

32 CROMWELL AVENUE N6 5HL

DESIGN AND ACCESS STATEMENT FOR NEW FRONT WALL, BIN AND BICYCLE STORE

THE SITE

The application relates to the front boundary wall of a property located on the western side of Cromwell Avenue. The wall is not listed however, is within the Highgate Conservation Area



SITE PLAN

Planning was granted for a replacement and raised front wall and incorporated bin store in August 2016, however this consent was never implemented and has since expired.

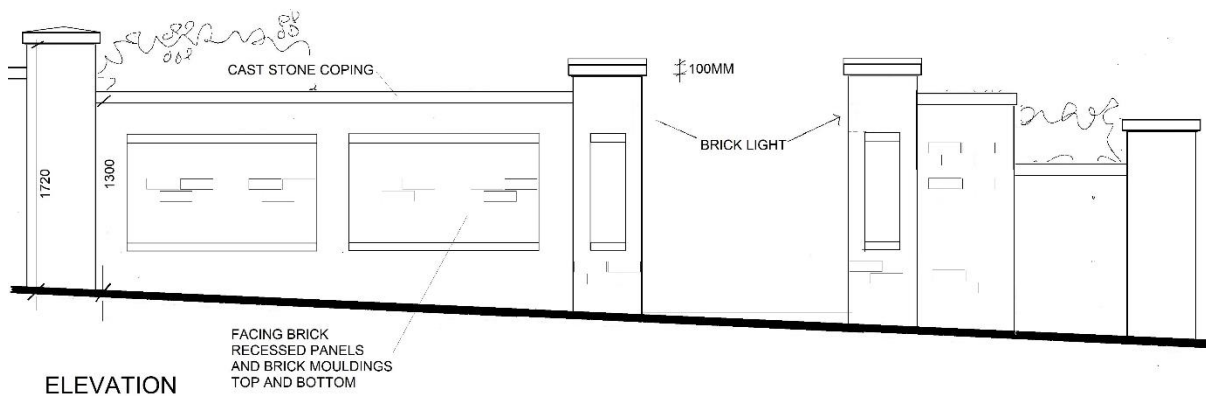
The subject of this application seeks to renew the former application, whilst at the same time allowing for a cycle store to be created which would be undercover and hidden from the street.

