

CHARLTON BUILDING DESIGN

PLANNING

12 PARKLANDS, N6 5FE

DESIGN AND ACCESS STATEMENT

25/02/2026



CONTENTS

- Summary of proposed works
- Site and context
- Planning history
- Design precedents
- Planning policy
- The proposal
- Design
- Dimensions
- Neighbouring amenity
- Materials
- Visibility
- Parking/cycles
- Waste and recycling
- Sewage and utilities
- Use
- Amount
- Layout
- Scale
- Accessibility
- CIL
- Conclusion

Summary of proposed works

- Attic conversion and addition of rear dormer. Associated extension of hipped roof and stairwell to side elevation. New flat roof to existing rear dormer. Replacement of front and rear fenestration.
- This statement has been prepared by Charlton Building Design to provide additional information in support of a householder planning application.
<https://charltonbuildingdesign.com>

The document should be read alongside the following submitted drawings:

- Location plan @ 1:1250
- Site plan @ 1:500

Existing drawings:

S_000, S_001, S_002, S_003, S_005, S_010, S_011, S_012, S_020, S_021

Proposed drawings:

P_000, P_001, P_002, P_003, P_004, P_005, P_010, P_011, P_012, P_020, P_021

Site and context



12 Parklands - site location

No.12 Parklands is a four-storey semi-detached single-family dwelling, situated off Cholmeley Park. It is one of eleven new-build homes constructed in the 1990's to form the Parklands development, along with the redevelopment of no 47 Cholmeley Park. It is accessed via a gateway leading to the private cul-de-sac. The site is within the Highgate Conservation Area but is not listed.

Locally, along neighbouring residential streets in the HCA a variety of house types can be seen; 1930's suburban, modernist and contemporary, however, the majority of housing stock along Cholmeley Park was built during the 1890-1920s in the Edwardian/Arts-and-Crafts style. Materials are typical of the period/location; predominantly red brick walls, pitched tiled roofs, timber framed fenestration and lead clad dormers and weathering details. The Parklands development exhibits some of these period features, however, is built using modern materials and cavity wall construction, and unfortunately does not match the generous proportions, craftsmanship and detailing of the historic buildings it attempts to simulate.

The Character Appraisal and Management Plan (2013) makes brief mention of Parklands:

"At Parklands, a recent development, there is an attempt to combine dwellings of asymmetrical design in a pastiche 'post-Arts & Crafts' style on the site of Cholmeley Dene."

