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Flat 2 Cromer House, The Park, N6 4JJ.

Design and Access Statement
September 2023 - Garage Application

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01. Introduction



Existing front elevation



Existing rear elevation

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 existing front garage door and infill with timber clad wall and high level windows to create a new storage room with access to the garden.
2. Removal of existing rear windows and replacement with new sliding doors
3. Creation of new access steps on rear elevation to access storage

100_Site Location Plan

101_Existing Site Plan

110_Existing Lower & Upper Ground Floor Plans

111_Existing Roof Plan

120_Existing Front Elevation

121_Existing Rear Elevation

122_Existing East & West Elevations

130_Existing Section AA

301_Proposed Site Plan

310_Proposed Lower & Upper Ground Floor Plans

311_Proposed Roof Plan

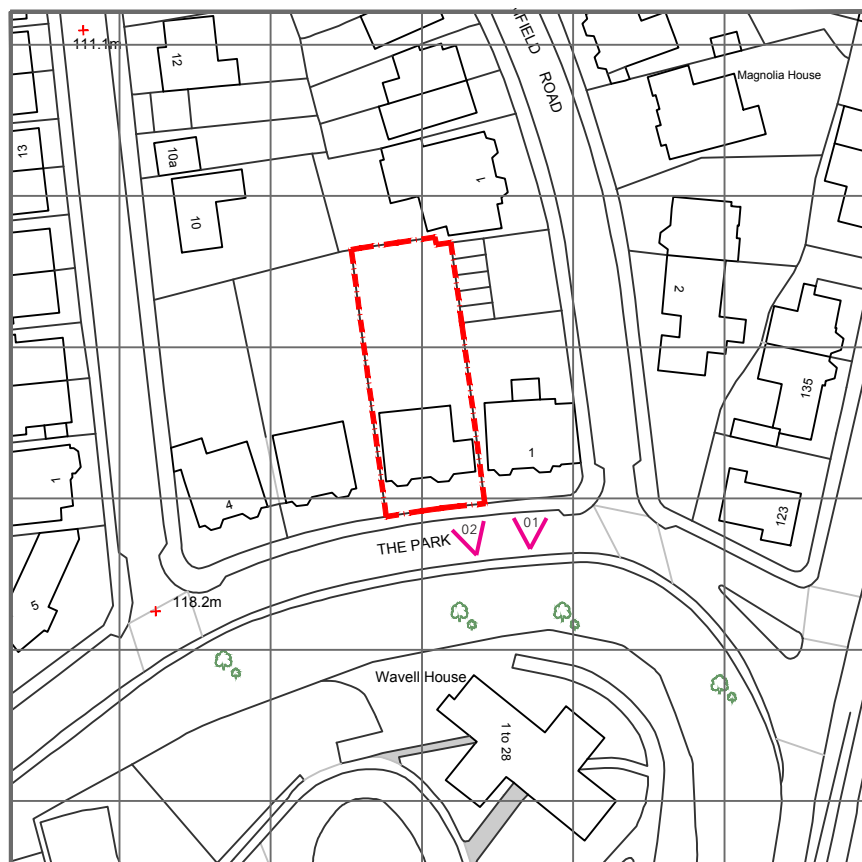
320_Proposed Front Elevation

321_Proposed Rear Elevation

322_Proposed East & West Elevations

330_Proposed Section AA

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.

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 Front Elevation (NTS)

The Proposal

The applicant (owner of Flat 2, Cromer House) seeks permission to remove the garage door on the front elevation and infill with a timber clad wall with two high level windows. On the rear elevation, the applicant seeks to remove the existing windows and replace with sliding doors. New steps are being proposed to create access to the rear garden.

Materials : Front Wall - Timber Cladding
 Front Windows - Timber & Glass Casement Windows
 Rear Sliding Doors - Timber & Glass

04. Access Statement



Proposed Rear Elevation (NTS)

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.

Additional access is being provided from the rear garden into the proposed storage room. The external steps will be built in accordance with Part K.

05. Conclusion

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

Coeus Design Studio consider the proposal will provide a positive addition to No.2 Cromer House and improve on the existing side garage, thereby enhancing the wider conservation area.