



19 Cromwell Avenue

Design, Access & Heritage Statement
November - 2022

Project details

**Client property address:**

19 Cromwell Avenue
Hornsey
Haringey
N6 5HN

Resi address:

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London Borough of Lambeth

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Statement contents



1 Introduction & context

2 Site analysis

2.1 Conservation area map

2.2 Site location plan

2.3 Street view

2.4 Existing photographs

2.5 Existing plans

2.6 Proposed plans

2.7 Local precedents

3 General arrangement drawings

3.1 Plans, notes & considerations

3.2 Existing materials

3.3 Proposed materials

4 Our conclusion

4.1 Heritage Statement

Introduction & context

Description of proposed works

Proposed ground floor side infill extension, demolition of conservatory, internal alterations and all associated works at 19 Cromwell Avenue, N6 5HN.

The proposed work includes the following:

Replacement of existing external timber door with timber sash window and bespoke rooflight.

Introduction

Resi has prepared this Design, Access Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 19 Cromwell Avenue

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

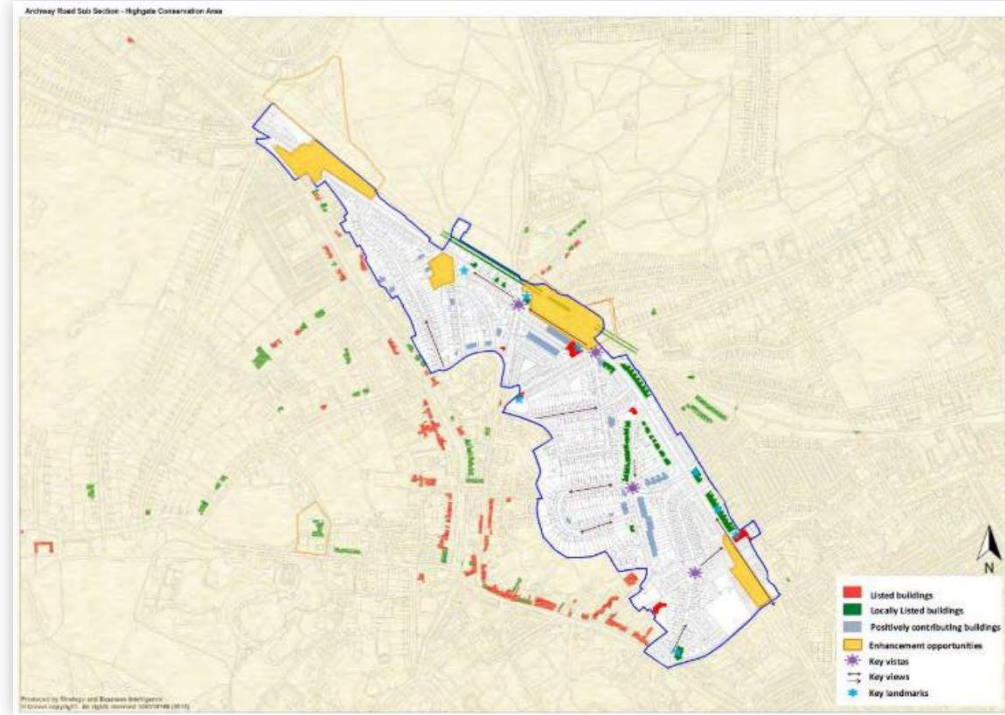
The building is located within the Highgate Conservation Area, Cromwell Avenue is within Sub area 3 - Archway of the conservation area.

Cromwell Avenue is characterised by mainly semi-detached Victorian housing.

