

SYSKON COTTAGE 2 MILLFIELD LANE LONDON N6 6JD

**NON MATERIAL AMENDMENT APPLICATION TO PLANNING CONSENT
2021/4103/P**

DESIGN AND ACCESS STATEMENT

Planning has been granted for

“Construction of single storey extension to front of existing house and double storey extension to rear and side, combined with cladding house with burnt larch. Installing solar panels and green wild flower roof . Conversion of existing garage into home office.”

Work is progressing on site

An application is made for amendments to the scheme as outlined below

Form a Cantliever first floor section projecting towards Millfield Lane but set back 1750mm from Millfield Lane to line up with the adajacent building line at 1 Millfield Lane.

Extend first floor extension to rear so it lines up with ground floor extension. This will simplify construction and have no negative effect on adjoining properties on Millfield Lane

AS APPROVED AND AS PROPOSED VIEWS



AS APPROVED



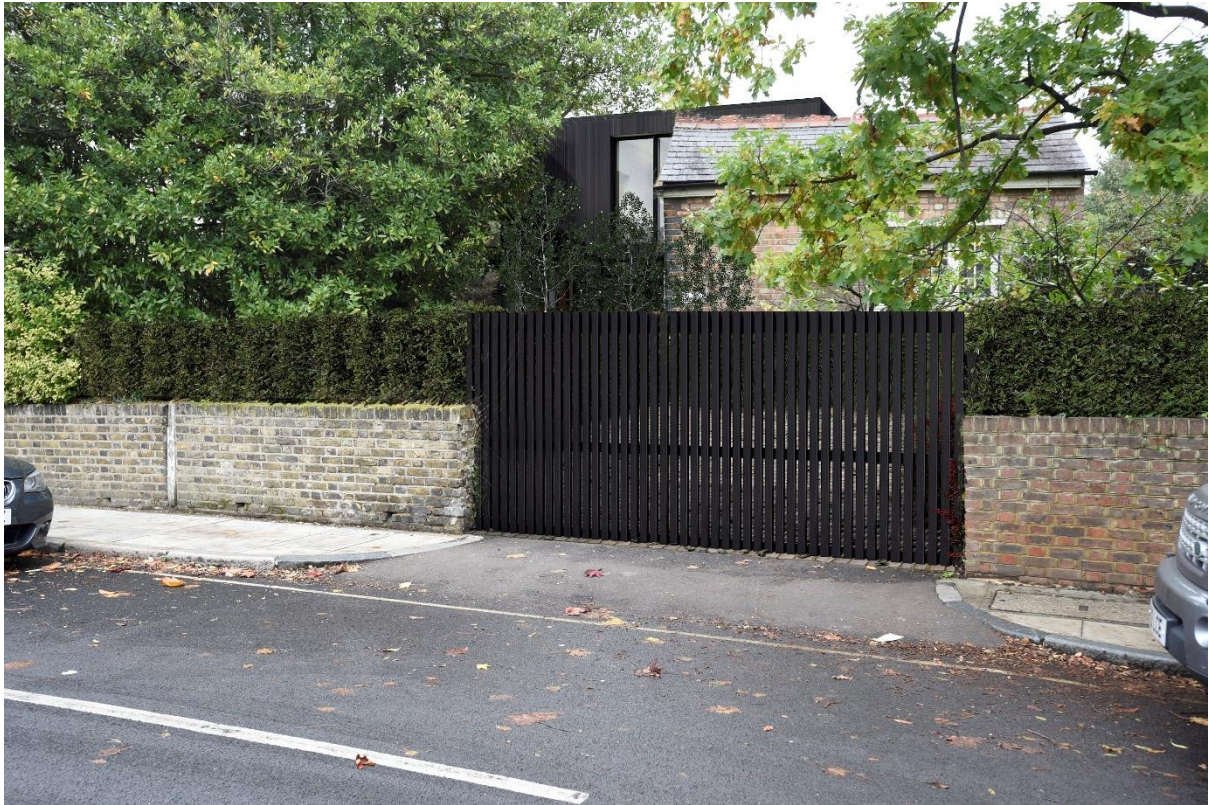
AS PROPOSED WITH CANTILEVER TO RIGHT HAND SIDE AND ADDITIONAL LOUVERS TO GROUND FLOOR ELEVATION



