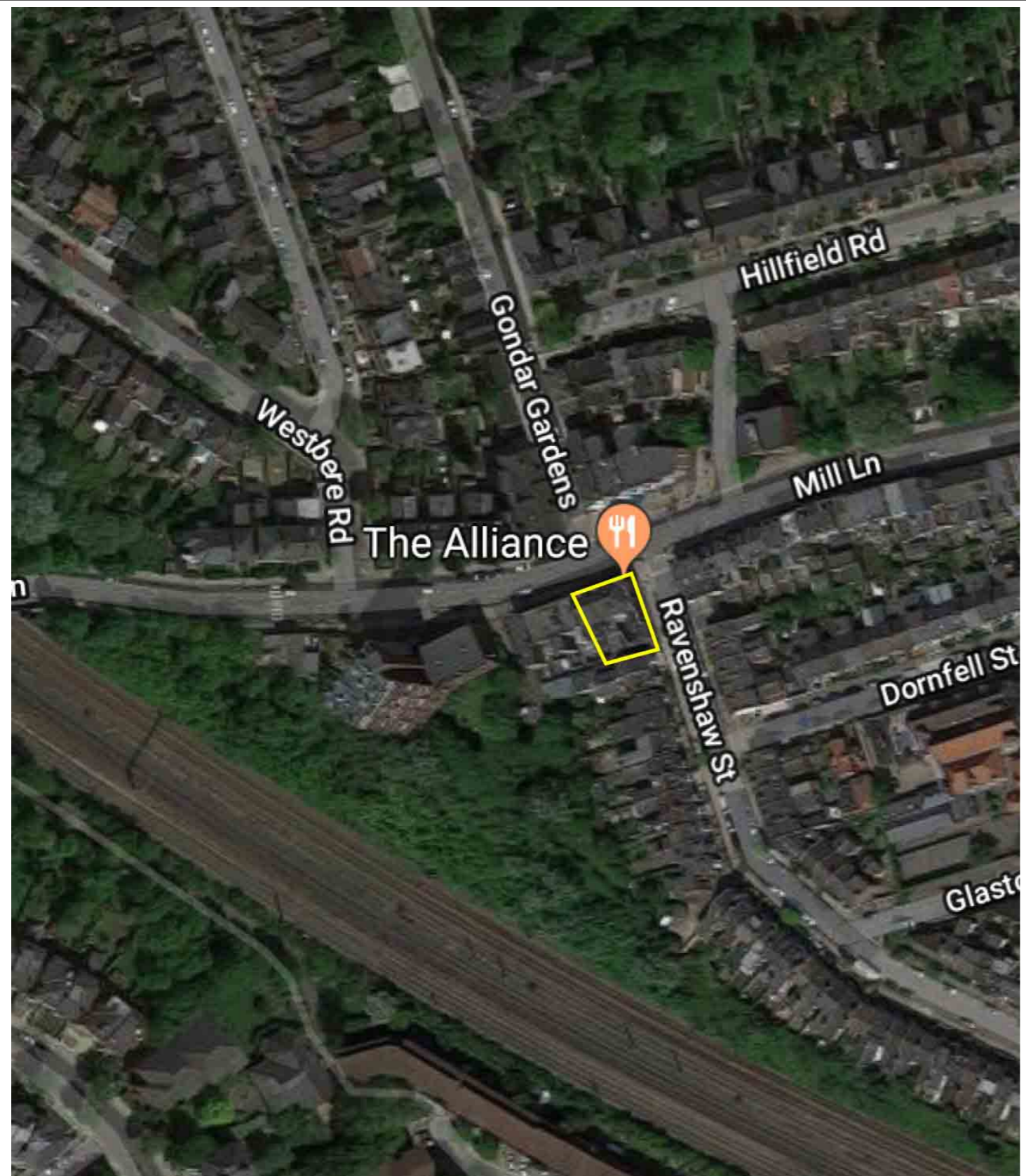
# 1.0 Site

Site

Site Photos

Site Analysis

## Site



Aerial Photography

- The application site is located at the junction of Mill Lane and Ravenshaw Street. The property is a 5-storey building (including lower ground floor with street level access at the rear of the site to Ravenshaw Street).
- The local pub known as 'The Alliance' occupied the ground floor, with kitchen and toilet facilities at the rear. The pub operation currently includes most of the lower ground floor (as storage).
- Over recent years, 7 self-contained flats have been created on the first, second and third floors. The associated works have included re-instatement of the original features at the property. Access to the flats is provided via dedicated residential entrance at ground floor from Mill Lane. Cycle and refuse storage for the existing flats is located at lower ground floor level.

