

# DESIGN AND ACCESS STATEMENT

## 2 MILLFIELD LANE N6 6JD



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## **1 THE SITE**

The existing two storey building at 2 Millfield Lane was built in the 1970's as a detached dwelling with attached garages. The site is accessed from Millfield Lane via a vehicular driveway, and has a pedestrian entrance from Millfield Place. The existing property is situated towards the rear of the site and is positioned on a gentle slope that rises towards the rear of the site running north south. The building is orientated to face south, with garden space to the south.

The eastern boundary of the plot follows the line of Millfield Place, a private road; whilst the northern boundary is to the adjoining garden to 1 Millfield Place. The Western boundary runs along a private walkway which gives access to a swimming pool at the rear of the 4-10 Millfield Lane, and beyond that a ground floor extension and garden to 4 Millfield Lane. The southern boundary follows the line of Millfield Lane.

The existing building is of uniform buff brick colour with concrete tiled pitched roof. The dwelling is not identified in the Conservation Area Appraisal and Management Plan (CAAM) as being of any particular architectural merit. None of the buildings on the site are listed.

On this basis, the contribution that the existing building makes is considered to be neutral to the character and appearance of the Conservation Area.





## **2 PRE APPLICATION HISTORY**

### **FIRST PRE APPLICATION ENQUIRY 2020/28981/PRE**

Pre application advice was sought for a larger proposal for a replacement house on the same plot and pre application advice was offered by Camden in a letter dated 17/9/2020.

The previous scheme was for a 4000ft<sup>2</sup> house of 2 and 3 storeys occupying more of the plot than the current proposals. The current scheme is to reclad and extend the existing house , and the new design is a response to advice received which is summarised below.

#### **SUSTAINABILITY**

The advice given was that Camdens new policies would require an analysis of the carbon footprint of a new development compared to the existing, and both within the letter, in the conclusion and later confirmed by a e-mail the focus was on urging the applicant to keep the existing building, and reclad and extend rather than rebuild.

#### **DESIGN AND CONSERVATION**

Officer's agreed that the existing building did not make a positive contribution to the conservation area and "at best" could be considered neutral. A new design should respond to the landscape context of the verdant character of the adjacent orchard. A 'development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.'

Officers were supportive of the use of black charred timber cladding which they believed was an appropriate response to the character of the site as described above. However the overall massing of the previous design and detailing of windows was criticised.

A loss of garden space was a consideration, and therefore a smaller massing should be considered. Also the sense of openness when viewed from Millfield Place was important, and the brick "defensive" wall towards the front of the site which closed down these views was criticised.

#### **AMENITY**

The larger scheme was not considered to have a negative effect on the amenity of adjacent neighbours.

#### **TREES**

It was advised that an aboricultural survey would be required to document trees in the vicinity and also assess the impact of any new development on existing trees.

#### **PARKING**

It was advised that a new build house should limit parking on site to 1 parking space. (The existing house has 4 spaces, 2 on a large tarmac drive and 2 in the double garage).

## **SECOND PRE APPLICATION ENQUIRY 2021/0262/PRE**

Following the first pre application enquiry a second pre-application enquiry was submitted with a completely amended scheme to retain, extend and reclad the existing house; to address the issues raised

A Summary of the advice received (shown in red) and how this has been implemented in the final design is listed below,

### **Principle of development**

The principle of extension is considered acceptable subject to amendments to the height and detailed design.

The proposed scheme is an improvement to the previous and has addressed a number of the issues raised previously.

Some of the original structure would be retained as well as soft landscaped garden space and the existing garages. As such, concerns regarding sustainability and biodiversity have largely been overcome.

### **Design feedback**

#### **HEIGHT**

Reduce height of two storey rear and side extensions further, they should sit below eaves of main house to appear as subordinate additions.

