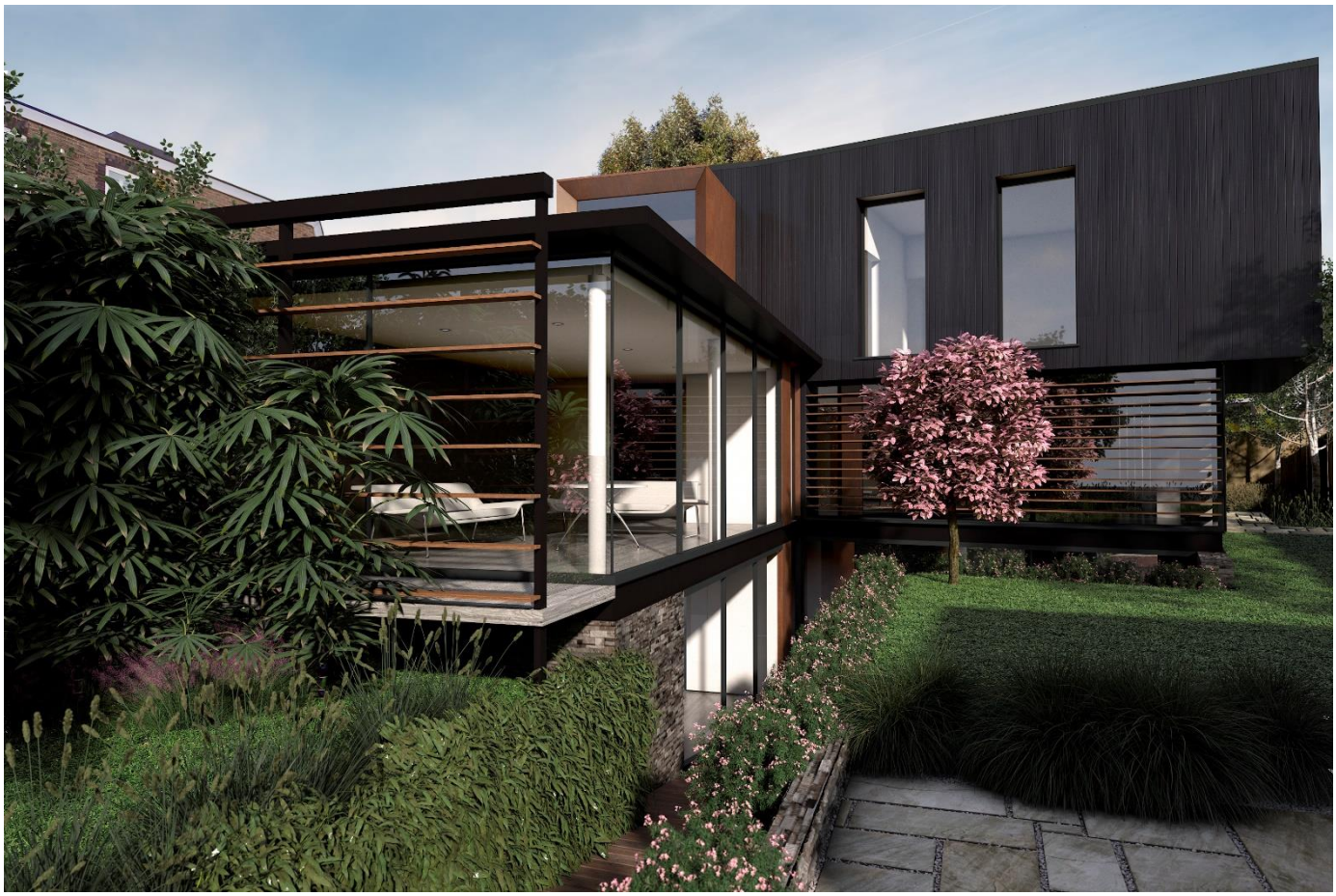
DESIGN AND ACCESS STATEMENT
BASEMENT AT
2 MILLFIELD LANE N6 6JD



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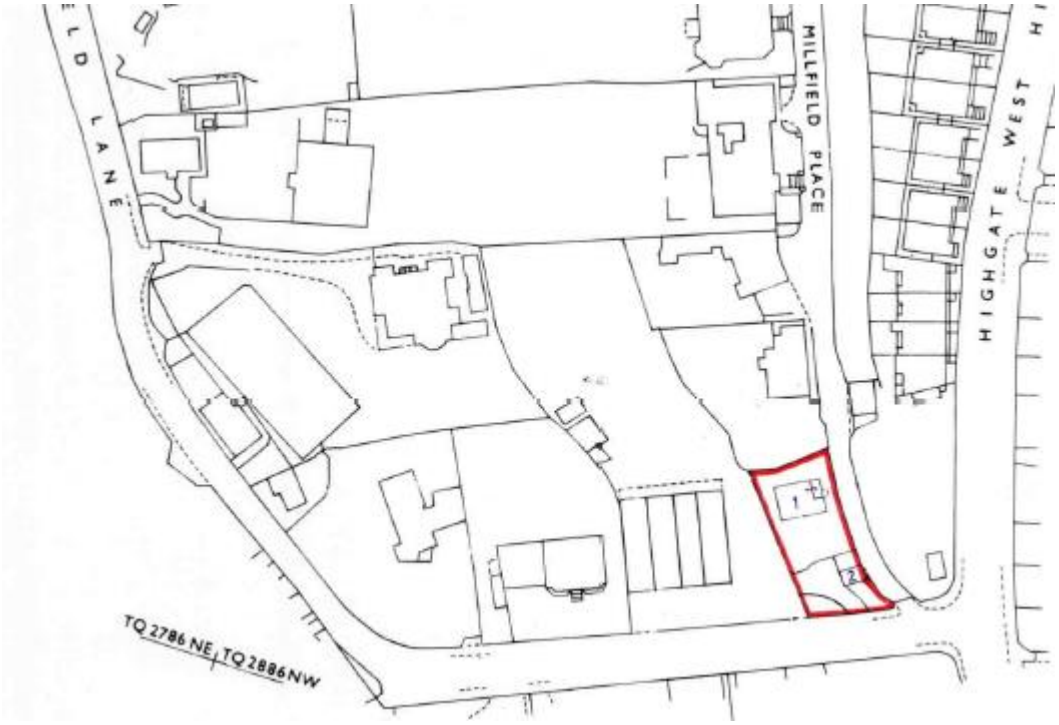


1 THE SITE

The site consists of a former two storey building at 2 Millfield Lane which was built in the 1970's as a detached dwelling with attached garages. Planning was granted for extensions and recladding of the house and this work is currently being implemented on site.

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.

APPROVED SCHEME

SITE PHOTOS SHOWING FOUNDATIONS FOR FRONT EXTENSION IN PLACE

SITE PHOTOS SHOWING FOUNDATIONS FOR SIDE AND REAR EXTENSIONS IN PLACE AND STEELWORK MODIFICATIONS TO GROUND FLOOR UNDER WAY

2 APPLICATION HISTORY

APPLICATION 2021/4103/P

Planning was granted 07/10/2021 for

Construction of a 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.

APPLICATION 2022/1291/P

Planning was granted 24/4/22 for

Variation of condition 2 (approved plans) of planning permission 2021/4103/P dated 25/03/22

Cantilever first floor section projecting towards Millfield Lane, set back 1750mm from Millfield Lane and extend first floor extension to rear.