- **Planning History**

**2016/2661/P**

Full Planning Permission Granted

*Convert ancillary accommodation to existing Class A4 use at 1<sup>st</sup> & 2<sup>nd</sup> floors to create 3 x 1-bed and 2 x 2-bed flats with roof and second floor rear extension, associated alterations and retain existing public house (Use Class A4) at basement and ground floors.*

**2018/1515/P**

Full Planning Permission Refused

*Conversion of ancillary accommodation to existing Class A4 use at 1<sup>st</sup> & 2<sup>nd</sup> floors, mansard roof extension, first and second floor rear extension to create 7 flats (5 x 2 bed, 1 x 1 bed and 1 x studio), associated alterations (including cycle and refuse/recycle storage at lower ground floor level accessed from Ravenshaw Street and new entrance to residential accommodation from upper ground floor level on Mill Lane frontage); retention of existing public house (Use Class A4) at upper and lower ground floors*

**2018/1516/P**

Full Planning Permission Refused

*Conversion of ancillary accommodation to existing Class A4 use at 1<sup>st</sup> & 2<sup>nd</sup> floors, mansard roof extension, first and second floor rear extension to create 7 flats (4 x 2 bed, 1 x 1 bed and 2 x studio), associated alterations (including cycle and refuse/recycle storage at lower ground floor level accessed from Ravenshaw Street and new entrance to residential accommodation from upper ground floor level on Mill Lane frontage); retention of existing public house (Use Class A4) at upper and lower ground floors*

**2019/0725/P**

Full Planning Permission Granted

*Erection of new mansard roof extension to provide 1x1 bedroom flat and 1xstudio flat*