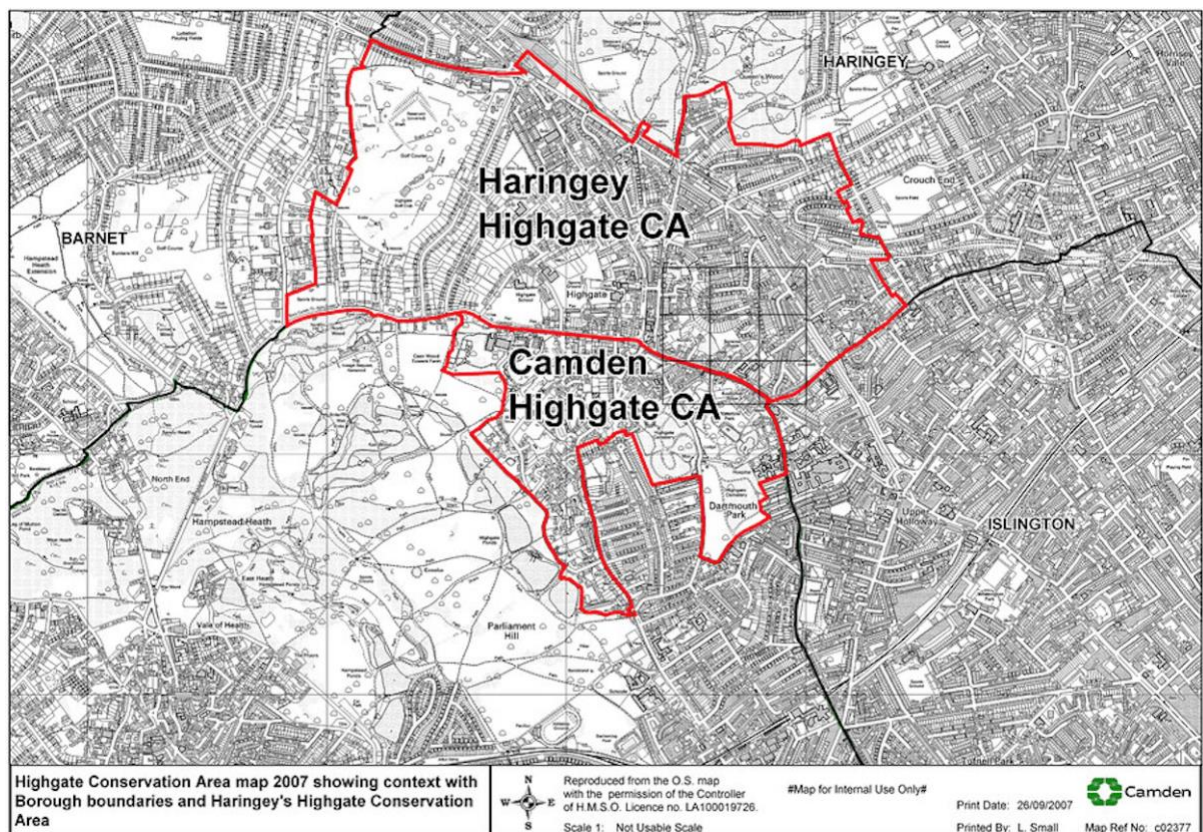
Only unit 21 of the development is visible publicly on Cholmeley Park - most of the remaining new builds are concealed behind the gates and mature greenery.



Before development (Ordnance Survey 1975)



As built (Vectormap 2017) - with application site marked 

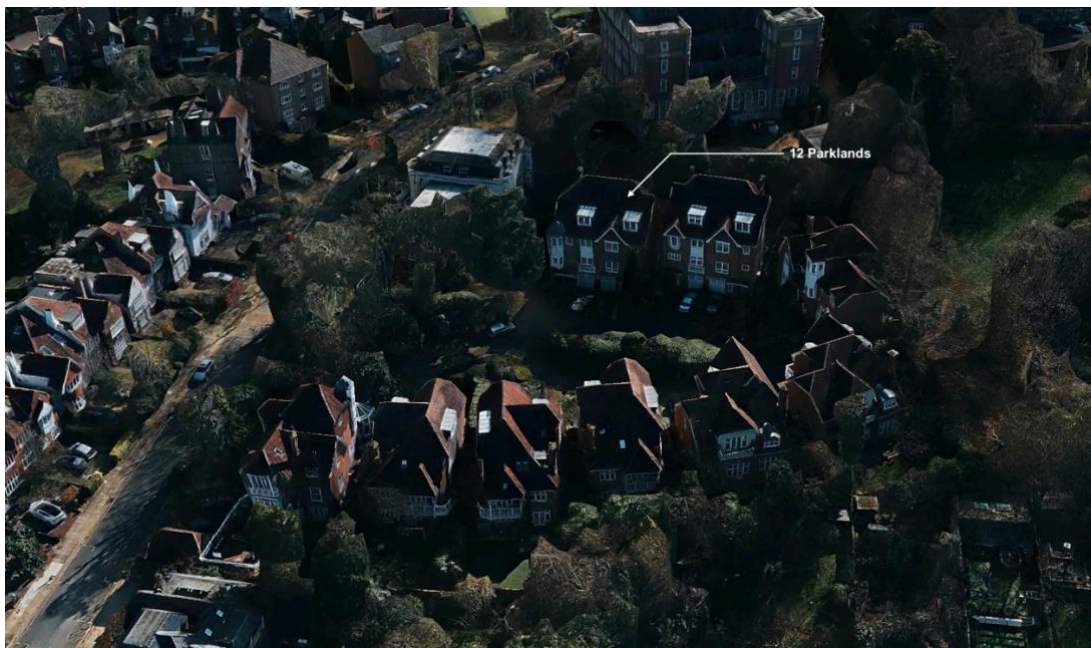


No.12 is not materially visible from the public street. It is built on a sloping part of the site, has a small front garden/parking and a private rear garden at first floor level, also accessed by a side alley with steps up to it. The rear garden continues to slope upwards to the south. Mature trees line the southern boundary.