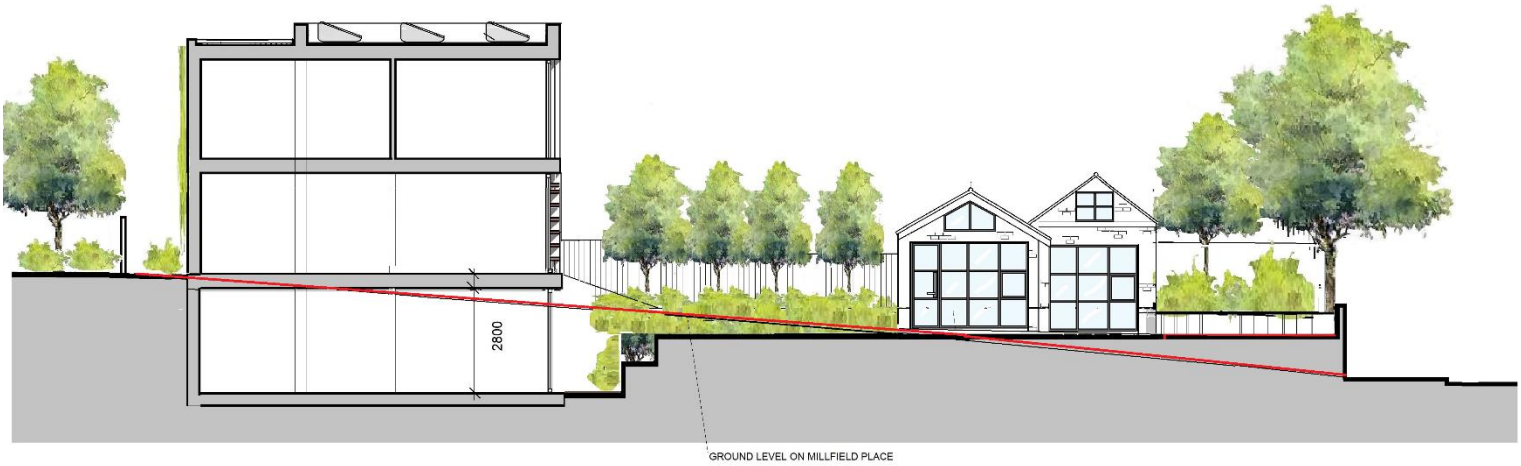
3 THE PROPOSAL

Planning permission is sought to construct a basement under the existing house, and below the front, rear and side extensions. The level of the basement will be similar to the level of the adjoining houses at 4 Millfield Lane. A lightwell will be created to the garden side and access ramp, and additional light will come from the full height light well in the rear corner of the site.

SECTION B-B

PROPOSED SECTION THROUGH THE SITE

THE PROPOSED SCHEME



SECTION THROUGH SITE SHOWING LEVELS RELATIVE TO MILLFIELD PLACE IN RED

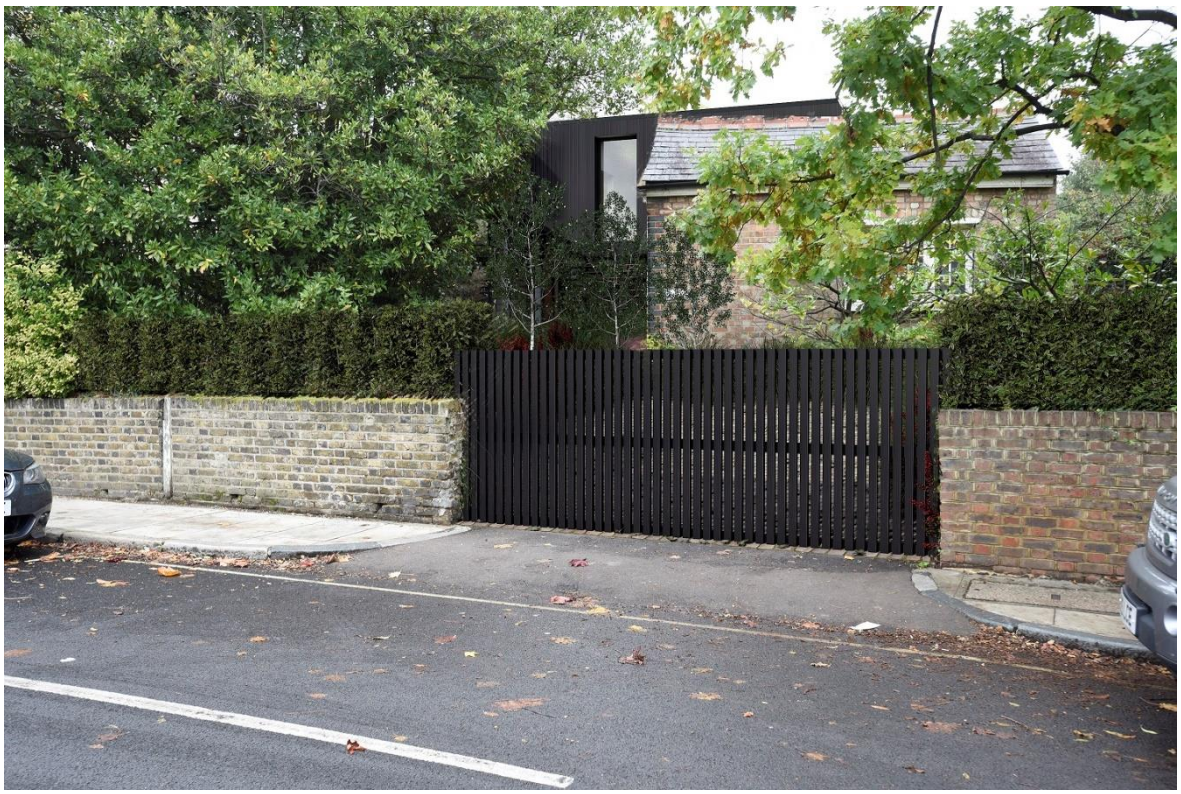
SECTION A-A

SECTION TROUGH THE SITE SHOWING BASEMENT LEVELS RELATIVE TO ADJOINING HOUSE AT 4 MILLFLED LANE

4 DESIGN CONCEPT

The setting of the proposed basement is such that it will not be visible from any views outside the site, and therefore will have no visual effect on adjacent properties , or on the conservation area as a whole.

