

# **DESIGN AND ACCESS STATEMENT**

**32 Cromwell Avenue**

**London**

**N6 5HL**

## **1. INTRODUCTION**

- 1.1. This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.2. The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

## **2. SITE DESCRIPTION**

- 2.1. 32 Cromwell Avenue is a two storey traditionally constructed Victorian terraced residential family home.
- 2.2. The property is traditionally constructed with solid walls in red bricks. The main roof to the property is a pitched roof which is covered in artificial slate.
- 2.3. To the front elevation, the façade is fair faced brickwork with decorated render details around the main front door and the large bay windows on the ground and first floor. There are also decorated reveals and decorated quoins to the windows.
- 2.4. The existing rainwater goods and foul pipework are PVC-u, located externally with half round PVC-u gutters attached to downpipes. The soffit and fascia appear to be decorated timber.
- 2.5. The property currently has single-glazed double hung sash windows to the front elevations.
- 2.6. The access to the property is via the front solid timber entrance door located to the right hand side of the front ground floor level.
- 2.7. The property is not listed, however it is located within the Highgate Conservation Area.

## **3. DESIGN**

### **3.1. Description of the Proposal**

- 3.1.1. The works propose to replace the existing front windows as closely as reasonably possible with new double glazed slimline timber sash windows.

### **3.2. Use**

- 3.2.1. The property is a single use family dwelling. The use of the property remains the same

### **3.3. Layout**

- 3.3.1. No alterations to the existing layout will be undertaken to any property/dwelling

### **3.4. Scale**

3.4.1. No change in scale is proposed and therefore this item is not considered applicable

**3.5. Appearance**

3.5.1. It is proposed that the new windows to the front elevation will be as close to like-for-like replacement as possible. The slimline frame will be used to ensure the character of the building is not reduced.

**4. ACCESS**

4.1. No changes to access are proposed and therefore access is considered not applicable. Works will be carried out from inside the dwelling and do not require scaffolding to be put into place.

**5. SUMMARY**

5.1. To summarise, the proposal is to replace the existing single glazed timber sash windows to the front elevations of 32 Cromwell Avenue.

5.2. The windows will be replaced and appear almost like for like with slimline double glazed timber sash

5.3. The proposal will improve the security and the safety of the building while maintaining the area's character. The double glazed windows will also improve energy efficiency of the building.