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Flat 2 Cromer House,

The Park,

N6 4JJ.

Design and Access Statement

September 2023 - Rear Railings Application

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01. Introduction

Existing rear elevation

Existing balcony and railings

Document Summary

Coeus Design Studio have been appointed to prepare this Design & Access Statement to support a planning application on behalf of our clients - the owners of flat No.2 The Park, Cromer House.

The applicant seeks planning permission for the following proposal:

1. Removal of upper ground floor central window on rear elevation and replacement with new door
2. Extension of existing balcony and railing to serve new door access

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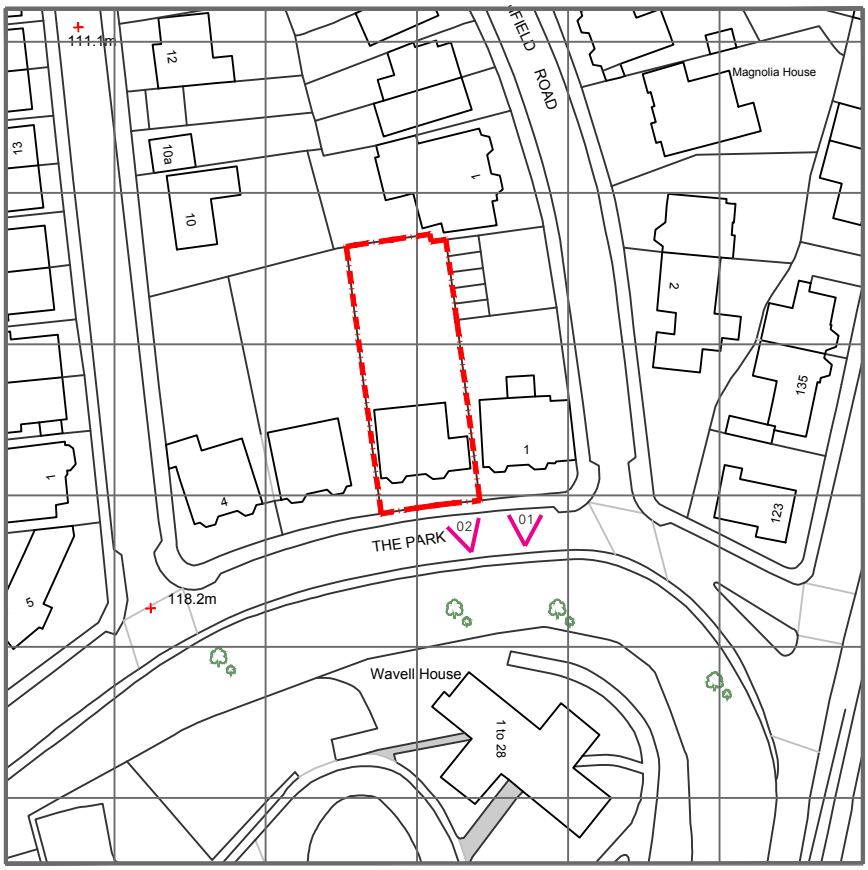
02. Site and Context



01

02

Site Location and Project Overview

No.2 Cromer House is a 19th Century detached villa style property located on The Park, between Bishops Road and Bloomfield Road. The building is one of four almost identical properties on The Park and located within the Highgate Conservation Area.

The property is a large four storey dwelling formed of a lower ground, upper ground, first floor and part second floor and has been divided into 4 self contained flats. The subject property has a double frontage elevation defined by two bay windows either side of a central entrance. A single storey garage addition is located on the east elevation. On the rear elevation, a metal balcony and staircase provides access from the upper ground floor flat to the rear garden. The roof has a number of rooflights on the front gable and a small centrally located dormer window on the rear gable.

The house is constructed of buff stock brick with painted timber sash windows and a slate roof. The single storey garage is constructed in brick to match the house with a flat roof finished in dark grey felt.

The applicant benefits from exclusive use of the rear garden and side passageways. All proposed works will be constructed within the demise of flat 2. The applicants shares the freehold with two other parties.

01. No.1 The Park

02. No.2, Cromer House, The Park

02. Site & Context

Reference	Description	Status
HGY/2011/0229	Demolition of existing garage and erection of 2 storey 1 bedroom house with rooms at basement level.	Withdrawn
HGY/2004/2677	Erection of side extension at upper ground floor level above garage. Creation of steel spiral staircase with balustrade to rear of extension.	Withdrawn
HGY/2014/0282	Replacement of existing side annexe extension with new insulated timber framed annexe.	Granted
HGY/2017/3065	Demolition of existing extension, erection of single storey side and rear extensions, boundary wall, landscaping and associated works	Granted
HGY/1998/0017	Erection of new 4 bedroom private dwelling house comprising basement, ground and first floors with pitched roof.	Granted

Planning History

There have been a number of planning applications on The Park and adjoining streets, Bloomfield Road and Bishops Road. Some of the most notable applications are listed above and full details are available online.

02. Context Photographs

01. View of No.1 The Park Showing Side Extension
02. View of No.2 The Park (Subject Property) Showing Garage Extension
03. View of No.2 The Park (Subject Property)
04. View of The Park looking East
05. View of The Park looking West
06. View of No. 4 The Park Showing Side Extension and External Stairs

03. Design

Proposed Rear Elevation (NTS)

The Proposal

The applicant (owner of Flat 2, Cromer House) seeks permission to remove the upper ground floor central window on the rear elevation and replace with a new timber and glass door to match exisintg. It is also proposed to extend the balcony and railing to serve new door access. No change is being proposed to the front elevation.

Materials : New Rear Door - Timber& Glass
New Railings - Black painted metal to match existing

04. Access Statement

Proposed Rear Elevation (NTS) - No works proposed

Access

Vehicle access from The Park remains unchanged. On site parking is proposed within the proposed development.

Side access to the rear garden from The Park remains unchanged.

An additional access is provided from the upper gournd floor flat via a new door entrance to the proposed extended balcony.

05. Conclusion

It is hoped that the above information and supporting drawings are sufficient for the proposed application.