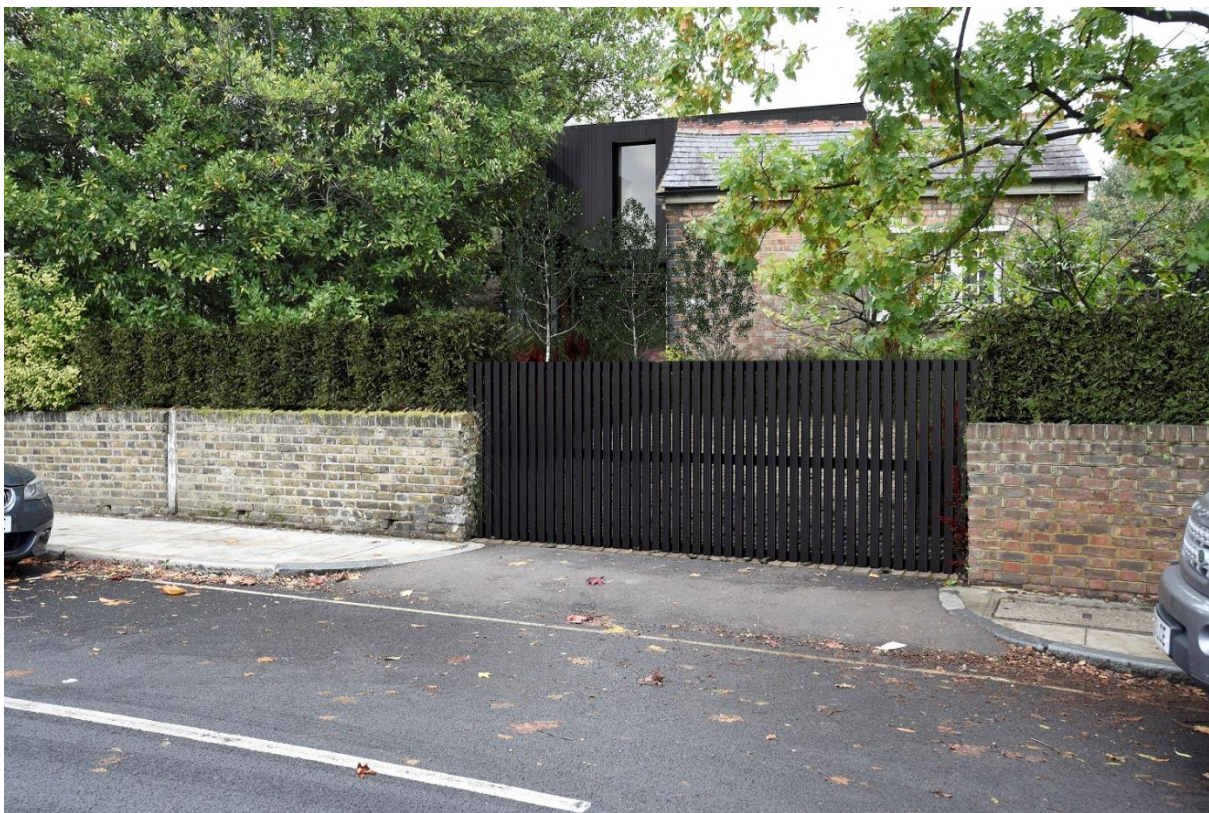
AS APPROVED



AS PROPOSED – AMENDMENT TO FIRST FLOOR EXTENSION ON RIGHT HAND BOUNDARY HARDLY DISCERNIBLE



AS APPROVED



AS PROPOSED – CANTILEVER SECTION AND