Site Photos



View from Mill Lane



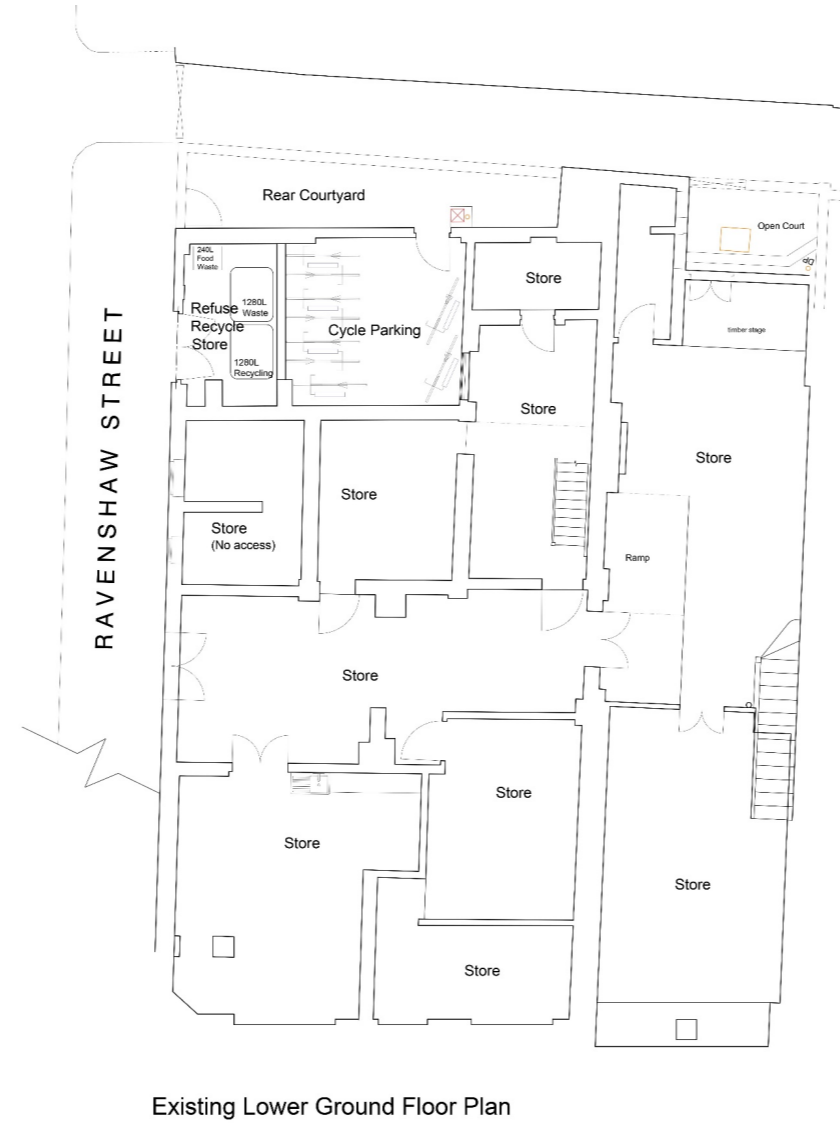
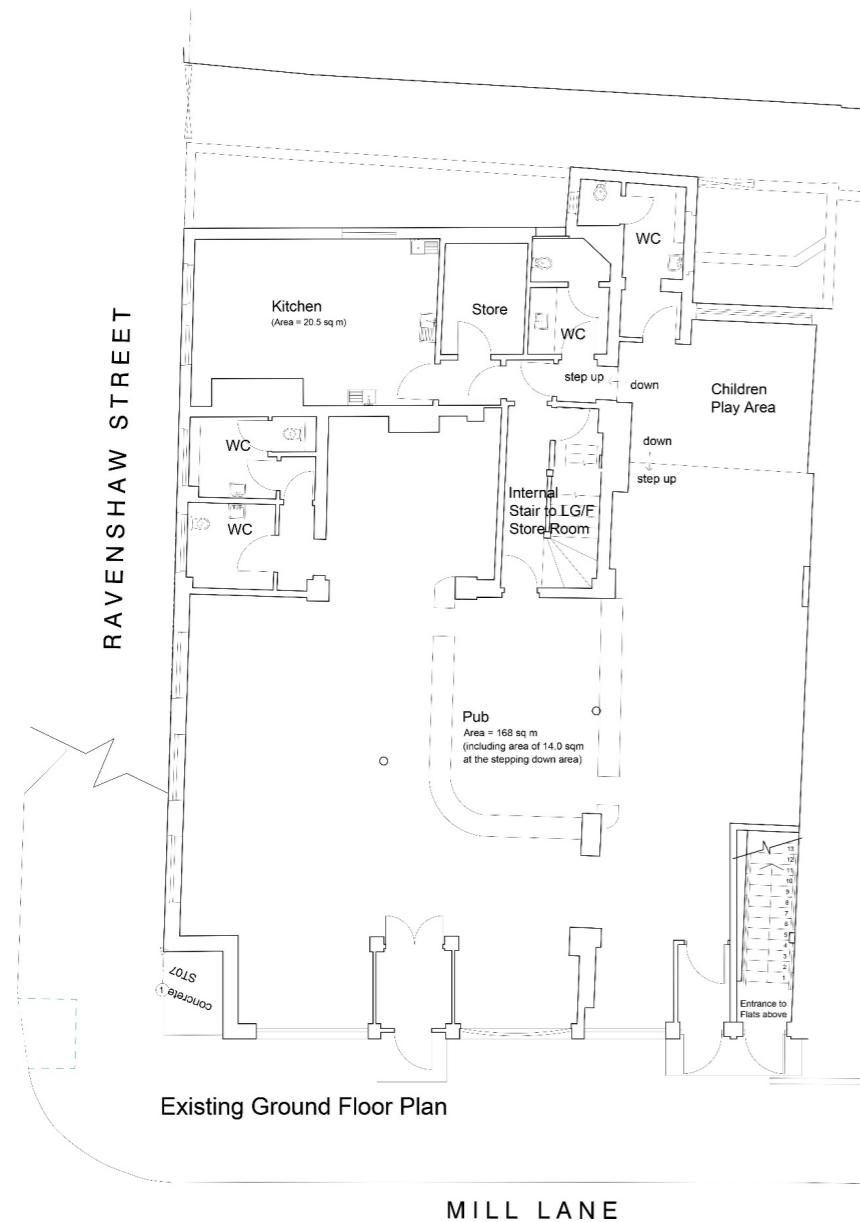
## Existing

