

Design & Access Statement
Homeowner Full Planning Application - Residential Dwelling
at
57 Cholmeley Crescent, Hornsey, London, N6 5EX

This document has been prepared by

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1. INTRODUCTION

This application is for the following works to be carried out at 57 Cholmeley Crescent, Hornsey, London, N6 5EX. The proposed works include a new partial single and partial two storey rear extension, the removal of existing structures and internal rearrangement to both floors.

The new design is inline with the previous application HGY/2023/0108 in terms of scale, form and appearance.

This Design and Access Statement accompanies the drawings included within our application. The statement is in accordance with the advisory document Design and Access Statements: How to Write, Read and Use Them, (CABE, June 2006).

A good design ensures attractiveness, usability, durability and adaptable spaces with sustainability as a key element in the development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes.

2. HISTORY OF THE SITE

The property is not listed and is located within a conservation area. The house has been extended over the years to the rear, with the proposed scheme following the general form of the current structures and the previous approved application.



1.0 Aerial view of the house and garden.

3. SITE AND PROPERTY ANALYSIS

The site is located in a small cul-de-sac and is surrounded by similar properties.

- No public footpath or other public means of access is affected by the scheme.



1.1 Above a views of the current house

4. DESIGN OPTIONS AND ANALYSIS

4.1 Design Principle

A key consideration of the design is to incorporate good quality domestic architecture with adaptable space for all generations.

The proposed extension is designed to match the style, scale and overall appearance of the current house, current additions and previously approved planning application ref HGY2023/0108.

The proposed extension is partial two storey (mirroring the neighbours), partial single storey extension with flat roof (with small sloped element), and single storey outrigger with single mono pitched roof. The conservatory will be removed.

4.2 Design Solution

The aim of the proposal is to be sensitive to the current house in terms of proportion and appearance, while adding a few design features including corner windows and large doors that open out towards the beautiful garden. The proposed scheme also allows the house to have open-plan living perfect for a family.

As mentioned the form of the new extension is to match proportions of the current property. The single storey part of the extension is to match the depth of the current built form. While the first floor element is a mirror of the neighbours extension with matching depth and roof form.

4.3 USE

- The application does not change the use of the site which is currently residential.

4.4 AMOUNT & SCALE

- The proposed single storey extension has a depth that matches that of the current extension and full width. The height matches that of the existing eaves line of the current extension (not including the pitched element). The flat roof pitches down to the right hand side (as you face the house from the garden), following the line of the current extension roof.
- The small additional single storey outrigger extension has a depth that matches that of the current conservatory with a new external width of 3.6m. The height of the mono pitched roof also matches that of the conservatory.
- The two storey element of the extension is inline with the neighbours extension and inline with the passed application HGY/2023/0108.
- The site has a curtilage area of 325m², the current house has a footprint of 141m² or 43% of the curtilage.
- The proposed scheme has a footprint of 142m² which is 44% of the curtilage of the site.
- The existing ground floor GIA is 126m², the existing first floor GIA is 81m², the total is 207m²
- The proposed ground floor GIA is 126m², the proposed first floor GIA is 83m², the total is 209m².

4.5 LAYOUT

- The new ground floor layout allows for an open-plan kitchen, dining and family space inline with modern standards, alongside a front reception room, shower room, utility and study.
- Four bedrooms are maintained to the first floor level.

4.6 LANDSCAPING

- The landscaping to the front of the property is not affected.
- To the rear and side, the patio is to be updated with a seating area and planting. Please note the existing boundary treatment is unaffected by the proposed works.

4.7 APPEARANCE

The proposed extension has been designed with a mix of brickwork and render to match the current house, while the glazing is modern to the rear.

4.8 FIRE STRATEGY STATEMENT:

- Please refer to D.PR.2.1, D.PR.2.2 for proposed fire safety diagrams which show where all the fire appliances and evacuations are. The proposal will not affect the existing means to escape. The main route to escape is via the front door with access onto the street. Secondary routes of escape are through the rear extension door in the kitchen. Passive measures include access through the front windows on the ground floor, plus front and rear windows on the first floor.
- Smoke detectors will be located in the hallway of the ground floor and first floor. There will be a heat detector located in the kitchen.

5. ACCESS STATEMENT

- Please note that no highway or public footpath is affected by this development.

6. SUSTAINABILITY

- The proposed scheme will not affect indigenous planting and trees.
- The house has been designed to be efficient, utilising the latest technology for energy conservation and self-sustainability.
- Current access to the site is unaffected and traffic flow will remain the same as existing.

7. CONCLUSIONS

- To conclude, the proposed design will complement and reflect the properties within the area.
- The proposed scheme is entirely suitable for the site and is in keeping with the size and proportion of other dwellings within the area.
- The proposed scheme fronts a public highway with no overlooking or light loss issues for the neighbouring properties. It has been designed in parallel with its landscape without being visually obtrusive.