

The Coach House  
12 Millfield Lane  
London  
N6 6JD

Design and Access Statement  
Conservation Statement

May 2021

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## 1.0 Introduction

Application Site	The Coach House, 12 Millfield Lane, London, N6 6JD.
Applicant	Charles Béar
Agent	Simon Clark

### Application Description

External repairs and improvement comprising:-

- Removal of existing steel balconies and staircase on front and side elevations
- Construction of new porch
- Replacement of existing garage doors with new timber doors
- Replacement of existing windows with new traditional timber sliding sash windows
- Replace existing anodized aluminium patio doors with timber french doors.
- Install new external wall insulation and render to match the existing
- Install new roof covering with sedum roof.

This document should be read in conjunction with drawings:-

- 2014 /P01
- 2014 /P02
- 2014 /P03
- 2014 /P04
- 2014 /P05
- 2014 /P06

## 2.0 Site Analysis

### 2.1 Site Location

The site is located on the north side of Millfield Lane, at the south end just before the road turns north up the side of Hampstead Heath.



## 2.2 Site Context

Millfield Lane is a quiet side-road which runs from Highgate West Hill west towards the edge of Hampstead Heath from where it turns North West and continues along the edge of the Heath for approx. 0.4miles. The first section is of a more suburban character and has buildings on both sides of the Lane whereas the section running along the side of the Heath only has properties on the North East side and has a subrural character.

Millfield Lane is a street of extremely diverse buildings ranging in date of construction from the 17<sup>th</sup>C to late 20<sup>th</sup>C. There is no unified style nor is there a distinct urban grain or building line. Most of the properties have mature gardens with some large trees.

12 Millfield Lane is located in the first section of the Lane, between Highgate West Hill and the Heath. It is attached to 12a Millfield lane on the right hand side. To the left is a large, late 20<sup>th</sup>C house in its own gardens

12 Millfield Lane is located in the Highgate Conservation Area.



View From Street – Front (No.12 is the cream coloured building on the left)



View From Street – Looking South West





Birdseye View from North West



Birdseye View from South East



Birdseye View from North East



Birdseye View from South West



### 2.3 Existing Structure

12 Millfield Lane is one of a pair of semi-detached properties. It was originally built as a the service wing to 12a Millfield Lane which is a large Italianate style villa set back from and elevated to the road.

It is 3 stories, brick built with render finish under a flat roof behind parapets. Its elevation treatment is simple, befitting its subordinate status to the original main house. It has 2 simple string courses, one at first floor and another at second floor. The parapet is finished with a more ornate coping detail.

There is a non-contemporaneous steel balcony and staircase on the front elevation and a later steel cantilever balcony on the side elevation. There is a modern conservatory extension to the rear.

Many of the windows have been modified over the years and are now a combination of original timber sash, modern timber and modern aluminium.

All of the doors have been replaced, modified or repair to a greater or lesser extent and are a mixture of timber and aluminium

To the front is a small paved driveway with a high wall separating it from the garden which lies to the side of the property. This wall is in poor condition with a dangerous “lean” and will need to be taken down and rebuilt. There is no significant rear garden as this has been mostly occupied by the conservatory addition. There are 3 significant trees on the property which have been noted on the drawings.

### 2.4 Existing Use

The currently property use is C3, Single Dwelling Houses.



Front Elevation

## 3.0 Planning Context

### 3.1. The Planning Context of the Property

12 Millfield Lane:-

- lies within the Highgate Conservation Area.
- is not subject to statutory listing.
- is not subject to local listing.
- Is note as a "positive building" ie one that makes a positive contribution to the conservation area.

### 3.2 Planning History

There has been 1 significant planning application relating to the structure of 12 Millfield Lane.

- Ref. No: 2014/3501/P  
Status: Granted  
Erection of a replacement ground floor extension to rear and side, installation of window to replace garage doors. Erection of front porch and side bay window and minor alterations to the front and side elevations.