This has been achieved in the amended design with a parapet included to the existing house to disguise from view the solar panels on the roof

#### **FIRST FLOOR STUDY EXTENSION**

The first floor extension containing the study does not integrate well with the main building and appears incongruous - this element of the building should be reconsidered. -A change in window proportions or finishing material/colour which contrasts with the main building could be explored as an option.

This first floor section has been redesigned with a deeply recessed window within a rusty metal cladding element which contrasts well with the natural burnt larch cladding of the rest of the house, and also echoes the front door cladding material.

#### **FRONT BOUNDARY**

Concern is raised regarding the design of the front boundary - the choice of planting and open strip for parking should be reconsidered – a low sliding gate could be explored.

A sliding timber slatted gate has been introduced in the same timber as the main house, to the height of the proposed hedge, to provide security and disguise the parking area.

## THE EXISTING GARAGES

The garages should be incorporated into the proposal and considered concurrently with the overall scheme.

The garages have had the garage doors replaced with Crittall screens , which sit well with the new contemporary proposed changes to the main house, whilst maintaining some of the heritage aspect of the existing building.

## LANDSCAPING

Details of landscape and biodiversity proposal with a well-considered planting concept must be submitted if pursued. Use of a suitably qualified landscape designer is expected.

A detailed landscape design has been proposed by Judith Moore associates, landscape designer; See item 8 below.

## DETAILS

Details of the sliding glass windows, including the pocket doors which slide behind the façade have been included.

Concern is raised regarding the plan form arrangement at ground floor level, particularly how the bedroom is accessed through kitchen and the siting/access of the small ground floor bathroom (it is understood from the meeting that these spaces would mostly serve guests as opposed to permanent residents).

The plan form has been amended to overcome this issue

No objections are raised to the proposed timber cladding.

No objections to new contemporary ground floor wing which extends into the garden – it is understood that loss of garden space is offset by removal of hard paved driveway and replacement with soft landscaped garden.

## **Sustainability and biodiversity**

The proposal would no longer involve total demolition. Appropriately some of the original structure would be retained as well as soft landscaped garden space and the existing garages.

The proposal should still however maximise resource efficiency during construction and occupation through:

- reducing energy and water use during construction;

- waste reduction;
- minimising materials required;
- using materials with low embodied carbon content; and
- enabling low energy and water demands once the building is in use (110 litres per person per day)

PV cells and water recycling should be included and any other sustainability features which can be facilitated.

The above points have all been addressed – see the sustainability section 9 below.

A large sedum green roof is still proposed (similar to the previous). While officers would encourage the provision of a green roof although a sedum roof is considered low quality in design and biodiversity terms. The green roof should have a substrate depth of 80mm or above in order to allow a variety of wild flowers rather than just sedum. Details should include:

- a maintenance plan (usually available from the manufacturer)
- sections at a scale of 1:20 with manufacturers details
- full details of planting species and density (usually available from the manufacturer)

The sedum roof has been replaced with a wild flower roof, and details as requested have been provided.