Site analysis

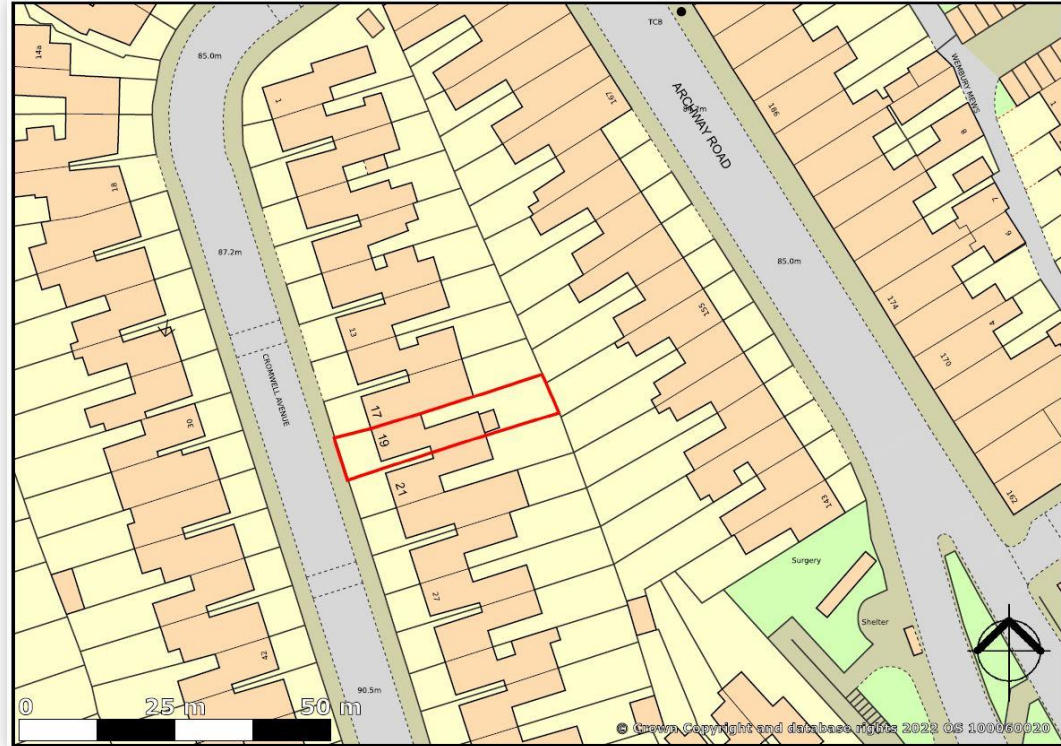
2.1 Conservation area map and Listed buildings

19 Cromwell Avenue is located within the Archway - Sub area 3 of Highgate conservation area



Site analysis

2.2 Site location plan



Site analysis

2.3 Site View



Site analysis

2.4 Existing photographs



Front view

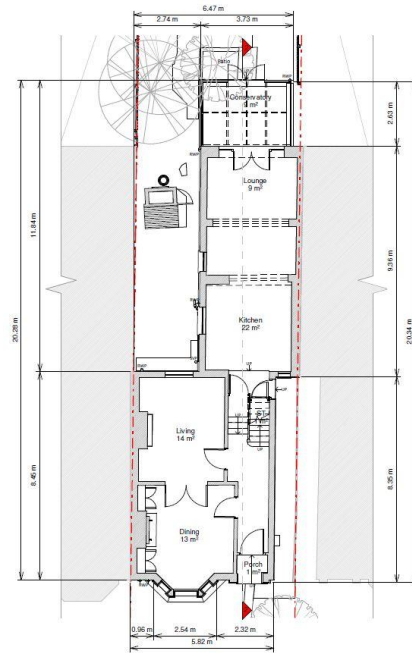


Rear view

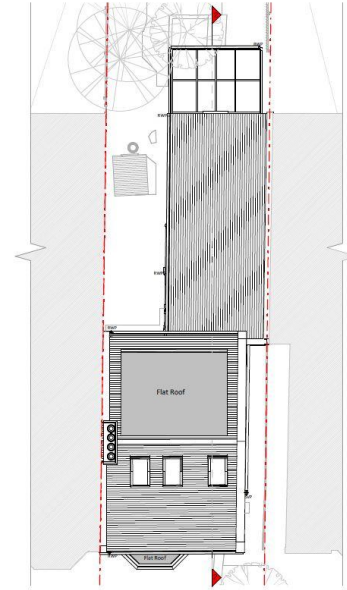
Site analysis

2.5 Existing plans

The existing living spaces are quite disconnected and the conservatory is in a state of disrepair



