Planning & Conservation Area Consent Applications for : -

36 Millfield Lane, London N6 6JB

Design & Access Statement

Rev B – 19 March 2010

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1. Buildings Description and Site Context

The existing building at 36 Millfield Lane, London N6 6JB was built in 1964 as a detached single family dwelling with attached 'granny flat'. The site had formed part of the gardens of the nearby Hill House; it is on the east side of Millfield Lane overlooking the Highgate Ponds and the Heath. 36 Millfield Lane was subsequently extended in 1969 to provide an additional bathroom at First Floor level and a conservatory/garden room at Ground Floor level. Various outbuildings have also been constructed including a detached garage/store and a greenhouse. The site is accessed from Millfield Lane through metal vehicle gates of solid construction which lead to a private driveway.

The property is of traditional red brick cavity wall construction with slate facings in an expressed string course. It has a pitched roof in slate. Windows are single glazed in hardwood. The construction is of reasonably high quality and of a style typical of its date of construction, but the house is not of any particular architectural merit. The property is not Listed, but is part of the local Highgate Village Conservation Area. Site specific policies include the strategic views of and from Hampstead Heath identified in policy B9 of the 2006 Unitary Development Plan; we further understand that the gardens of houses on Millfield Lane are designated as Private Open Space in the UDP.

The immediate context is of large single family dwellings on substantial sites. There is no unifying style to the area as each house has been constructed individually at different times.

2. Recent Planning History

No information was available on the original applications for construction of the existing house and the subsequent extensions.

Approvals were gained on 18 March 2010 for Planning Permission and Conservation Area Consent for demolition of the existing house and construction of a new three storey single family dwelling. The design of the new proposals differs from the approved scheme only in the addition of the basement level, and in a number of elements of detail summarised in Section 4 below.

The most recent approvals gained followed Planning and Conservation Area Consent approvals in 2007 for a new build dwelling to a slightly different design, with associated approvals for an external swimming pool and the removal of existing trees on site. Earlier applications were restricted to works to trees on the site in the context of the Conservation Area.

8592009	Granted	10/07/1985	Pruning of copper beech; removal & replacement of trees
2003/0905/T	No obj.	23/07/2003	Trimming & pruning of trees on site
2003/1244/T	No obj.	28/07/2003	Trimming & pruning of trees on site
2007/2358/P	Granted	12/07/2007	Demolition of existing dwelling house and outbuildings and erection of a new 3 storey single family dwelling house
2007/2361/C	Granted	12/07/2007	Demolition of existing dwelling house and outbuildings
2007/2979/T	No obj.	21/06/2007	Felling of 11 trees on site
2007/6232/P	Granted	18/01/2008	Excavation works involving the creation of a swimming pool within the front garden of dwelling house
2008/2544/P	Granted	28/05/2008	Amendments to revise position of swimming pool
2009/1882/T	No obj.	24/04/2009	Felling of 11 trees on site
2009/3958/P	W'drawn	03/12/2009	Demolition of existing dwelling house and outbuildings and erection of a new 3 storey single family dwelling house
2009/3991/C	W'drawn	03/12/2009	Demolition of existing dwelling house and outbuildings
2010/0105/P	Granted	19/03/2010	Demolition of existing dwelling house and outbuildings and erection of a new 3 storey single family dwelling house
2010/0153/C	Granted	19/03/2010	Demolition of existing dwelling house and outbuildings

3. The Proposed Development

The primary intention of the proposed development is to demolish the existing dwelling-house and construct a new single family dwelling. There will be associated hard & soft landscaping works.

The new dwelling will have two primary levels above ground with a small attic storey above. The Ground & First floors will step down to two half levels at the front of the site to respond to the steeply sloping site. There will additionally be a subterranean basement level containing a swimming pool, gym room, and associated ancillary spaces and plant.

The proposed building is to be constructed to achieve & exceed where possible current standards of sustainable and accessible construction. The detached nature of the house and the lack of a unifying style to the neighbourhood enable the new house to be designed and constructed using contemporary details which express the positive aims embodied in the structure. The intention is for 36 Millfield Lane to be an exemplary project in sustainable development as described in Camden's Unitary Development Plan clause 1.4.

The design of the new house has been developed over a number of months to a high level of resolution which responds to the topography and location of the site and also the views from it, particularly looking west towards the Highgate Boating Pond, and looking south over the brow of Parliament Hill towards central London. The curved form of the design expresses the optimum configuration of internal spaces, with glazed areas to suit the Clients' requirements for views in particular directions and natural light to the interior.