## Engagement

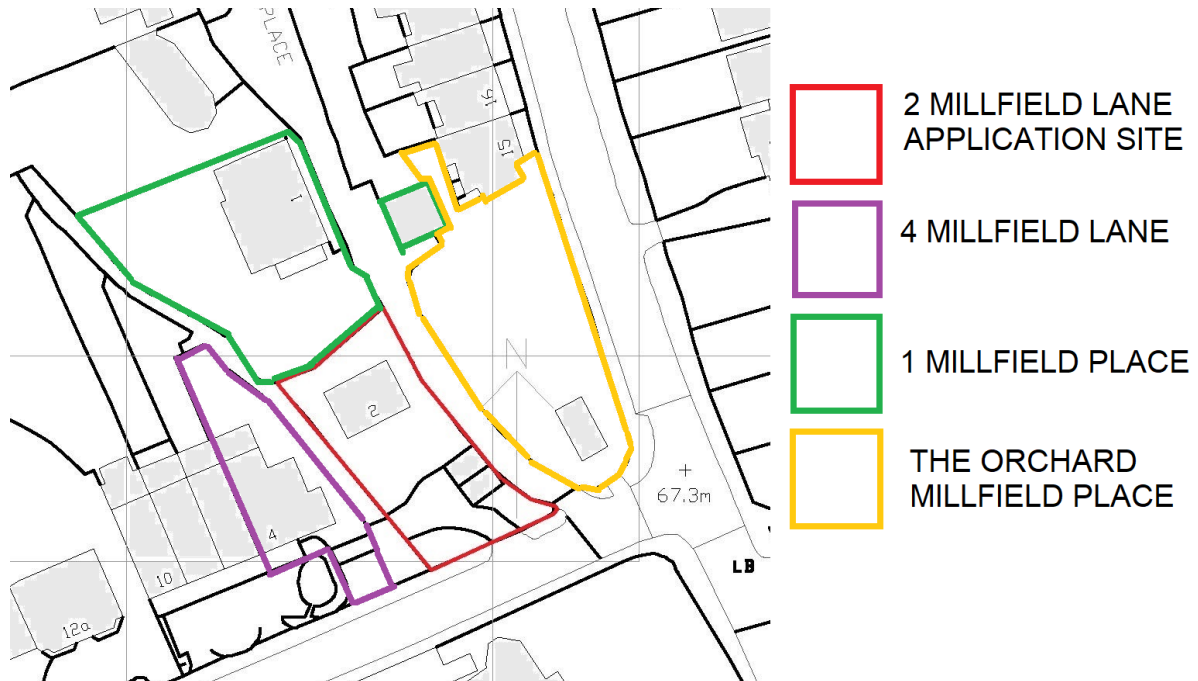
Again it is emphasised that you should engage with local community groups prior to the submission of a formal planning application.

Consultation with all the adjoining owners and the most local community group has taken place. See item 3 below



### **3 CONSULTATION**

The proposals have been shared and discussions held with owners of the adjacent properties, 4 Millfield Lane, 1 Millfield Place and The orchard , Millfield Place. The neighbours who are adjacent to the site are illustrated on the plan below.



In addition the drawings have been shared and discussions held with Susan Rose, representing the most local community design body, the local Highgate CAAC

## **4 THE PROPOSAL**

Planning permission is sought to clad the existing house in dark charred timber cladding and extend to the rear boundaries of the house, where the impact on the open space would be most limited. In addition the applicants seek to have a single storey glazed living room extension on the western boundary, to make the best of the views over the orchard site to the east.