VIEW FROM MILLFIELD LANE – AS APPROVED AND AS PROPOSED



VIEW FROM MILLFIELD LANE – AS APPROVED AND AS PROPOSED

VIEW LOOKING TOWARDS MILLFIELD PLACE AS APPROVED AND AS PROPOSED

VIEW LOOKING FROM MILLFIELD PLACE AS APPROVED AND AS PROPOSED

5 BASEMENT CONSIDERATONS

The proposals seeks to comply with all Camden's planning guidance on basements in relation to policy A5

f. not comprise of more than one storey COMPLIES , ONLY SINGLE STOREY BASEMENT

g. not be built under an existing basement COMPLIES, THERE IS NO EXISTING BASEMENT

h. not exceed 50% of each garden within the property; THE BASEMENT DOES NOT EXTEND BEYOND THE FOOTPRINT OF THE APPROVED BUILDING.

IF COMPARING TO THE EXISTING CONDITION BEFORE ANY DEVELOPMENT OF THE SITE, THE AREA OF GARDEN AND GREEN ROOF, POROUS PAVING ETC HAS INCREASED COMPARED TO THE PREVIOUS CONDITION OF HOUSE AND GARAGE WITH IMPERMEABLE TARMAC DRIVE

i. be less than 1.5 times the footprint of the host building in area; IS THE SAME AS THE HOST BUILDING IN AREA

j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; THE BASEMENT DOES NOT EXTEND INTO THE GARDEN AT ALL

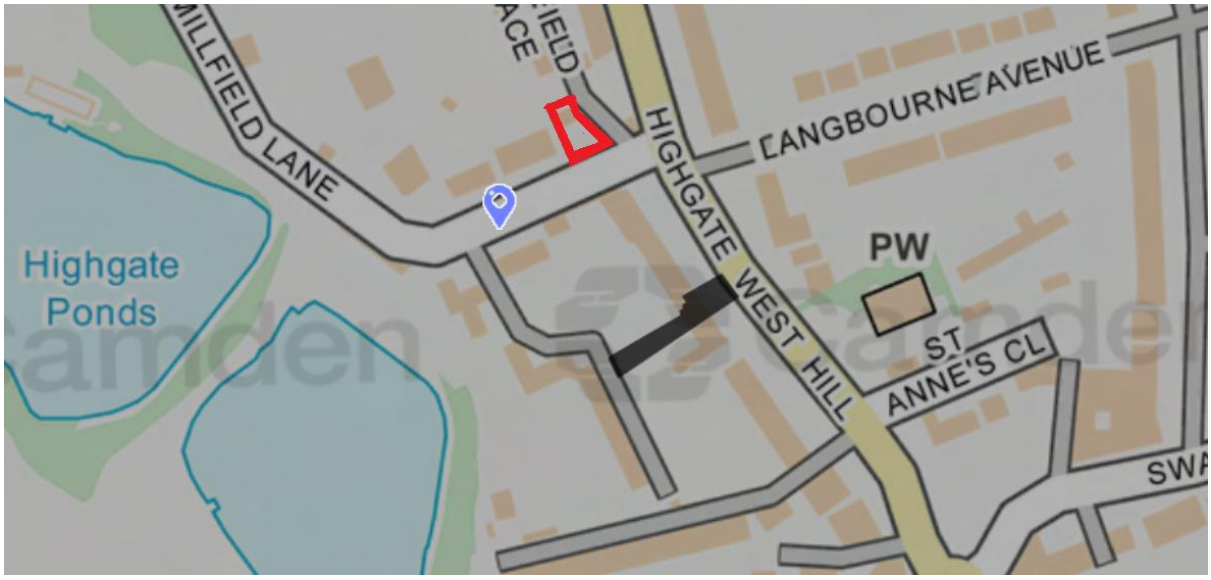
k. not extend into or underneath the garden further than 50% of the depth of the garden; THE BASEMENT DOES NOT EXTEND INTO THE GARDEN AT ALL

l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and THE BASEMENT DOES NOT EXTEND BEYOND THE FOOTPRINT OF THE HOST BUILDING

m. avoid the loss of garden space or trees of townscape or amenity value HAS NO IMPACT ON GARDEN SPACE OR TREES ETC

PRECEDENT SCHEMES

There have been a number of approved basement applications in the area, and locally on Fitzroy Park which have followed the guidelines above. One of the most local and recent is the application granted consent in 2020 for 11 Highgate West Hill 2020/5806/P for construction of a basement below a rear extension and lowering of a cellar floor to create a habitable basement below a listed building.