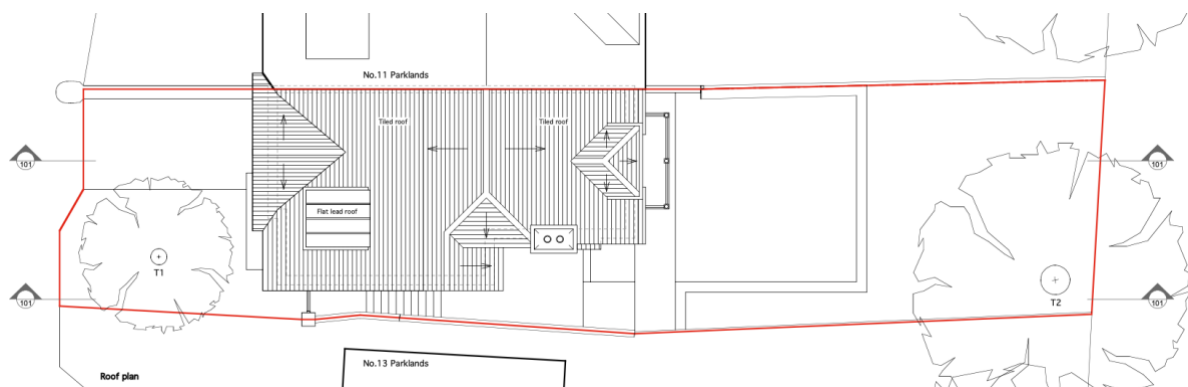
The application site is paired with its neighbour, no.11. Each building exhibits a large, tiled roof expanse, with the fourth-floor accommodation occupying the roof space and lead clad dormer fenestration front and back. The roof is pitched to the north and south with small hips at the east and west ends of the main ridge.



Application site looking north



Application site looking south



12 Parklands - existing roof plan



12 Parklands - front



12 Parklands - rear

Planning history (excluding tree works)

There is no planning history relating to the application site:

The following planning history relates to no.15 Parklands:

HGY/2024/1180 - Replacement of existing windows and doors with timber and metal triple glazed units; enlarging of selected window openings; introduction of two rear dormers; alterations to existing balcony and removal of roof overhang, removal of rear bay window; enlarging front lightwell; alterations to front entrance including steps and layout; and other associated changes. Approved with conditions.

The following planning history relates to no.21 Parklands:

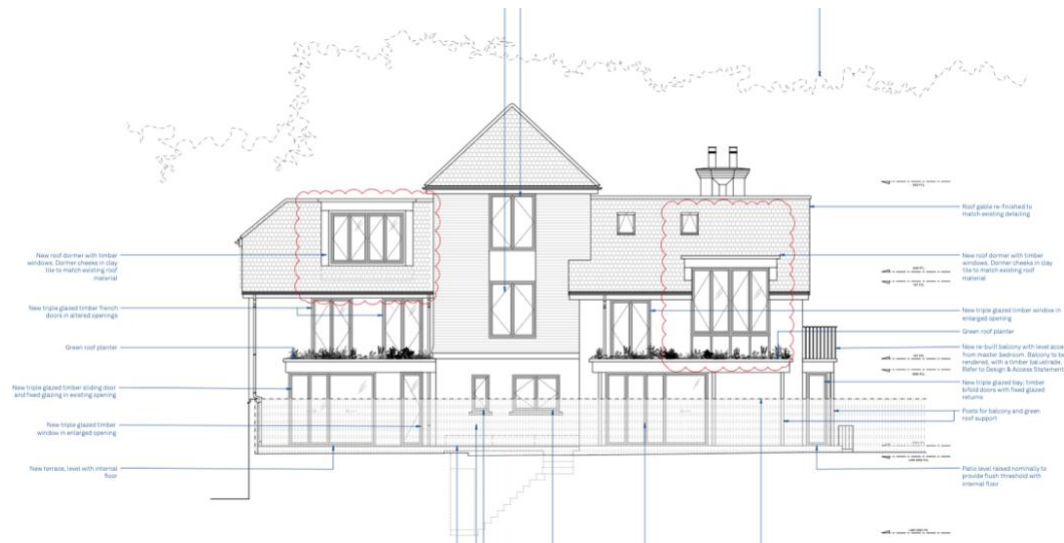
HGY/2023/2974 - Replacement of 40 x no existing painted timber frame DGU (double glazed) windows and 3x no doors with new timber framed TGU (triple glazed) windows and doors. Approved with conditions.