### • Existing Ground Floor

- Ground floor level has been used as a local pub known as 'THE ALLIANCE'; which also serves food to the customers.
- The current active area for the customers of pub is at the ground floor level with approx. 169.5sqm; including the stepping down area 14.0 sqm.
- A working kitchen of 20.5 sqm is located at the rear section of ground floor through internal circulation.
- Currently, toilet facilities are at two separate areas – one area with level access and the other with steps access

### • Existing Lower Ground Floor

- Lower Ground floor is mainly being used as storage space, in part by the pub (with internal stair link to the ground floor).
- There is a bin store with direct access from Ravenshaw Street which serves the flats on the first, second and third floor above.
- There is a cycle parking for 9 bikes; accessed through the rear courtyard of the property and serving the flats on the first, second and third floors above.



## 2.0 Proposal

Proposed Scheme

Elevations

Proposed Scheme

• Accommodation Schedule

Existing	GIA					
Use	Public House (A4)	Public House ancillary (A4)	Residential entrance	Bin Store	Cycle Store	Self-contained Flat
Level	sqm	sqm	sqm	sqm	sqm	sqm
G/F	168	66.7	6			
LG/F	0	231		8.2	15.8	
Total GIA	168	297.7	6	8.2	15.8	0

Proposed	GIA					
Use	Public House (A4)	Public House ancillary (A4)	Residential entrance	Bin Store	Cycle Store	Self-contained Flat
Level	sqm	sqm	sqm	sqm	sqm	sqm
G/F	160	22.1	6			51
LG/F	53	122.3		5.6	13.6	44
Total GIA	213	144.4	6	5.6	13.6	95

