**DESIGN & ACCESS STATEMENT**

## 1.0 INTRODUCTION

1.1 This statement has been prepared in accordance with the requirements of Circular 01/2006 in support of, and to assist the Local Planning Authority with, the determination of a planning application submitted on behalf of Mrs A Minhas for the premises at 1 Cholmeley Park London N6 5ET. The proposal consists of a loft conversion.

1.2 Circular 01/2006 requires the following topics to be addressed in this Design and Access Statement:

## 2.0 DESIGN

2.1 **(a) USE**

2.2 The site comprises a residential plot within a wholly residential area as defined on the Council's Proposals Map which forms part of the adopted Unitary Development Plan (UDP). The use of the plot for a residential dwelling is wholly appropriate in this location.

2.3 **(b) AMOUNT**

2.4 The property is within the Highgate Conservation Area. The area is characterised by a varied range of residential properties which display a broad pallet of architectural styles. The application proposes roof alterations to create a loft conversion.



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2.5 **(c) LAYOUT**

2.6 The application site comprises a rectangular shaped plot with a frontage overlooking Cholmeley Park.

2.7 The site has substantial ground and the development will not adversely impact on the available space or the amenities enjoyed by the occupiers of adjoining properties.

2.8 The current access will be retained.

2.9 The layout and form of the proposal respects the established character of the area.

2.10 The outlooks from the proposed development would not face any other property so there is no prospect of any overlooking or loss of privacy to adjoining residential occupiers.

2.11 Having regard to the above, it is reasonably concluded that the layout of the proposal will adequately respect the development in the locality and will have no material impact upon the amenities of adjoining occupiers.

2.12 **(d) SCALE**

2.13 The overall height and scale of the proposed dwelling reflects that of development in the immediate area.

2.14 **(e) LANDSCAPING**



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2.15 The proposed dwelling has ample private amenity space commensurate with its size, providing a useable and landscaped amenity for the benefit of future occupiers.

2.16 **(f) APPEARANCE**

2.17 The development will enhance the area.

2.18 Overall it is reasonably concluded, having regard to the foregoing, that the **use, amount of development, layout, scale, landscaping** and **appearance** of the proposed scheme is wholly compliant with all the relevant criteria of the adopted UDP which deals with design of development.

## 3.0 ACCESS

3.1 The use has been discussed above and is acceptable, being within a highly accessible residential location, within an short walk of local amenities and transport services and is served by a plethora of bus routes, which have good links to tube and main line rail stations. Overall it is properly concluded that the site is located in a highly accessible and wholly sustainable urban location.

## 4.0 Conclusion

4.1 The application has been carefully considered having regard to the opportunities and constraints of the site, the amenities of neighbouring uses, buildings and occupiers, the general character of the area and relevant national and local policy. The proposed scheme has been designed to the highest quality and will make a positive contribution to the diverse character of the street scene and wider locality.



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4.2 Having regard to the above, it is reasonably concluded that there would be no conflict with the relevant policies of the adopted UDP and no reason to withhold planning permission.



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