PROPOSED DESIGN VIEWED FROM GARDEN

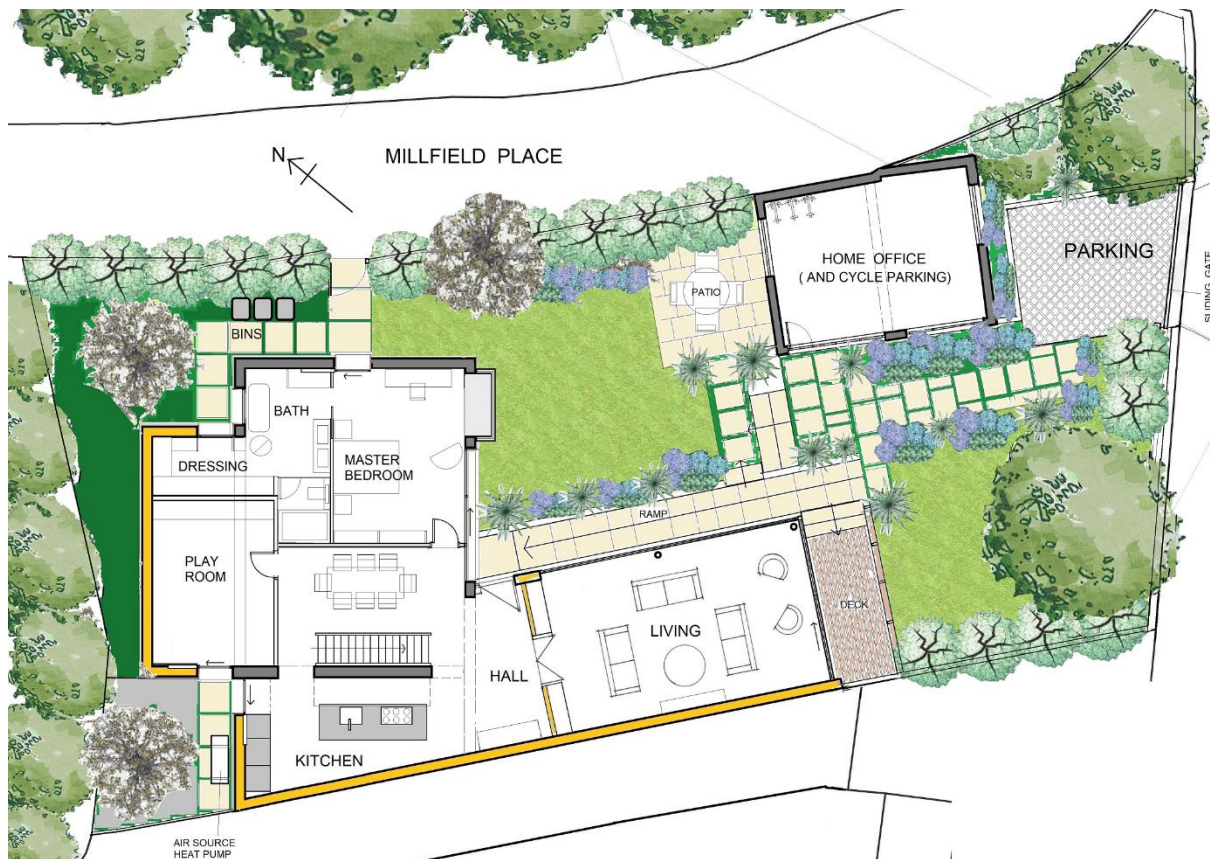
## **5 DESIGN CONCEPT**

### **RETENTION OF EXISTING BUILDING**

The thrust of the first pre application advice was that the site would not support the massing or size of the 2 and 3 storey house first proposed. The economics therefore suggested that keeping and remodelling / recladding and extending the existing house would be a more suitable option. This was later reinforced by the favourable response to the second pre application enquiry to retain the existing building . This approach also ties in with the sustainability requirements which advocated the retention of existing buildings and upgrading thermal specification, as having a much reduced carbon footprint than rebuilding.

### **BUILDING LOCATION**

Once the decision to retain the existing building was taken, then it made sense to extend the house to the rear and side / rear boundary to make use of this otherwise dead space. Infilling this space has no impact on the sense of openness of the site. Windows to the rear bedrooms are located on the side to avoid overlooking directly into the garden of 1 Millfield Place.



However it was thought a fundamental requirement of any dwelling on the site was a main living space with views over the mature trees of the orchard to the east. The glazed nature of ground floor spaces has been tempered with the introduction of timber louvers which shield the occupants from views outside the site, but also restrict excessive solar gain in summer. The glazing to the east would not encounter summer sun in the same way and also has restricted views from Millfield Place, so no louvers are proposed to the east elevation.