The external walls are predominately to be in through coloured render on rigid external wall insulation. This method of construction has been chosen as the very low thickness of the weather layer enables a much greater proportion of a given wall thickness to be used for thermal insulation, making the construction more efficient. The relative flexibility of render can be used to form the high level of detail apparent on the external elevations in a more successful way than would be possible in alternative forms of construction. Through coloured render is very low maintenance and can be relied upon to maintain a high standard of appearance for many years.

Windows are to be double glazed in anodised aluminium frames. Aluminium as a material will enable the large window sizes in the design, which are essential to the new building's relationship to the site and the views, to be constructed with thinner and more delicate profiles than would have been possible in alternative materials.

Roofs are to be flat. These will be covered in a Sarnafil proprietary single ply roofing membrane in a 'warm roof' construction. Areas of the flat roofs are given over to a sedum based 'green roof' system, to hot water solar panels, and to a terrace area accessed from second floor level.

The proposals require the removal of a number of trees on the site. Their removal has already been passed by Camden under application 2009/1882/T. The intention would be to replace the removed trees with equivalent mature specimens of suitable species, in positions to be agreed; details of the new trees will be submitted in due course following the preparation of a complete scheme for hard & soft landscaping.

4. The Design

The current proposals represent an evolution of the scheme submitted to and approved by Camden earlier this year. In many ways - in terms of materials, location on the site, and internal disposition of spaces - the schemes are very similar.

1. Area of proposed building:

   The footprint of the building above ground level remains the same as the approved scheme. Compared with the existing footprint of dwelling and outbuildings of 270 square metres, the increase in footprint remains 38 square metres.

The addition of a 130 square metre basement level to the previously approved scheme is not felt to materially affect the degree of openness of the site; for constructional reasons part of the pool room is concealed under the external terrace adjoining the Kitchen, however this remains landscaped external space as in the approved scheme. The only change in the proposed landscaping works consists of a lowered area close to the southernmost corner of the site allowing light and access to the basement pool and gym rooms.

2. Height of proposed building:

The overall height of the building remains the same as in the previously approved scheme ref. 2010/0105/P.

3. Sizes and numbers of window openings:

These remain essentially the same as in the previously approved scheme ref. 2010/0105/P, with the exception of a set of sliding folding doors and a single fixed window to the basement areas. As these are set down below the existing ground level, it is not thought likely that any adverse effects will result from this increase.

4. Green roof:

The flat roof on the west side of the second floor to an area of 40 square metres will be overlaid with a proprietary sedum based green roof system. The environmental benefits of green roofs are well documented:

- A beneficial monoclimate through cooling and humidification of surrounding air;
- Absorption of greenhouse gases, air pollution, and dust;
- Reduction of the 'heat island' effect which is responsible for ozone pollution;
- Provision of a habitat for animals and plants.

The location of Millfield Lane is considered to be especially suitable for this type of roof as its proximity to the Heath will extend and augment the pre-existing habitat for insects and animals.

A specification for the green roof system is included within the supporting information.

5. Summary of minor design and detail changes between approved scheme ref. 2010/0105/P and the new proposals:

i. Cill and coping materials changed from prepatinated zinc to reconstituted stone.
ii. Design of Second Floor roof amended; section of roof over Store room and Plant room lowered by approximately 150mm. Eaves design changed to lowered area to be a projecting eaves rather than a parapet upstand. The result is a decrease in perceived height of part of the Second Floor by approximately 400mm. This was done to decrease the massing of the Second Floor as viewed from the rear garden.
iii. Chimney stacks and pots redrawn to more accurately reflect the requirements for fan assisted flues to the majority of the fireplaces.
iv. Balustrading to Second Floor roof terrace area drawn in more detail.
v. Design of Second Floor amended slightly to allow access to the roof terrace directly from the second floor stair. Part of the roof terrace upper level has been lowered to suit.
vi. Notation relating to external windows and doors frame finishes clarified as anodised finish.
vii. Small projecting canopy added to north face of building over external door to utility room.
viii. Reference to opaque/obscure glass on the elevations removed. The detail design of some elevations has been adjusted (relating to precise positions of opening lights, window mullions, etc.)
ix. Detail design of steps to front driveway leading to main entrance amended.

6. New basement structure:

The majority of the basement structure is concealed below the footprint of the new house, with part of the pool room being concealed below the Kitchen terrace on the south side of the new building.