Ground Floor Plan

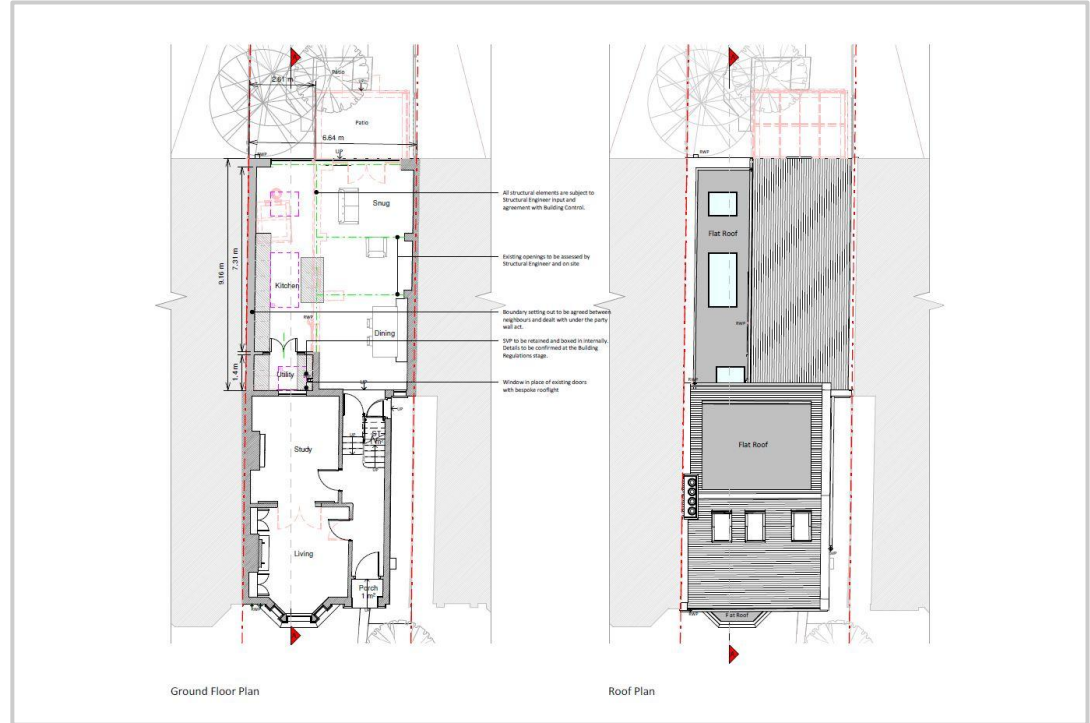


Roof Plan

Site analysis

2.6 Proposed plans

The proposed development would allow the homeowners to improve their living space and quality of life



Site analysis

2.7 Local precedents

HGY/2021/3278 - Granted

25 Cromwell Avenue, London, N6 5HN. Erection of single-storey side return extension and insertion of loft rooflight.

HGY/2014/1750 - Granted

17 Cromwell Avenue, London, N6 5HN. Erection of ground floor infill extension, rear dormer extension with two rooflights to front roof slope.

HGY/2013/0673 - Granted

27 Cromwell Avenue, London, N6 5HN. Erection of rear side return infill extension

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area. The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for design within a conservation area.

The proposal seeks to enhance the character of the conservation area, it has been designed to a high standard. All materials to be of a high quality and durable so the aging of the materials integrates well in the conservation area, it creates a positive impact on the urban landscape.

General arrangement drawings

3.1 Plans, notes & considerations

Plans

The intention is to construct a extension at the side, including rear facade alterations, and to make alterations to the interior.

The proposed development has been designed in line with Haringey council's guidance and Highgate conservation area appraisal

Notes

The proposed extension will have new bifold doors, to allow for a connection between the internal spaces with the rear garden and to improve the quality and brightness of the internal spaces.

The development will not be visible from the front of the property and will not affect the adjacent properties, as it will not protrude more than the neighbours extensions.

General arrangement drawings

3.1 Plans, notes & considerations

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact to trees, a small amount of planting / weeds will be removed along the side of the property as can be seen in the site photographs.

General arrangement drawings

3.2 Existing materials

Existing Materials:

Brickwork / Walls - Red brick

Pitched Roof - Slate tiles and glazed conservatory roof

Windows - Timber frame and uPVC windows

Doors - Timber doors

RWP / Gutter / Fascia - Black uPVC downpipes, guttering and white painted timber fascias



Rear Elevation

General arrangement drawings

3.3 Proposed materials

Proposed Materials:

Brickwork / Walls - Red brick to match existing

Flat Roof - Fibreglass

Windows - White timber to match existing and aluminium rooflights

Doors - Aluminium framed glazed doors

RWP / Gutter / Fascia - Black uPVC hopper and downpipe



Rear Elevation

Heritage statement

The building is located within the Highgate conservation area, and Archway road sub-area. The house is located on the east side of Cromwell Avenue which features two / three storey Victorian dwellings, most of which have been extended either at ground floor or loft level.

The property has previously benefited from a loft conversion and rear conservatory.

The rear conservatory is to be demolished due to its condition and to provide amenity space.

The property is not listed.

The houses are red brick with slate roofs, stone lintels, columns and quoins to windows and elaborate detailing in stone above porches. Every house has one or two storey bays of square or canted form, occasionally combining both with slate roofs.

Our conclusion

Our proposal at 19 Cromwell Avenue, N6 5HN that will benefit the current homeowners

We believe the proposal complements the building and is in context, it does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for the design.

All materials to be of a high quality and durable, so the aging of the materials integrates with the existing building, and creating a positive impact on the surrounding landscape.

Overall, the proposal will have minimal impact to the building and its surroundings.

The design preserves the original period features of the house, with the side single storey extension, traditionally detailed to match the main dwelling in both scale and materiality.