SECTION SHOWING TIMBER LOUVERS TO ACT AS SOLAR SHADING AND PRIVACY SCREEN



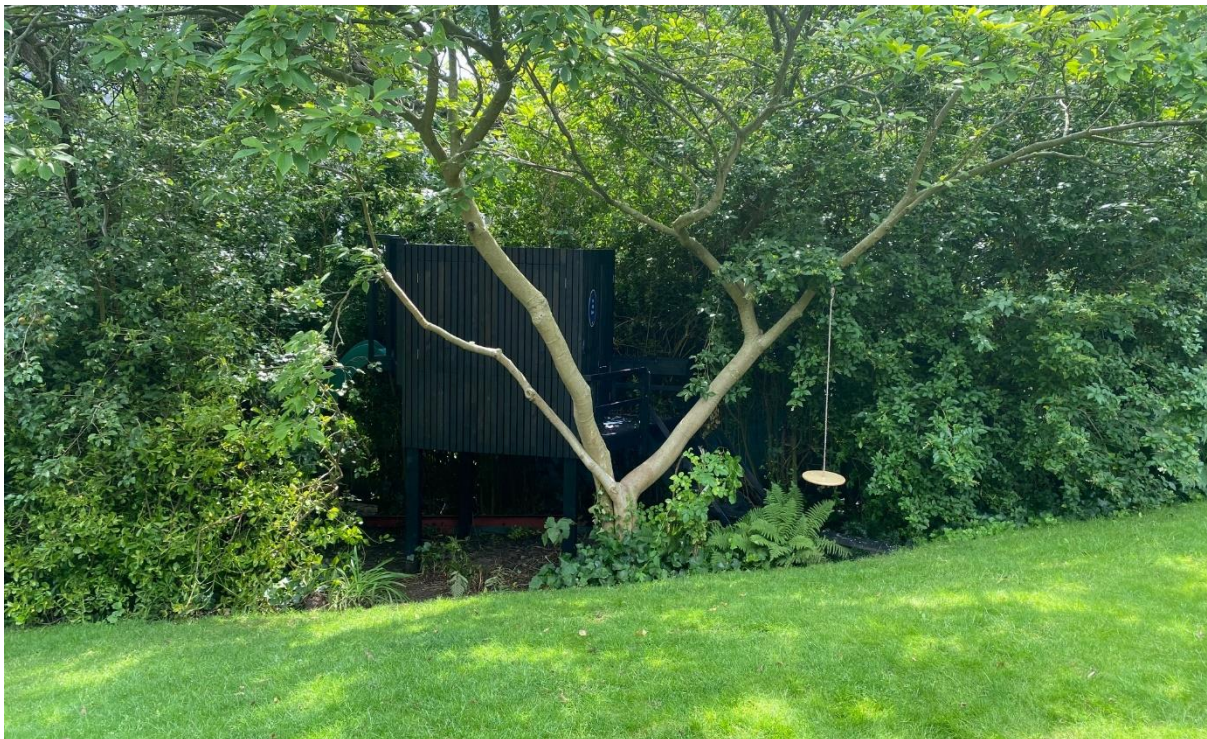
## MATERIALS

As the previous scheme it is proposed to clad the building in dark charred larch cladding.



### EXAMPLE OF THE SAME CLADDING IN RECENT BUILDING BY THE SAME ARCHITECT

Rather than being black, this natural cladding has a silver effect which reflects the light and gives a variety of texture and shading of light and dark. When coupled with planting, especially white trunked trees like Silver Birch the building has the effect of disappearing into the foliage.



### EXAMPLE OF CHARRED CLADDING SHOWING RECESSIVE EFFECT WHEN COMBINED WITH PLANTING



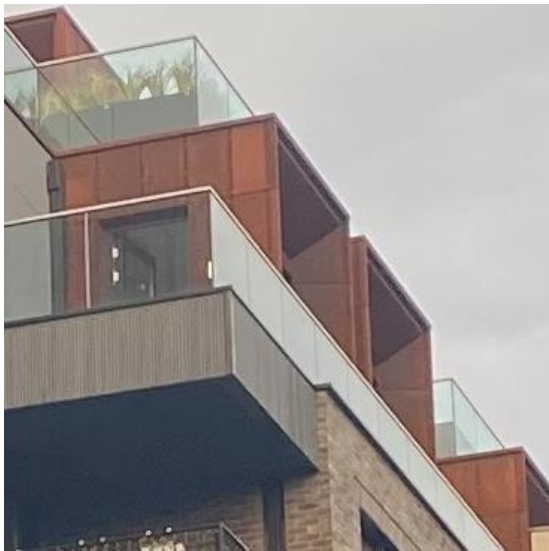
The glazing proposed is Slim line aluminium sliding panels similar to the example below. This gives a very light weight appearance with minimum site lines.