The use of the basement as a swimming pool and gym room is ancillary to the use of the house as a single family dwelling and will not have any long-term adverse effects on the amenity of others i.e. increase in on-street parking requirements.

In order to admit light and fresh air to the basement level, it is proposed to lower a small part of the garden – details are shown in the enclosed proposed landscaping plan ref. L90-100 revision D. The small area of the external envelope to the basement that will be visible as a result is proposed to be clad in natural stone to complement the proposed terracing material. This will help to reinforce the reading of this as 'ground' and not as part of the house, thereby maintaining the visual perception of the building footprint as that already approved.

7. Landscaping:

A landscaping scheme prepared by Landscape Perspective LLP, Chartered Landscape Architects, is included.

5. Lifetime Homes Standards

As befits a new dwelling house constructed to the highest standards of accessibility and sustainability, the building has been designed to incorporate the sixteen 'Design Features for Lifetime Homes' as published by Habinteg Housing Association.

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

The drive at 36 Millfield Lane is very large and capable of being used flexibly. Cars can be parked either in the double garage or immediately adjacent to the front door in a space which is at least 4 metres wide.

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

The existing topography of the site gives a vertical difference in level of 1570mm between entrance gates and main entrance door, with a distance of 20 metres horizontally between the two. It can immediately be seen that a uniform ramp across this distance would be approximately 1 in 13, exceeding the guidelines for a ramp of this length. However, given the number of locations available for car parking, a car could be parked in the garage, from where level access to the Lower Ground floor is available; alternatively a car could be parked at the top of the drive, from where level access to the main entrance door is available.

3. The approach to all entrances should be level or gently sloping.

As set out in 2. above, while the existing topography presents problems for direct ramped access from the street to the main entrance door, a pedestrian ramp would most naturally be accommodated on the North side of the driveway. Three consecutive 5 metre ramps at 1 in 12 on this side of the driveway (with a 1200mm level landing between each of them) would enable a 90 degree turn to be made towards the entrance door and a further 3.8 metre ramp at 1 in 12 would achieve the change in level of 1570mm within the guidelines.

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

The main entrance has been provided with a canopy, and appropriate energy efficient external lighting will be specified to comply with the Building Regulations Part L1.
Construction details of the entrance door & threshold have yet to be finalised but the requirement for a maximum 15mm upstand will be met.

5. Does not apply.

6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

   This requirement has been met, except for the doorways to the Kitchen, which do not have 300mm nibs to the leading edge side.

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

   This requirement has been met.

8. The living room should be at entrance level.

   This requirement has been met.

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

   In the event that a bedroom were required at the Entrance level, the Dining Room could easily be converted to a Bedroom; the adjacent Cloaks and WC together with part of the Utility are large enough to be converted into a bathroom if necessary.

10. In houses with three or more bedrooms, and all dwellings on one level, there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

    The drainage provision to the wheelchair accessible WC at ground floor level will be provided. This WC is large enough to comply with the requirements of an accessible WC as set out in the guidance.

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

    Internal walls are predominately made of blockwork; where walls to bathrooms are in studwork these will be provided with plywood linings to enable handrails to be fixed.

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

    The staircase between ground and first floor to the new house has a width of 1325mm from wall to handrail, and the staircase between ground floor and Family Room a width of 1270mm between walls; both are comfortably big enough to accommodate stairlifts. The double height space to the Entrance Hall is large enough to incorporate a lift to First Floor without alterations to the floor structure, if one were ever required.

13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

    The Master Bedroom and Master Bathroom are immediately adjacent and should facilitate the installation of a tracking hoist in the future.

14. The bathroom should be designed for ease of access to the bath, WC and wash basin.

The Master Bathroom is exceptionally generously sized and should present no problems for wheelchair access.

15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

All glazing in the Living Room is full height from floor to ceiling.

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor).

This requirement will be met as is also required in compliance with the Building Regulations Part M.

6. Sustainability Statement

Sustainability can take many forms, all of which are valid routes to reduce the overall energy costs of the building in construction and use. We set out below the key strategies to be followed in pursuance of the highest achievable standards of sustainability and energy efficiency.

1. Sustainability of use

The site's residential use is well established and by virtue of its location has every chance of remaining an extremely desirable place to live for many years.

The design of the property has been carefully considered to provide generously proportioned rooms and a robust structure capable of alterations to meet potential future requirements of the current or future owners. In following the Standards for Lifetime Homes every effort has been made to consider likely future requirements with regards to accessibility and to plan for them.