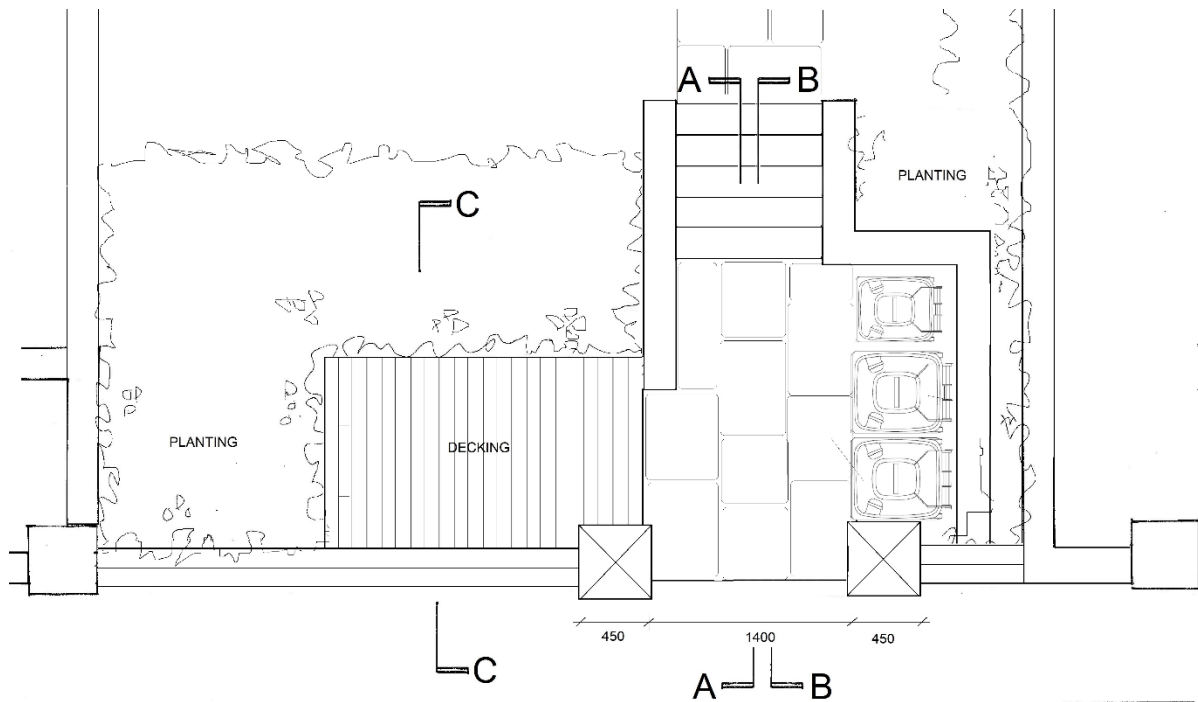


THE EXISTING FRONT BOUNDARY WALL TO 32 CROMWELL AVENUE

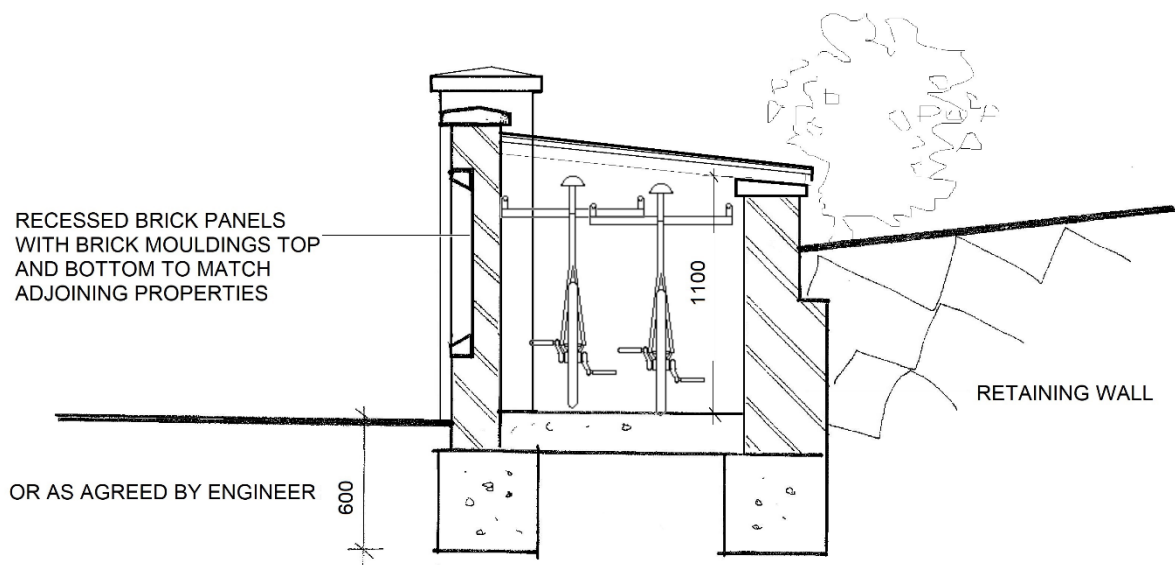
THE PROPOSAL

The proposal is to introduce a new redbrick wall with stone cappings, and recessed panels as previously approved for this site and also as built at the two adjoining houses at 34 and 36 Cromwell avenue.