SLIM LINE ALUMINIUM GLAZING SYSTEM ON AN EXTENSION IN CHALCOT GARDENS CAMDEN BY THE SAME ARCHITECT

The contrasting rusty metal cladding to the front door and to the first floor study area will provide a contrast in materials to the timber cladding, whilst still providing a natural and variegated finish.

The glazed window seat to the master bedroom contrasts with the solid element of timber cladding, and provides a peaceful enclave for reading and appreciating the garden.



EXAMPLE OF OXIDISED STEEL CLADDING



EXAMPLE OF GLAZED WINDOW SEAT



## **6 IMPACT ON THE CONSERVATION AREA**

The massing is much reduced from the previous application, with the 3 storey section reduced to 2 storeys where the existing house is, and the previously 2 storey front extension reduced to a single storey glazed garden extension, similar to a contemporary conservatory.

The front defensive wall has been removed, and the site is much more open to views from Millfield Lane. The existing garages have been retained as these provide a historic reference, and create some containment to the garden; as well as having the ability to convert to a home office in due course.

The existing building has been converted from a pitched roof to a flat roof which has allowed the overall height of the building to be reduced, whilst at the same time allowing for increased floor to ceiling spaces internally as there is now no attic space. It also allows the introduction of a wild flower green roof. In fact with the omission of the tiled roof and large tarmac parking area there will be considerably less rainwater run than the existing condition, and hence less strain on existing drainage.