2. Sustainability in construction

The use of external wall insulation and lightweight Aircrete blocks for the construction of the external walls provides a highly insulated and efficient construction which maximises thermal performance and minimises raw materials and particularly the use of cement. Aircrete blocks are more thermally efficient than standard blocks and incorporate a high proportion of recycled materials, chiefly pulverised fly ash from power stations. The through coloured render wall finish, aluminium window system, and single ply roofing membrane selected are all very low maintenance materials which minimises the costs of maintaining the building and the likelihood of repair works being required in the future. All of the major materials to be used in the construction of the building's shell are intended to be sourced in the UK thereby minimising transport costs associated with the construction.

3. Energy efficiency

As mentioned above the construction of the building is to be highly thermally efficient with the intention of exceeding by 25% the already stringent standards set out in the new Building Regulations Part L1(A). Windows are to have solar control glass as a component of the double glazing to be provided; this and the roof overhangs provided to South and West elevations will help to minimise unwanted solar gain.

The heating systems to be provided in the new building will feature a highly efficient condensing system boiler in SEDBUK class A. Heating output will be via a combination of low pressure hot water underfloor heating and trench heating. The high thermal mass of the

concrete floor slabs will retain heat which makes them particularly suitable for use with underfloor heating in domestic properties which are constantly occupied.

The domestic water supply systems will be closed systems using the mains water pressure to pressurise the system, thereby removing the need for additional pumps. The large areas of flat roof will be used to accommodate 6 square metres of solar collectors to boost the heating of domestic hot water.

Comfort cooling will be provided by a number of individual fan coil units which may also be used with heat pumps to top up the background heating provided by the underfloor heating and radiators when necessary. This system has the benefit of being extremely controllable, which complements the underfloor heating. Heating and cooling loads from the fan coil units will be dissipated to the air via condensing plant located within the envelope of the building at roof level, behind a solid acoustic screen.

4. Grey water collection

Rainwater run-off from roofs and areas of hard landscaping will be collected and stored in an underground storage tank. This grey water will be recycled though an irrigation system for the garden. This system has the benefit of reducing the load on the existing public sewers as well as reducing the consumption of mains water.

5. Re-use of materials from existing building

The existing building is of cavity brick and block construction with concrete ground slab, suspended timber floors and a timber trussed roof with natural slate cladding. There are no immediate matches with the proposed construction; however, the following strategies will be used to minimise wastage from the existing construction, the amount of new materials that will be required, and associated transport costs:

i. Crushed concrete from the existing construction will be re-used as blinding for the new concrete ground slab. This reduces the amount of spoil from the existing construction, and reduces use of new sand and cement

ii. Timber in good condition from the existing house will be de-nailed and set aside for use in temporary formwork for the new concrete structure. This reduces the amount of spoil from the existing construction, and reduces use of new timber.

iii. Natural York stone paving slabs from the external terraces will be carefully lifted, cleaned and stored prior to demolition works and re-laid on the new external terrace to the South elevation.

iv. Natural slates from the existing roof will be carefully removed and sold for architectural salvage.

v. Natural slate facings to the existing elevations will be carefully removed and sold for architectural salvage.

vi. Copper roofing to the existing single storey garden room roof will be carefully removed and sold for architectural salvage.

vii. Lead sheet to existing roof valleys and flashings will be carefully removed and sold for architectural salvage.

7. Construction Management

A construction management plan prepared by contractors Ibex Residential is included within the supporting information.

8. Access Statement

1. Site Context & External Access

The site is accessed from Millfield Lane. The public pavement is approximately 1.5 metres wide with a vehicle crossover at the site entrance. The street frontage to 36 Millfield Lane has pay parking spaces, however there is space available on the site to park at least four cars.

As described in 5.3 above a ramped pedestrian access from the pavement to the main entrance door to comply with Building Regulations Part M is achievable despite the steeply sloping site.

The main entrance doors to the proposed house are double doors with a clear opening width in excess of 1500mm.

2. Internal Access

The main entrance storey contains a large entrance hall, Living Room, Kitchen, Breakfast Room, Cloakroom & WC, and Dining Room. All doors to the entrance storey and all principal doors to other storeys are to comply with Part M and have a clear opening width of 750mm.

3. Proposals Context & Statement of Intent

The proposals are for a new build single family dwelling on an existing site.

In preparing the applications for Planning Permission and Conservation Area Consent in conjunction with the other members of the Clients' Design Team, we fully intend to comply with all current regulations and good practice. We recognise the benefits of inclusive design and have endeavoured to apply inclusive design principles to the project. As a new building the proposals will be required to fully comply with the Building Regulations Part M; it is also required by the local Planning regulations that the scheme complies with the Lifetime Homes design standards. In meeting these requirements is our intention to make the scheme as accessible as reasonably possible in line with Disability Discrimination Act (DDA) requirements.