This planning approval was varied under the following approval

- Ref. No: 2015/4364/P  
Status: Granted  
Variation of condition 3 (approved plans) of planning permission 2014/3501/P dated 23/07/2014 (for erection of a replacement ground floor extension to rear and side and erection of front porch and side bay window), namely to revise size and design of side extension and alterations to front garage doors.

### 3.3 Camden Planning Guidance –

These proposals have been designed with reference to the Camden Planning Guidance documents and particularly the volumes:-

- Design  
Sections "Design Excellence" and "Heritage"
- Energy Efficiency  
Section "Energy Efficiency in Existing Buildings"
- Home Improvements  
Sections "Neighbours" "Extensions", "External Alterations" and "Gardens"

### 3.4 Highgate Conservation Area Appraisal and Management Strategy (2000)

The Highgate Conservation Area is very diverse area with several distinct characters. This is recognised in the Appraisal and Management Strategy document which divides this unwieldy designation into a collection of more sensible sub areas. 12 Millfield Lane lies within Sub Area 5: Merton Lane and Millfield Lane.

No. 12, The Coach House, is mentioned in the document:-

*"Nos 12 & 12a , comprising Syskon Cottage, Millbrook and the adjoining coach house, are stuccoed 19th century houses adhering to an Italianate style. They are set back and raised from the pavement line and have overhanging eaves and a hipped roof (containing an insensitively large dormer window at the rear). There are prominent stucco piers at the entrance."*

The description of the roof relates only to no. 12a. No. 12 has a flat roof behind a parapet.

### 3.5 Application of Relevant Planning Law

3.5.1 In the "Planning (Listed Building and Conservation Areas) Act 1990, Section 72 states "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" The Conservation Area Appraisal for Sub-Area 5 does not describe in specific terms what elements of the character of this part of the conservation area are of merit, however, these proposals are respectful of the general character of the property and the surrounding area and provides a positive contribution to the conservation area.

3.5.2 Policy D2(e) of the Camden Local Plan states that the Council will "require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area". The proposed development meets this criterion.

3.5.3 These works should be assessed against the overall benefit of the existing building to the Highgate Conservation Area. The modest scale of the proposed extension is not only sensitive to the overall appearance of the building, but also to the amenity of neighbouring properties.

## 4.0 Design

### 4.1 Function and Amount

The reasons of this development are:-

- To repair the existing render and cure the damp penetration issues in the walls and the roof.
- To considerably improve the energy efficiency of the building and ready it for the up-coming changeover from gas to electric heating.
- To provide a draught lobby in the form of the porch to further improve the energy efficiency.
- To deal with the issues of structurally compromised steel balconies.

Proposed additional internal area      2.61m<sup>2</sup>

### 4.2 Massing and Appearance

The proposals will have no significant impact on the massing and appearance of the property.

The minor change to the massing is the inclusion of the porch, which replaces the unsightly steel balcony and staircase on the front elevation.

The new external wall insulation and render will not impact upon the appearance. The string courses will be replicated and the ornate coping to the parapet will be untouched apart from lead flashing to the upper surface which is good building practice.

The replacement doors and windows will unify their appearance which currently is a mixture of disparate materials and styles.



#### 4.3 Materials

##### Roof

- Single ply flat roof behind low parapets.

##### Walls

- White render to match the host structure

##### Windows and doors

- White painted timber frames with clear double glazing.

##### Roof light

- Grey painted metal frame and double glazing

##### Balustrade and external metalwork

- Black painted metal.

#### 5.0 Access Statement

Access to the building is largely unchanged. The existing single step at the front entrance will remain.

#### 6.0 Conservation Statement

As demonstrated by this document and the associated drawings, these proposals will have no impact upon character of the conservation area and will considerably benefit the residents.

The proposed extension will have no impact on the character of the conservation area. The re-rendering of the building and the replacement of the windows with a unified style will enhance the conservation area.