EXISTING TARMAC AREA WILL BE REPLACED BY GARDEN



## 7 EXISTING AND PROPOSED VIEWS



VIEWS FROM THE CORNER OF HIGHGATE WEST HILL  
AS EXISTING

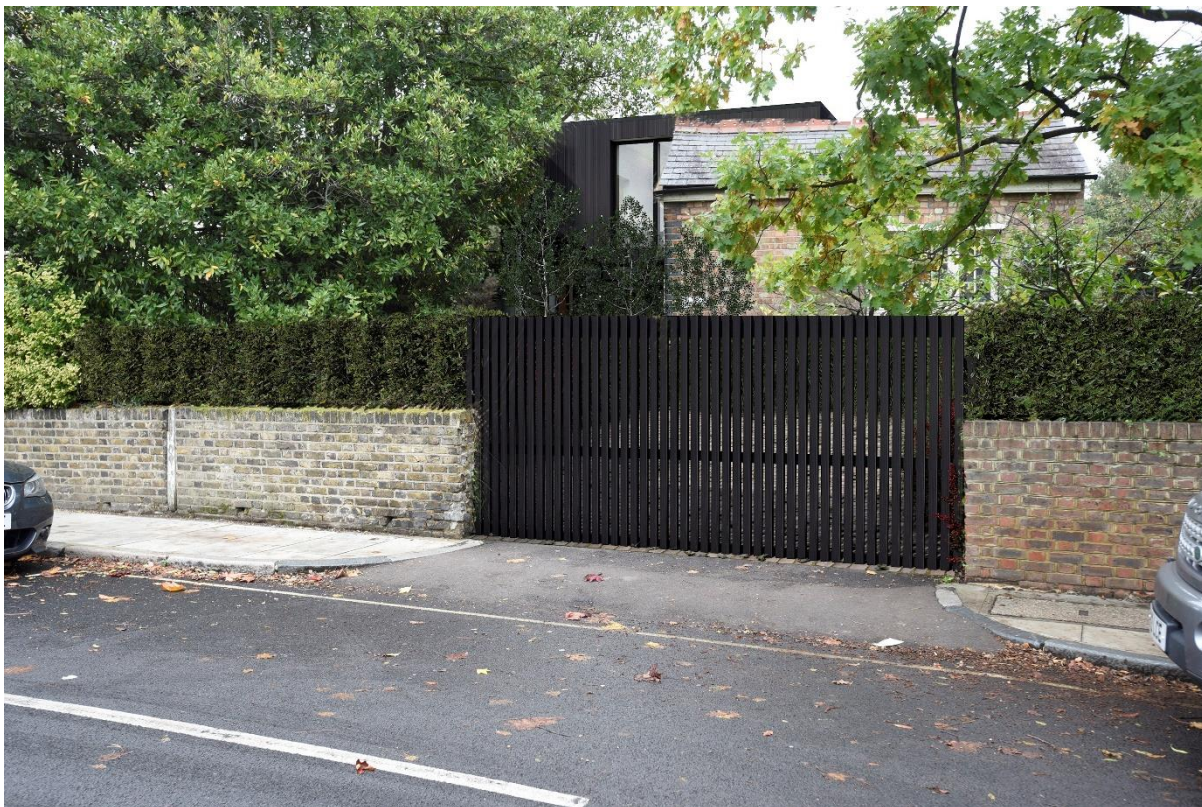


AS PROPOSED





VIEWS FROM MILLFIELD LANE OPPOSITE ENTRANCE TO THE SITE  
AS EXISTING



AS PROPOSED





VIEWS FROM OUTSIDE 4 MILLFIELD LANE LOOKING TOWARDS 2 MILLFIELD LANE  
AS EXISTING



AS PROPOSED





VIEW FROM OUTSIDE 1 MILLFIELD PLACE LOOKING TOWARDS THE SITE  
AS EXISTING



AS PROPOSED



## 8 TREES AND LANDSCAPING

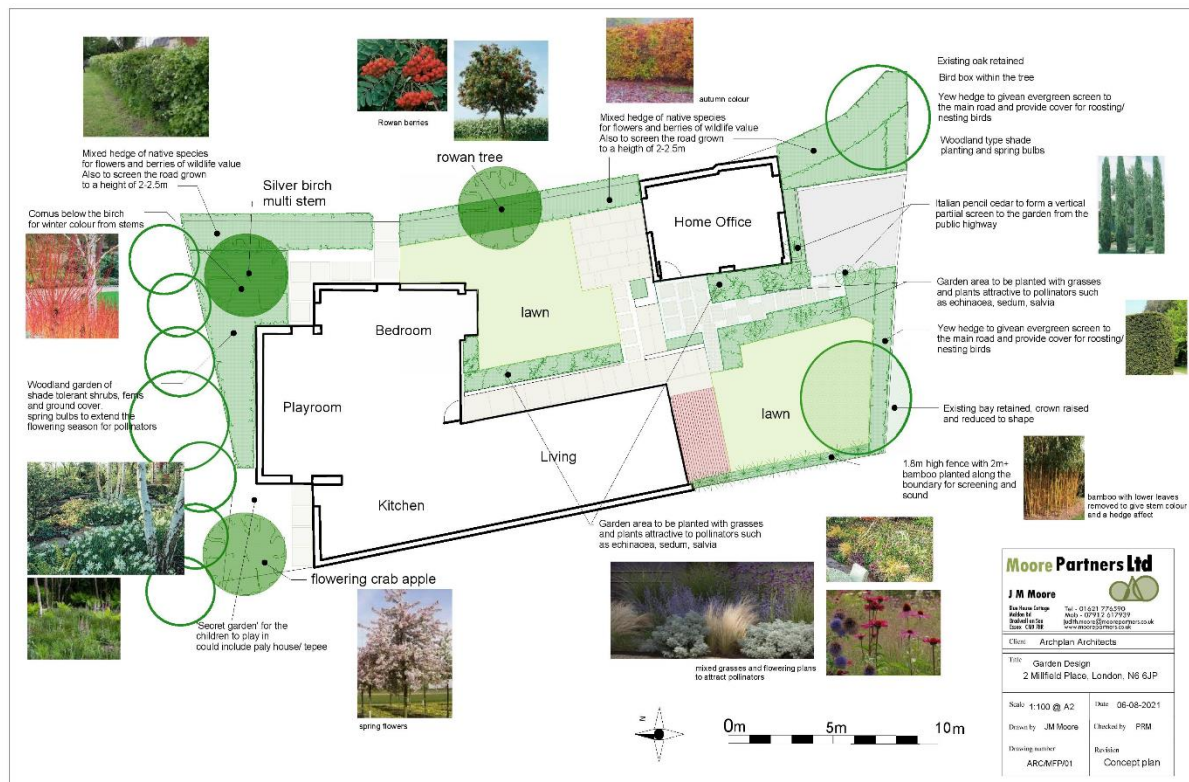
An independent tree survey has been commissioned which is attached to this application. It can be seen that the proposed development will not infringe on the root protection areas of the trees in the vicinity. Apart from the two trees at the front of the site, there are no trees on the site which are considered worthy of protection.