The purpose of this document is as a core statement to set out how the principle of inclusive design is applied to the building, to assist with the assessment of the building or use in the context of compliance with the Disability Discrimination Act 1995. The Access Statement will be held on file and go on to be developed as Building Regulations and any further submissions which are prepared.

4. Sources

Department of Communities & Local Government (DCLG) website.

London Borough of Camden Unitary Development Plan 2006 (UDP).

Lifetime Homes website.

UK Disabled Persons Transport Advisory Committee website.

Transport for London website.

Office of the Deputy Prime Minister publication: *Planning and access for disabled people: a good practice guide.*

Sheffield City Council publication: *Guidance on the Preparation of an Access Statement.*

We have also used as our main source of reference the standards in Approved Document Part M (2004) in so far as it is relevant.

5. Policy Framework & Assessment

The building in its existing use as a Single Family Dwelling does not fall within the definition of buildings which are subject to Public Access (source – Sheffield City Council's Guidance on the Preparation of an Access Statement)

Definition of Public Access: Members of the public are defined as those people who are not the staff of a business, or those who run a facility, i.e. are there for the purpose of the occupier. Members of the public therefore are likely to be those people who have the opportunity to freely access a building e.g. a shop or use it by invitation e.g. an office with a public reception area.

As a new building, all of the relevant standards in Building Regulations Part M will be applicable.

6. Access to public transport

Access to public transport from the site is extremely poor. The nearest bus stop is approximately ten minutes' walk away. The nearest train station is Hampstead Heath at approximately 1 mile away, but this is not accessible. The nearest accessible train or tube station is Caledonian Road at more than two miles away.

7. We have taken the approach that the new dwelling should achieve full Part M standards. However, it is also important to understand that, while a large proportion of the 11.7 million UK residents categorised as 'disabled' under the DDA have some form of mobility impairment, other functional impairments which potential residents of the building or their visitors might experience will include learning disabilities, seeing and hearing, physical dexterity, continence, and risk perception.

In addition to those categorised as 'disabled', another 18 million people will benefit from improved access into buildings, namely the elderly, families with young children and carers. For this reason we have taken the view that where it is possible beyond the scope of the requirements of Part M to create inclusive design, we will endeavour to do so.

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car parking: Existing on-street parking consists of pay and display car parking. On site car parking provision is generous. No changes proposed.	Planning, Building Regulations, Highways	Planning
Public Transport: Nearest bus stop 800 m away. Nearest train station 1500 m away. No changes proposed.	Planning & Highways	N/A
Routes to entrance: Ramped pedestrian access to comply with Part M to be provided	Planning and DDA	Planning, Building Regulations and owners
Floor Coverings: Floor coverings to be specified at detailed design stage.	Building Regulations	Building Regulations and owners
Access within building: All new door openings provided to be 750mm clear internal minimum, except for cupboards etc.	Building Regulations	Building Regulations
Vertical Circulation: New staircase to Part M standards. Staircases to be sufficiently wide to accommodate stairlift at later date if required.	Building Regulations and Planning	Planning
Lifts: Double height entrance hall could accommodate lift at later date if required.	Building Regulations	Building Regulations

Summary & Conclusions

The proposed scheme provides for the demolition of an existing single family dwelling which is no longer suitable for the owners' needs and the construction of a new single family dwelling to current standards of accessibility and sustainability. The confident architecture proposed will demonstrate the building's status as an examplar project of good design incorporating contemporary construction and energy efficiency standards. The hard & soft landscaping proposed will complement the new building while integrating it with the open space of the Heath and the surrounding gardens.

The development will also maintain the character and appearance of the Highgate Village Conservation Area. The scheme has been sensitively designed as befits the prominent site. The proposals fully accord with the policy requirements of the Authority's UDP.

The proposal is essentially very similar to that already approved by the Authority under ref. 2010/0105/P, with the addition of a basement level containing uses ancillary to the proposed single family dwelling. The basement is largely concealed below the proposed house and landscape and is therefore not felt to materially alter the openness of the site or the amenity of others.

We trust that the enclosed applications will be supported with a positive recommendation to grant Planning Permission and Conservation Area Consent. In the event that any further information is required, or you would like to discuss any aspects of this proposal in more detail, please contact Gavin Challand of this office.