Number of Cycle Parking

Existing	9
Proposed	12

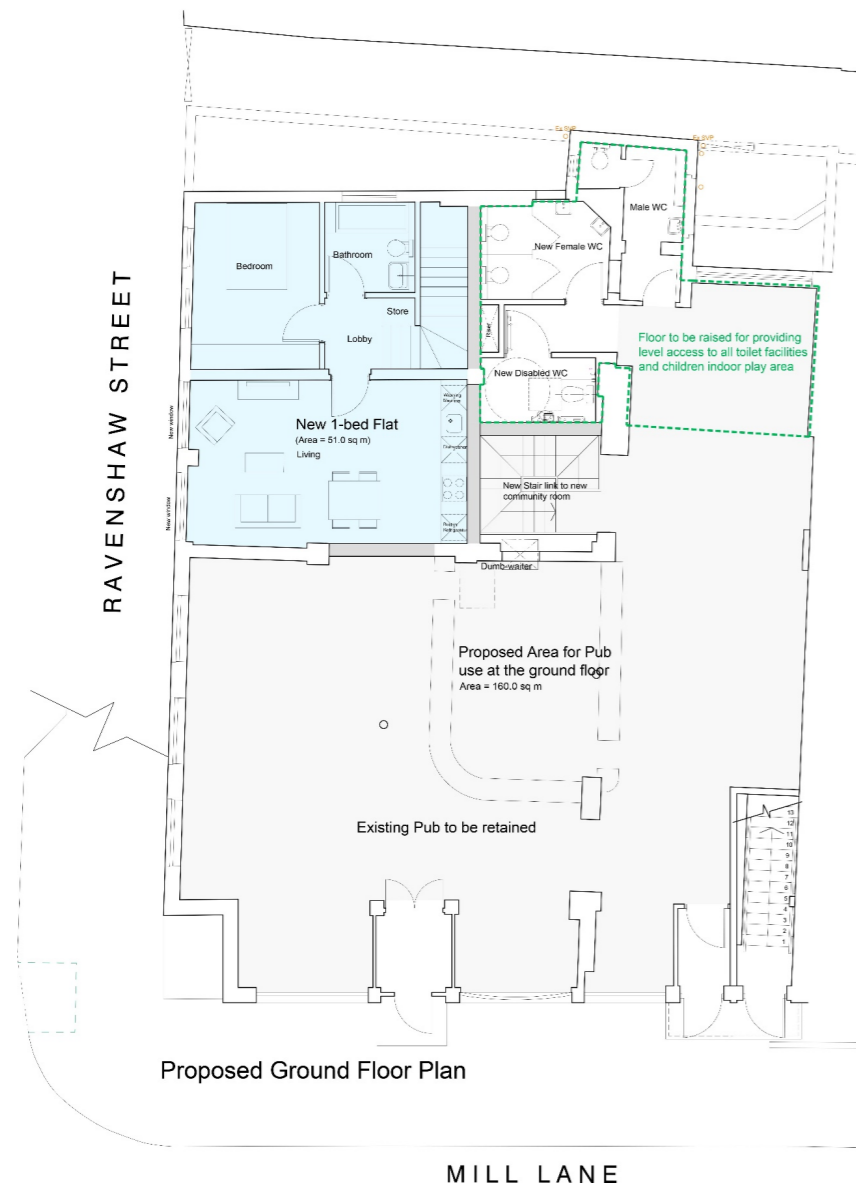
## Proposed Scheme

### • The proposal for creation of 2 new self-contained flats

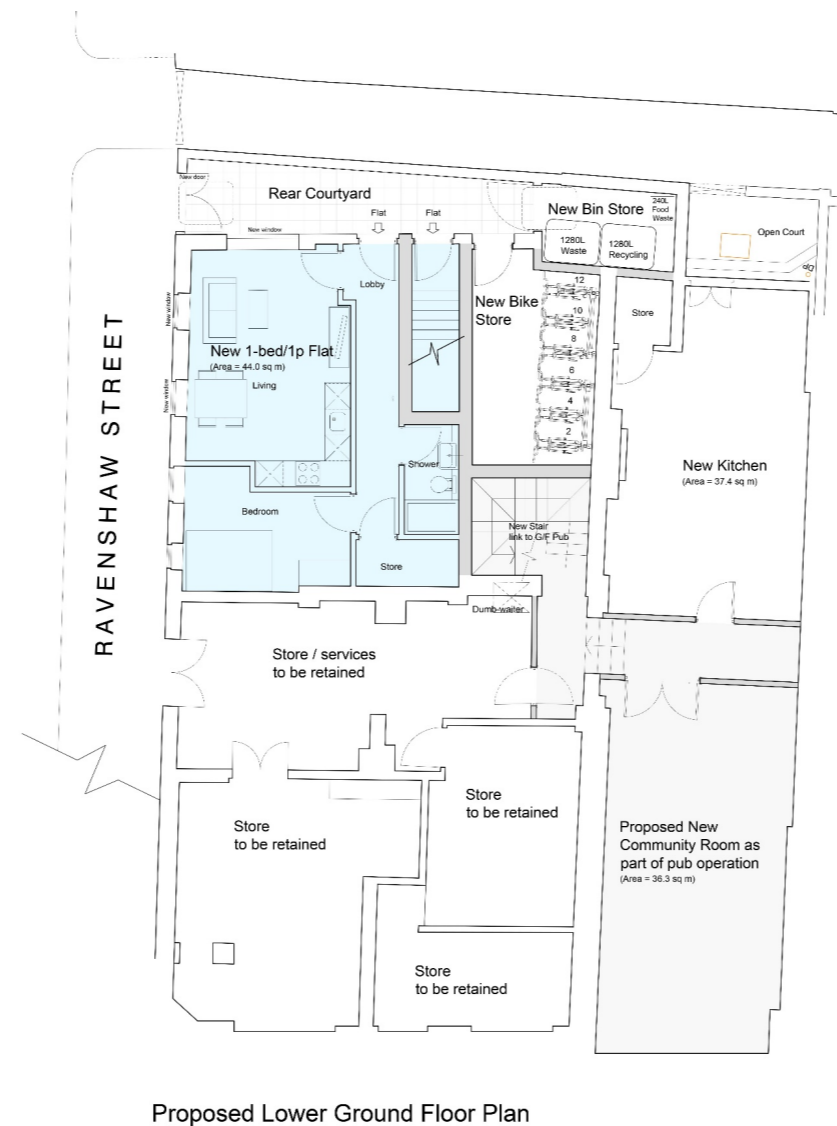
- The proposed scheme will provide 2 new additional self-contained residential flats at rear section of ground and lower ground floor, where is facing to Ravenshaw Street. The two new self-contained flats comprise 1x1-bed flat (GIA 51.0 sqm) and 1x 1-bed/1person flat (GIA 44.0 sqm). Both of the flats will have their access through the courtyard of Ravenshaw Street.
- The limited external works are to the existing side elevation fronting Ravenshaw Street, comprising replacement of existing windows and creation of new quality window openings & windows to match existing.
- Both proposed flats satisfy the targets set out in the BRE Guidelines; see the separate daylight and sunlight study by Herrington Consulting Ltd.
- Existing bin store and cycle parking will be re-located within the lower-ground floor. The new cycle store will provide 12 cycle parking spaces, i.e. an increase of 3, with its access remaining through the existing rear courtyard. The new bin store would be accessed from Ravenshaw Street via the rear courtyard.
- The proposal involves no change to the existing building massing.

