

project: 36 Cholmeley Park
reference: 2304/001
date: 01.11.2023

DESIGN AND ACCESS STATEMENT
SUPPORTING APPLICATION RELATING TO
36 CHOLMELEY PARK, N6 5ER

1.0 SITE AND CONTEXT

- 1.1 No. 36 Cholmeley Park is a semi-detached 1930's property, comprising 2 storeys and a loft conversion.
- 1.2 No. 36 is located in the Highgate Conservation Area. The property is not listed.

2.0 DESIGN PROPOSALS

- 2.1 The application proposes the conversion from two flats back into a use as a single dwelling with reinstatement of the original entrance arrangement, entailing the demolition of the section of the ground floor facade fronting the entrance hall comprising two entrance doors and the construction of a new entrance facade comprising a single entrance door with adjacent window to match the adjacent property. This application is identical in scope to previous application HGY/2021/0140, approved in 2021.

3.0 PLANNING HISTORY

- 3.1 The planning history for the property is follows:
 - (i) HGY/2021/0140 - Convert property from two flats back into a use as a single dwelling – Approved 30/03/2021
 - (ii) HGY/2011/0545 - Erection of single storey detached timber garden building – Approved 17/05/2011
 - (iii) OLD/1957/0092 - Conversion into two self-contained flats – Approved 24/07/1957

4.0 PLANNING POLICY

- 4.1 The application site is located in Highgate Conservation Area as well as being within the Family Housing Protection Zone as set out in the Haringey Development Management DPD (2017) – policy DM16.

5.0 DESIGN STRATEGY FOR AND HERITAGE CONSIDERATIONS

- 5.1 The property was originally constructed as a single dwelling, so converting it back to this (and making the associated amendments to the front elevation) can be seen as an enhancement of the character and appearance of the conservation area.
- 5.2 The recombination of the two flats will provide a new large family house, which would serve an identified need in terms of the borough's housing stock.
- 5.3 The application is identical to the previously approved HGY/2021/0140. The new application is being made due to the current one lapsing in a few months' time.

1.0 ACCESS ISSUES

1.1 ACCESS TO PROPERTY

The two properties are accessed via a stepped garden path from the pavement to their front doors. No changes to this route are proposed. The new front door will be in the same location as the two existing ones. The rear garden can be accessed via a side path and from the rear of the property. This does not change in the proposed plans.

1.2 ACCESS WITHIN PROPERTY

The upper flat is accessed via a staircase from a ground floor hall. Once recombined this stair will remain in place to allow access to the upper floors of the dwelling.

2.0 SUMMARY

It is hoped this statement and accompanying drawings illustrate that the proposed conversion of the flats back into a single dwelling enhances the property from a heritage point of view, is in accordance with planning policy, and has no adverse effect on the neighbouring dwellings.