

**1 MILLFIELD PLACE N6 6JP  
DESIGN AND ACCESS STATEMENT**







VIEW OF HOUSE FROM MILLFIELD PLACE



VIEW OF HOUSE FROM MILLFIELD PLACE





VIEW OF HOUSE FROM GARDEN



## INTRODUCTION

The existing house is a two storey 1930's red brick detached dwelling with tiled pitched roof and metal crital style windows. It is proposed to retain the building so the front and side elevations remain very much unchanged, but extend at the rear to obtain the additional space required, as well as adding a basement under the footprint of the house, and using the space within the attic for an additional bedroom.

### Design and effect on townscape

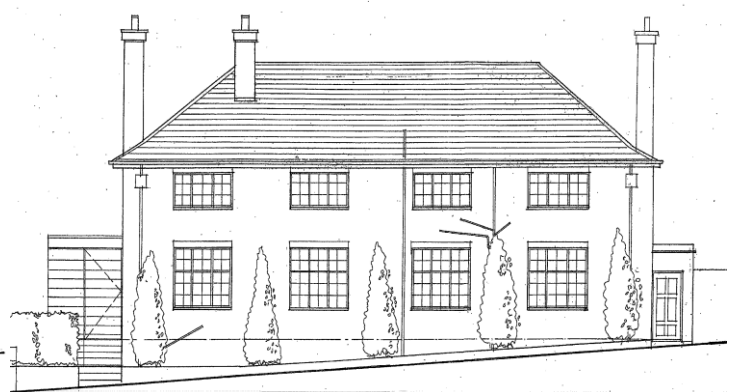
The back of the house would be extended out by 4m on both levels and the pitched roof extended so the extended house looks like one integral design rather than an extended house. A loft addition would be included within the roof space.

A basement is proposed under the house which would be lit by a light well created to the southwest of the house where the land naturally slopes away requiring less excavation, and an easier transition between levels. A glazed side addition would create a new entrance to the side of the house, and provide light for the new basement level.

The intention is to maintain much of the character of the existing house, create a larger house which looks as it has been built as one, with a side glazed addition and new entrance. This approach would seem to be sympathetic in townscape terms, whilst allowing for the house to be enlarged to suit the substantial plot and the established pattern of larger houses on Millfield Place.



FRONT ELEVATION AS EXISTING



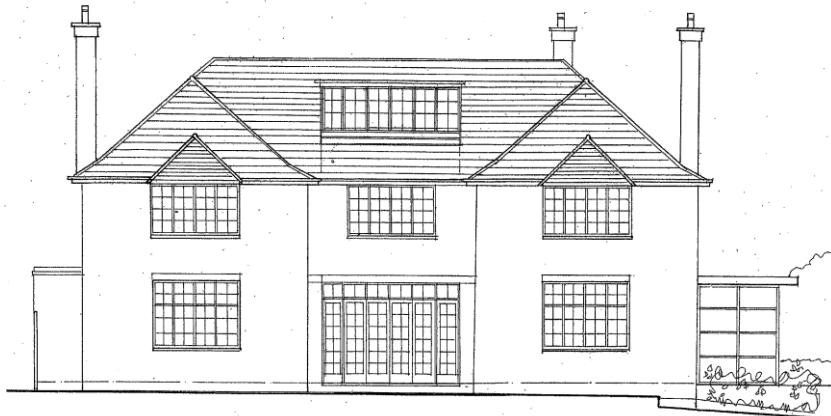
FRONT ELEVATION AS PROPOSED

### Amenity

The rear extension will have negligible effect on adjacent neighbours as the extended house would be some 25m from No 2 Millfield Place, and 20m from the rear of No 2 Millfield Lane. To the rear the garden would be an average of 20m long and to the side 17m. There would be a small increase in height to the ridge to accommodate the room within the roof (around 400mm).



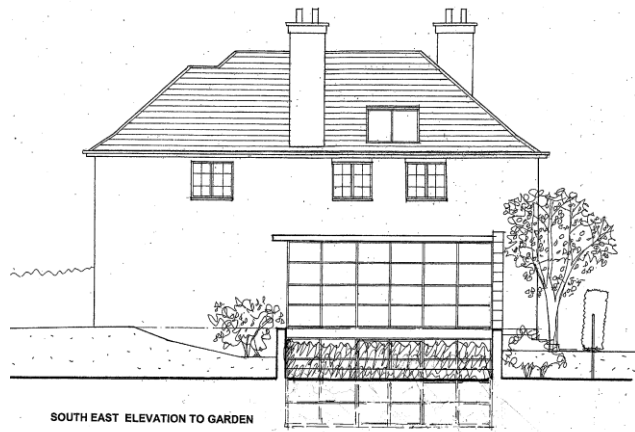
GARDEN ELEVATION AS EXISTING



GARDEN ELEVATION AS PROPOSED



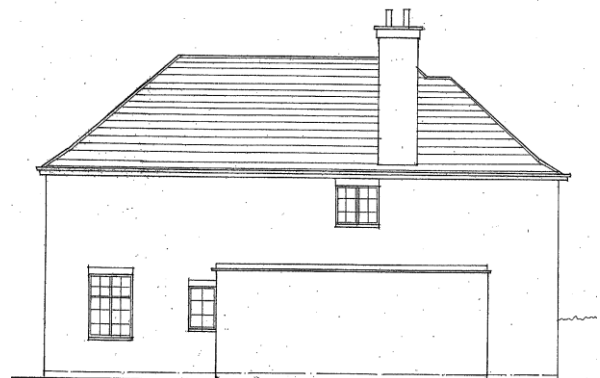
SIDE ELEVATION AS EXISTING



SIDE ELEVATION AS PROPOSED



SIDE ELEVATION AS EXISTING



SIDE ELEVATION AS PROPOSED

## **Construction Management plan**

Owing to the excavation of a basement it is likely that a construction management plan may be considered necessary. There is room opposite the garage for a grab lorry to park to remove spoil whilst allowing other vehicles to pass. It is proposed that The area of planting to the front of the house would be temporarily lowered so it could be used as a loading area during construction and returned to a raised planting area upon completion.

## **Access**

Access within the house would be improved as the whole of the ground floor would now be on one level rather than having the lowered hallway section as the current layout.

END