### • The proposed internal works for Public House

- The proposed re-organisation of areas within the pub has been developed in discussion with the Lessee of the pub.
- The existing kitchen will be re-located to the lower ground floor with a larger working space of 37.4 sqm; which is currently under-utilised store space. The new kitchen arrangement is similar to many London restaurants. In fact, the extra additional space could provide a safer arrangement for the kitchen working environment.
- The other currently under-utilised storage spaces will be converted into a new community room in conjunction with the pub daily business. It has been designed as a multi function room; following discussion with the Chair of the residents group behind the ACV status of the Alliance. It would offer a dedicated area for groups within the local community to meet, be available for serve as an activities room, etc.
- Both the new kitchen and new community room will be accessed via new staircase. (A dumb-waiter would operate between the kitchen and ground-floor above.) The new staircase has been designed to comply with the latest building regulations part M for all the end users.
- Additional to the above improvement works of the pub facilities, existing dropped flooring at the rear of the ground floor will be replaced with new levelled floor; which will provide a completely level access to the existing male and female toilets; and to the new WC for disabled user.
- The total area of the pub use will be increased from 168 sqm to 213 sqm; including the new staircase and circulations



Proposed Ground Floor Plan



Proposed Lower Ground Floor Plan



Existing Side Elevation



Proposed Side Elevation

**Proposed  
external works  
(Ravenshaw  
Street  
elevation)**

- **Front Elevation – Mill Lane**

- There is no change proposed to the existing front elevation

- **Side Elevation – Ravenshaw Street**

- The two existing high level toilet windows will be replaced with two new large windows, which will match with existing large sash window.
- The existing bin store doors will be replaced with two sash windows with moulded lintels to match existing.
- The existing rear gate will be enlarged with new painted timber gate.
- All the existing windows to both proposed flats will be replaced with double glazed timber sash windows.

## Rear Elevation



Existing Rear Elevation



Proposed Rear Elevation

- **Rear Elevation**

- There is no change to the rear elevation of the ground floor level and above.
- At lower-ground floor level, three new doors for bike store and flats will be created; and new window for the lower ground floor flat will be created to face into the existing rear courtyard.

## **3.0** Scheme Evaluation

## Access

- **Accessible Facilities**
  - Both flats are designed to meet Lifetime Homes Standards for future accessibility adaptations.
- **Entrances and Means of Escape**
  - The new main residential entrance is located at ground floor level and has direct access to Ravenshaw Street.
  - Means of escape from the pub is via the main entrance doors at the Mill Lane,
- **Access for Emergency Vehicles**
  - Access for emergency vehicles will be from both main road – Mill Lane and Ravenshaw Street.
  - Both the pub and residential entrance doors are within 45m of the fire engine in accordance with Approved Building Regulations.
- **Cycle Parking**
  - 12 Secure cycle parking spaces are provided at the lower ground floor.