CHANGES TO ELEVATIONAL GLAZING HARDLY DISCERNIBLE



AS APPROVED



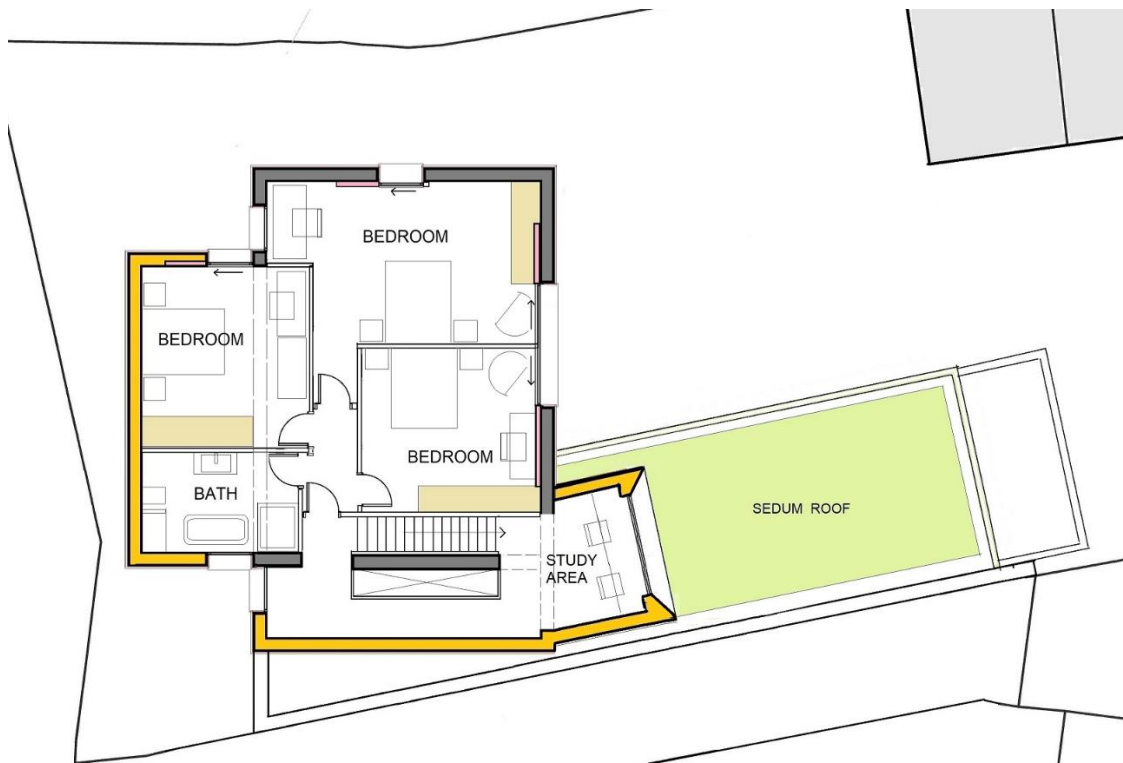
AS PROPOSED – CANTILEVER SECTION AND CHANGES TO ELEVATIONAL GLAZING HARDLY DISCERNIBLE