An extensive tree planting and landscaping scheme has been designed by Judith Moore landscape designs, and proposes silver birch trees against the side fence and around the building to the rear to act as a foil to the building and break up the lines of the house. A mixture of Silver Birch a, Rowan and a native species hedge would create a foil to the back of the fence onto Millfield Place.

Within the site the landscaping would consist of varieties of grasses and flowering shrubs in a naturalistic setting, with reclaimed stone paving loose laid to allow mosses to grow between the slabs.

To the rear elevation facing 1 Millfield Place which has no windows, a shady woodland garden would be created, which will further shield the building from the closest neighbour at 1 Millfield Place which already has mature trees on the boundary.

The existing tarmac area which occupies much of the current site would be replaced with a grassed lawn and landscaped garden.



## **9 SUSTAINABILITY**

### **Sustainability and biodiversity**

The proposal would no longer involve total demolition. Appropriately some of the original structure would be retained as well as soft landscaped garden space and the existing garages.

The proposal will also maximise resource efficiency during construction though the use of a mainly timber frame construction, using renewable materials and allowing insulation standards to be greater enhanced than a traditional masonry construction.

Retaining the existing structure minimises waste.

The wild flower green roof and greening of the garden, especially the current tarmac area will reduce water run off to the site as a whole and hence reduce stress on the local sewage system.

An air source heat pump is proposed to work with an low temperature underfloor heating system, combined with high insulation levels will minimise carbon required to heat the building.

The introduction of solar panels will provide much of the energy required to run lighting and heating in the house (subject to weather conditions). The attached solar energy proposals and report indicate that the estimated electricity generation would be in advance of 5000KWH, and a reduction of CO<sub>2</sub> of 2.7 Tons per annum. Electricity that can not be used by the property would be exported to the National Grid.

The use of modern appliances, showers and water cisterns will result in a reduction of water consumption compared to the existing situation.

The addition of an electric charging point adjacent to the car parking space will allow the occupant to charge their existing fully electric car, and encourage the use of fully electric vehicles. Also cycle parking is provided within the home office where bikes can be kept secured and dry. The current site has parking for 4 cars so this will be reduced by the proposals and therefore the use of vehicular traffic and associated carbon generation.

## **10 CONSTRUCTION MANAGEMENT**

The proposed steel and timber frame construction will minimise the quantity of construction materials required to be delivered to site.

There is ample hard standing within the existing tarmac area for delivery of materials. The existing garages can be used for the storage of materials during construction.

The existing vehicular access allow skip lorries to park skips off the highway. The width of Millfield Lane at this point makes the delivery and evacuation of materials from site possible without blocking the road.



OFFLOADING AND SKIP COLLECTION IS POSSIBLE ON SITE

## **11 ACCESS**

The existing vehicular and pedestrian access from Millfield Lane will be retained.

The existing pedestrian access to Millfield Place through the side gate will be retained.

Existing access to the house from Millfield Lane involves a stepped access within the garden. It is proposed to provide a ramped access path to the front door from the lower garden area to avoid steps to the front door.

end