PLAN OF NEW WALL SHOWING BINS AND CYCLE STORE BELOW DECKING



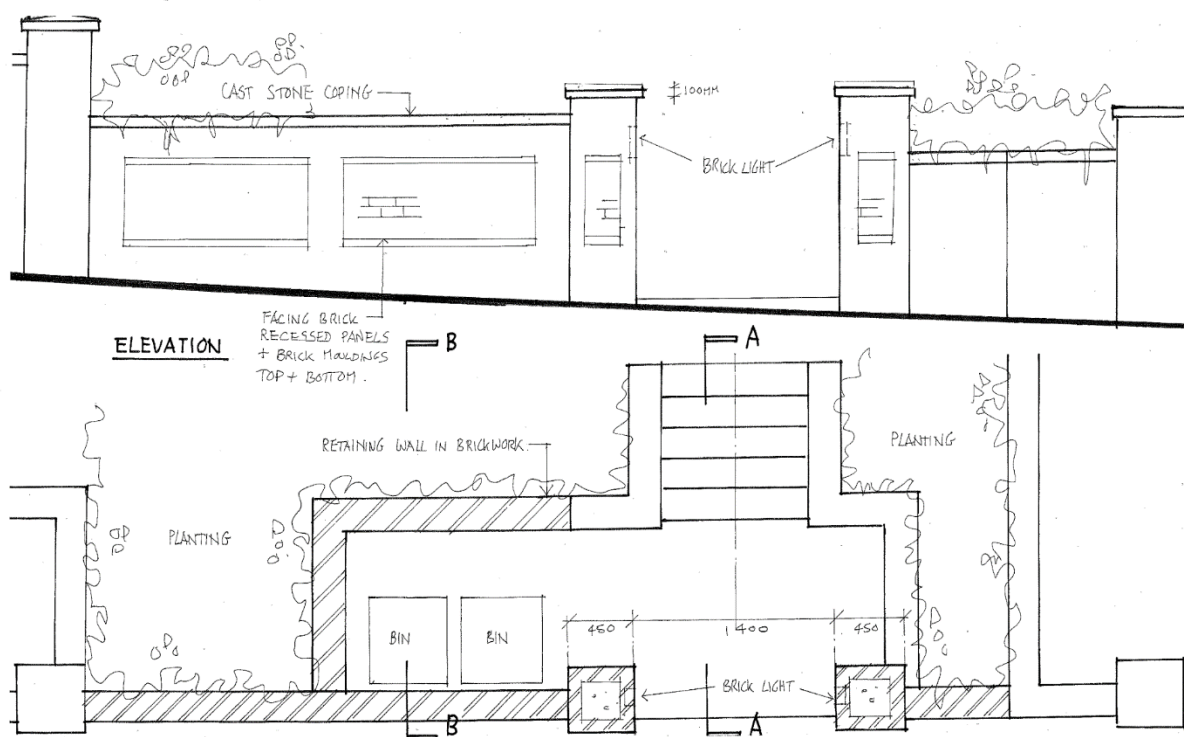
SECTION THROUGH BICYCLE STORE WHICH WOULD BE HIDDEN FROM A STREET VIEW

The bins and bicycle store would be founded at pavement level, and as such would be shielded by the height of the wall and therefore not visible from pavement level.

PLANNING HISTORY

Planning was granted on 19/08/2016 for a similar proposal for a new wall and bins store ref HGY/2016/0692

“Construction of new brick walls to front garden and construction of bin store”



APPROVED DRAWING CONSENT HGY/2016/0692

2015: Planning permission (ref: HGY/2015/2579) granted for formation of new dormer and side extension with new bi-fold doors to rear.

2014: Planning permission (ref: HGY/2014/1786) granted for erection of side extension and new dormer window to match adjoining house at 34 Cromwell Avenue. 4.

CONSERVATION AREA STATEMENT



EXISTING NEW BRICK WALL AND BINS STORE AT 36 CROMWELL AVENUE



EXISTING NEW FRONT WALL AT 34 CROMWELL AVENUE ADJOINING THE APPLICATION SITE

The Impact on the character and appearance of the conservation UDP policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings.

This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP policies UD3 and CSV5, London Plan policy 7.8, Local Plan policies SP11 and SP12 and policy DM9 of the Pre-Submission Version of the Development Management DPD January 2016. 6.2 NPPF chapter 7 'Requiring good design', London Plan policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan policy SP11, saved UDP policy UD3 and policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016 reinforce this approach.

The previous planning consent confirmed that the principle of the wall replacement was acceptable, and requested the first application be to include recessed panels to the walls with mouldings along the top and bottom edges of the recessed panels. In addition, the coping stones have been made 100mm in height and the pier caps moulded to the pattern of the existing as opposed to the originally proposed pyramidal design.

This design approach has been adopted and as such the proposal will not harm the character and appearance of the conservation area and is in accordance with the above policies.

Highway confirmed on the previous application that the application for construction of a new front boundary wall in brick to No. 32 Cromwell Avenue will enable a bin store to be provided within the site curtilage close to the collection point on the footway. It would not impact on the footway width or environment resulting from the proposal .

ACCESS

Access to the house from the street via steps in the front garden would not be affected.

CONCLUSION

The proposed new garden wall, bin store and cycle store will enhance the conservation area by removing the existing front wall which is in a poor state of repair and hard front garden landscaping. This will be replaced with a new garden wall with enhanced brickwork, stonework and recessed panels detailing typical of adjoining front wall treatments. The hard slate garden landscaping will be replaced by planting.

In addition a hidden bin store will be created so the bins which are currently visible from the street will be hidden. Also an undercover bicycle store will be created for two bicycles, which again will not be visible from the street.

The proposal combines a visual improvement with better storage facilities for refuse, and encouraging bicycle use in the Borough.

end