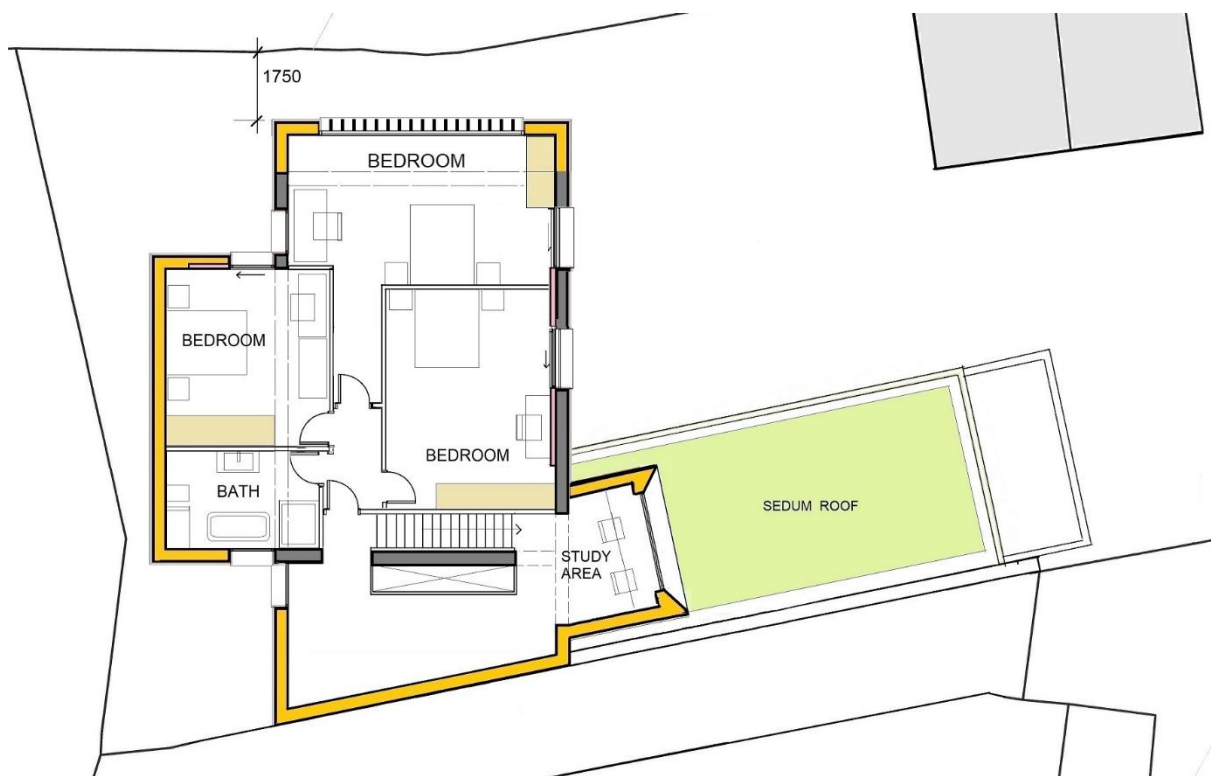
AS APPROVED



AS PROPOSED – CANTILEVERED FIRST FLOOR SET BACK FROM MILLFIELD PLACE BY 1.75M TO RESPECT THE BUILDING LINE SET BY THE HOUSE AT 1 MILLFIELD PLACE. VERTICAL LOUVERS TO AVOID VIEWS



FIRST FLOOR PLAN AS APPROVED



FIRST FLOOR PLAN AS PROPOSED WITH CANTILEVERED SECTION TOWARDS MILLFIELD PLACE AND FIRST FLOOR REAR EXTENSION TO LINE THROUGH WITH GROUND FLOOR EXTENSION



WEST ELEVATION TO BOUNDARY AS APPROVED



WEST ELEVATION TO BOUNDARY AS PROPOSED



ELEVATION TO MILLFIELD PLACE AS APPROVED



ELEVATION TO MILLFIELD PLACE AS PROPOSED

DESIGN IMPLICATIONS

The proposals seek to elongate the first floor with a cantilever projecting out from the existing building which will further help articulate the massing of the building, and breaking up the unbroken façade of timber cladding, when viewed from Millfield Place.

A deeply recessed window feature is proposed which will have vertical timber louvers which will add to the articulation and visual interest, as well as preventing any direct views up and down Millfield Place, either into the new extension or from the extension onto the road.

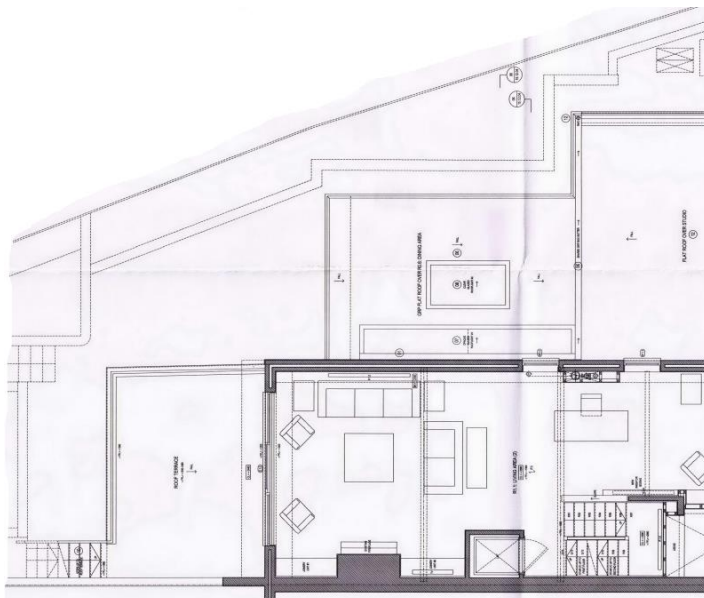
The Cantilever section simplifies the appearance of the building when viewed from the garden, and a recessed ground floor allows horizontal louvers to enhance the horizontal emphasis of the building. The projecting glass box detail has been removed as this over complicates the elevation in conjunction with the introduced cantilever.

On the boundary to the access way which runs along the flank wall of 4 Millfield Lane it is proposed to allow the first floor structure to line through with the ground floor which will significantly simplify the building process, and will omit steel beams required to support the flank wall, if it does not line through with the ground floor below.

