

Design and Access Statement - Rev A

30 Cholmeley Park, Highgate, N6 5EU

This document is to be read in conjunction with any other relevant drawings, documents, and information submitted.

Introduction

Regarding 30 Cholmeley Park (hereinafter referred to as “The Property”).

This Design and Access Statement has been prepared to accompany a planning application for :

- 2 No. air-to-air, air source heat pump (ASHP) external units located in the rear garden of the Property.
- Adaptation of 2 No. skylights to the main flat roof of the Property.
- Adaptation of 2 No. skylights to rear pitched portion of the main roof to the Property.

The Property sits within a Conservation Area; it is not a Listed Building. We feel the proposed amendments to the Property are considered and sympathetic to the surroundings, and will have no negative impact on the character of the local area.

Site

The Property is on the north-west side of Cholmeley Park and sits within the Highgate Conservation Area.

The Property is a single-occupancy, three-storey semi-detached house forming part of a matching pair of Edwardian homes with flat gable ends.

The semi-detached pair has a part-brick and part-painted pebble-dash frontage.

The Property is adjoined on the left-hand side (as viewed from the street) to No. 32 Cholmeley Park.

The semi-detached pair forms part of a number of similar semi-detached houses along the north-west side of Cholmeley Park.

Planning History

HGY/2023/1358 - Decision : No Objection

T1) young Evergreen Oak: Fell, as tree is in a very poor location close to property. Plan is to fell, and then plant a Prunus farther down the garden.

HGY/2016/1972 - Decision : Approve with Conditions

Demolition of rear existing part-width single storey extension and the erection of a full width brick, highly glazed single storey extension.

HGY/1996/1551 - Decision : Approve with Conditions

Infilling of valley between front and rear double-pitched roof installation of 2 velux windows to front elevation and 2 velux windows to provide flat roofed extension and rear elevation.

Proposals

The proposals we seek permission for are as follows :

Install 2 No. air-to-air, air source heat pump (ASHP) external units located in the rear garden of the Property.

The ASHP's will provide heating and cooling to the Property.

The ASHP's will be visually screened by soft landscaping.

See drawings :

EX04 - Existing Site Plan - 1.0 - CP.pdf

GA04 - Proposed Site Plan - 1.0 - CP.pdf

Adaptation of 2 No. skylights to the main flat roof of the Property

Re. 2 No. existing flat roof fixed skylights to the main roof of the Property.

Replace 1 No. with openable skylight.

Replace 1 No. with fixed skylight.

The replacement skylights will be installed in the same positions as the existing and will match the existing in scale, and be similar in design and appearance.

One of the proposed skylights is specified as an opening unit to facilitate access to the roof for maintenance.

See drawings :

EX01 - Existing Second Floor Plan - 1.0 - CP.pdf

EX02 - Existing Roof Plan - 1.0 - CP.pdf

GA01 - Proposed Second Floor Plan - 1.0 - CP.pdf

GA02 - Proposed Roof Plan - 1.0 - CP.pdf

Adaptation of 2 No. Velux type windows to the rear pitched portion of the main roof to the Property

Re. 2 No. existing timber framed Velux type windows in the rear pitched portion of the main roof to the Property.

Increase the width of the existing window openings and install 2 No. new timber framed Velux type windows.

The replacement Velux type windows will be installed in similar positions within the existing rear pitched roof and will have an increase in width relative to the originals.

The enlarged Velux type windows will improve the provision of natural daylight and ventilation to the existing bedroom accommodation, thereby enhancing the overall residential amenity of the space without altering its use.

See drawings :

EX01 - Existing Second Floor Plan - 1.0 - CP.pdf

EX02 - Existing Roof Plan - 1.0 - CP.pdf

EX03 - Existing Rear Elevation - 1.0 - CP.pdf

GA01 - Proposed Second Floor Plan - 1.0 - CP.pdf

GA02 - Proposed Roof Plan - 1.0 - CP.pdf

GA03 - Proposed Rear Elevation - 1.0 - CP.pdf

Planning Precedents

- HGY/2024/1815 - 36 Cholmeley Park, Hornsey, London, N6 5ER

Granted Permission for external air source heat pump and air conditioning units in rear garden.

Access Provisions To The Property

The proposals do not affect access to the property.

Access to the property remains as existing.

List Of Drawings And Appendices

LP01 - Location Plan - 1.0 - CP.pdf
SP01 - Site Plan - 1.0 - CP
EX01 - Existing Second Floor Plan - 1.0 - CP.pdf
EX02 - Existing Roof Plan - 1.0 - CP.pdf
EX03 - Existing Rear Elevation - 1.0 - CP.pdf
EX04 - Existing Site Plan - 1.0 - CP.pdf
GA01 - Proposed Second Floor Plan - 1.0 - CP.pdf
GA02 - Proposed Roof Plan - 1.0 - CP.pdf
GA03 - Proposed Rear Elevation - 1.0 - CP.pdf
GA04 - Proposed Site Plan - 1.0 - CP.pdf

Daikin ASHP - RXYSCQ4TV1 - Tech Sheet.pdf