11 HIGHGATE WEST HILL SHOWN DARK GREY AND APPLICATION SITE OUTLINED IN RED

6 BASEMENT IMPACT ASSESSMENT

Camden Local Plan Policy A5 states that the Council will only permit basement development where it is demonstrated that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; and the significance of heritage assets.

A basement impact assessment has been carried out by Curtins Ltd and a full ground movement assessment , bore holes and soil tests carried out , and ground water analysis provided in the attached documents. The conclusions are that given the basement work is carried out in accordance with the engineer's recommendations there is a negligible risk of damage to adjacent properties. Bore holes were found to be dry and no ground water encountered.

7 TREES AND LANDSCAPING

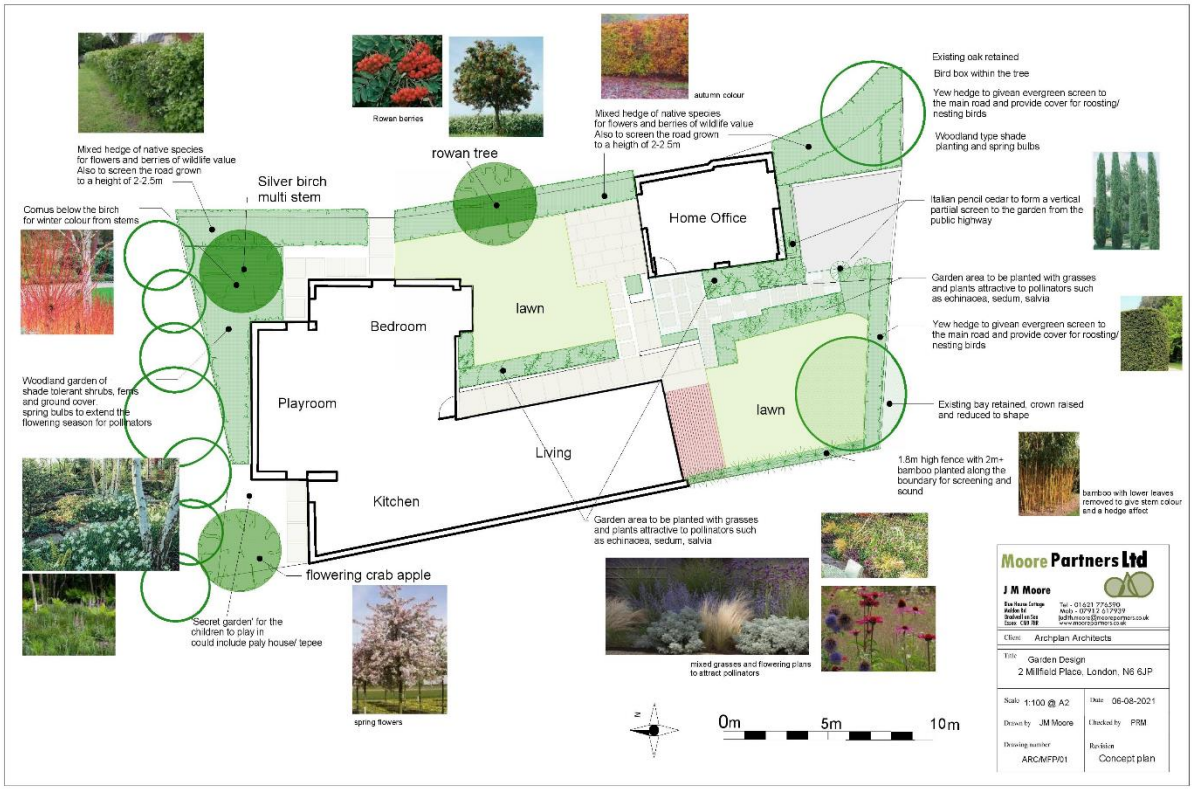
An independent tree survey has been commissioned which is attached to this application. It can be seen that the proposed development will not infringe on the root protection areas of the trees in the vicinity as the proposed basement is below the footprint of the existing house and extensions already approved

An extensive tree planting and landscaping scheme has been designed by Judith Moore landscape designs, and approved under application 2021/4103/P and proposes silver birth 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.



APPROVED LANDSCAPING DESIGN

TREE PROTECTION

In accordance with condition 4 of the planning consent the two trees on the site have been protected by keeping outside the hoarded construction site area.

8 SUSTAINABILITY

Sustainability and biodiversity

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 a 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 C02 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.

9 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.

An existing construction management plan has already been agreed for the site under a section 106 agreement, and this would be suitable to cover the amended works proposed. A separate construction management statement is included with the application, together with full engineer's design drawings.

10 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 at basement level to avoid steps to the front door.

end