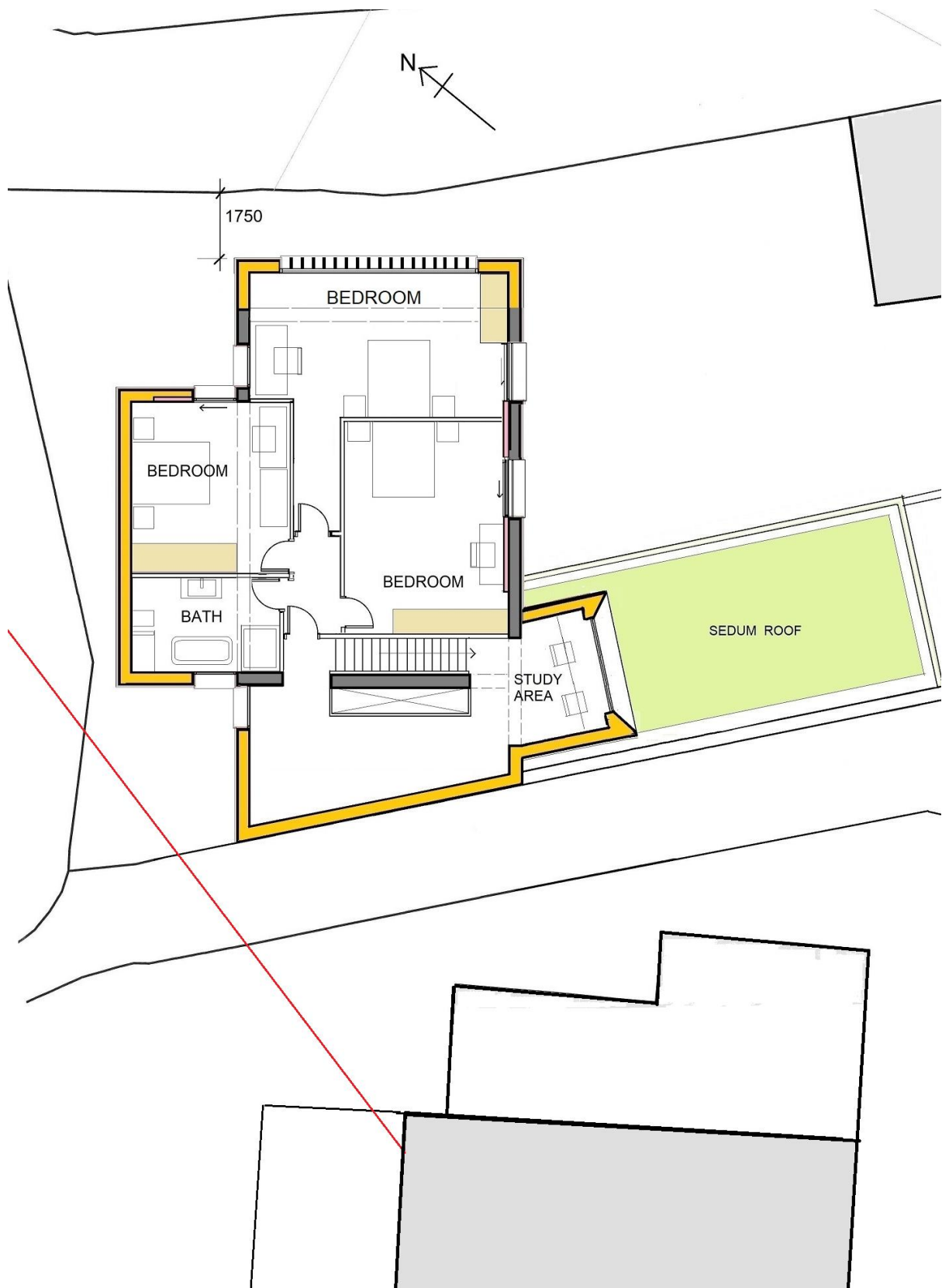
AMENITY IMPLICATIONS

The recessed projecting cantilever section respects the building line set by No 1 Millfield Place, and is set back by 1.75m from the edge of Millfield Place. The deeply recessed window vertical louvers prevent overlooking.

The increase of the first floor extension up to the site boundary with the access way next to 4 Millfield Lane will have no detrimental effect on the adjacent property at 4 Millfield Lane, which has no first floor windows close to the boundary.



EXTRACT OF FIRST FLOOR
PLAN 4 MILLFIELD LANE
(FROM CAMDENS
PLANNING WEB
SITE)



RELATIONSHIP OF 4 MILFIELD LANE WITH THE APPLICATION SITE
FIRST FLOOR PLAN

ACCESS

The proposed amendments have no impact on access.