## Secure by Design

- The key objective of the approved proposal is to create a safe and accessible environment where crime, disorder or the fear of crime does not undermine the quality of life of the residents.
- The development is envisaged as a means of enhancing the local area through a high-quality design solution that re-establishes a greater sense of neighbourly presence and territorial responsibility for the new residents.
- The scheme is intended to adopt the principles of Secured by Design. The basis of the design team's approach is to maximise natural surveillance and good sight lines.
- There are no recesses accessed directly from the street, and external lighting will be provided at the new gate of rear courtyard.

## Lifetime Homes

- Approaches to the residential entrance will be level or gently sloping.
- The entrance will be illuminated and will have a level threshold.
- Appropriate wheelchair turning circles are incorporated into the residential unit plans.
- Windows in the principal living space will have at least one opening light that will be full height where possible, or be a maximum of 800mm from the finished floor level and easily openable from a wheelchair.
- The width of the doorways and hallways within the flats will be detailed to provide 900mm minimum corridor widths and clear doorway widths of 800mm when the approach is not head on.
- The clear opening width of the front door to each unit will be 800mm, with 300mm to the side of the leading edge.
- Within the residential units, a 1500mm-diameter turning circle is accommodated within the living / dining spaces to allow adequate circulation space for visiting wheelchair users.
- An entrance-level bathroom is proposed for both residential units, with access doors detailed to allow for easy handing as required.
- Walls in bathrooms can be reinforced between 300mm and 1500mm to facilitate later adaptations such as handrails to aid access.
- Both units provide a reasonable route for a potential hoist from a main bedroom to the bathroom should this need to be retrofitted in the future.
- All controls and socket positions will be positioned at fully accessible levels, i.e., between 450mm and 1200mm from the finished floor level.

## **4.0 Planning Statement**

## Planning Statement

- The creation of two additional residential units (in lieu of what is currently under-utilised floorspace) accords with the Council's aim of maximising the supply of new housing in the borough and new residential floorspace is a priority land use of Camden's policy H1. The principle of creating new residential units at the site has already been established by the previous consents (2016/2661/P and 2019/0725/P).
- It is proposed to use parts of the ground and lower-ground floors for residential use separate to the existing public house which would be retained at ground and lower ground floor levels. The proposals also facilitate a re-organisation of pub's facilities, so helping to ensure its long term operation (in accordance with Camden policies. The retention of the existing public house as an Asset of Community Value, a local employer and a positive contribution to the area is supported by the application proposals.
- The use of the rear of the ground and lower-ground floors for residential accommodation would not impinge upon the day to day running of the pub; quite the contrary, as the re-organisation of space at these levels would enable the extent of floorspace to which the public have access to be increased.
- Although the new flats would not be the priority dwelling sizes (both being 1 bedroom units), Policy H7 recognises the need for dwellings of all sizes, and the addition of two dwellings would be a positive contribution to housing stock in the borough. Furthermore, a larger dwelling would not be appropriate in this location as there is no access to a garden or amenity space, and the floorspace is next to a pub. In this instance, it is submitted that smaller units suitable for a couple or single person are more appropriate.
- Both flats would be dual aspect and would meet the nationally described space standards for one-bedroom units. The 2 x 1 bedroom flats proposed would have gross internal floor areas of 51 sqm and 44 sqm. It is submitted that the proposed units would provide a satisfactory standard of accommodation for future occupiers and they will all have an acceptable layout, ceiling heights, room sizes and provision of sunlight, daylight, ventilation and outlook.
- The works proposed, at ground and lower-ground levels, on the Ravenshaw Street elevation have been designed so as to be sympathetic to the existing building.
- Regarding access, a new residential access door and a pub fire escape door would be provided on the rear elevation which would provide a dedicated residential access for these two new flats.
- The site is located within PTAL 4 (good), within walking distance of several stations. Three additional cycle parking spaces would be provided. It is accepted that the new flats should be car-free, secured by a Section 106 Legal Agreement.