HGY/2023/2973 - Replacement of existing metal framed conservatory roof glazing and timber framed conservatory windows and doors with PPC metal framed TGU (triple glazed) roof glazing, windows and doors. Approved with conditions.

Design Precedents

The above applications were submitted to address certain design and quality issues with the original 1990's development. Poor levels of light due to window size, thermally inefficient and aging window casements, moisture damage and pastiche detailing. Details of the alterations approved by Haringey are illustrated below:

- No.15 - New dormers to the rear, removal of roof gable, and changes to window openings and pane divisions both front and rear.



No.15 - Approved rear alterations.

No.15 -

- No.21 Overall window replacement and changes to pane divisions both front and rear.



No.21 - Approved front alterations.



No.21 - Approved rear alterations.

Planning policy

The main planning considerations raised by this application are:

1. Design and character and appearance of the conservation area.
2. Impact on neighbouring amenity.

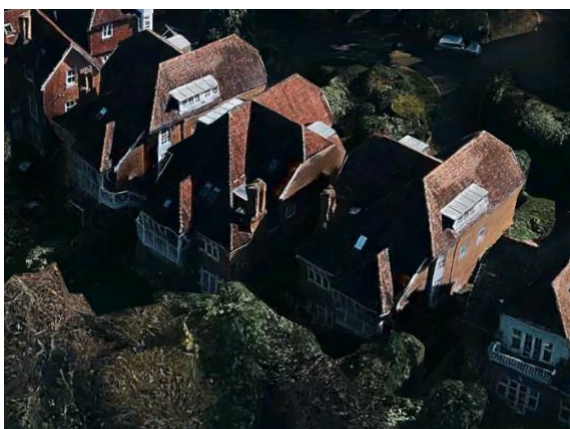
Relevant policies for this application:

- National Planning Policy Framework (2019)
- London Plan (2021) - HC1 - Heritage conservation and growth
- London Plan (2021) - D6 - Policy D6 Housing quality and standards
- Haringey Local Plan (2017) - SP11 - Design
- Haringey Local Plan (2017) - SP12 - Conservation
- Haringey Development Management DPD - DM9 Management of the Historic Environment
- DPD policy DM12 - Housing design and quality
- DPD policy DM1 - Delivering high quality design
- Highgate conservation area appraisal and management plan
- Highgate Neighbourhood Plan

The proposal

The application property contains a large attic space with ridge height that would suit a loft conversion. The owners seek to add an attic bedroom with ensuite shower for their growing family.

The conversion would include a new rear dormer adding to the two existing dormers. It would abut the existing chimney and be entirely hidden from public view. This wider style of dormer can already be seen at Parklands no's. 18, 19 and 20 on the side elevations, as well as numerous rear roof additions locally and across the CA. The dormer would be set back from the main ridge and eaves.



Wide rear roof dormers - 18, 19, 20 Parklands N6.





Rear roof dormers - Stanhope Road N6 within the HCA

The existing rear dormer would be adapted to create a flat roof, as seen on the existing front dormer.

To access the new bedroom it is proposed the existing stairwell to the side of the building is extended upwards one flight, and the small hipped roof above moved over to give the required head room. One rear facing window would be added to the stairwell. These additions would be slightly visible from a small part of Parklands, but not from the public street.

To address the current window quality issues, as seen elsewhere in the development, front and rear window replacement is also proposed. The aim is to bring the performance of the windows up to modern building regulation standards and to create cohesive fenestration.

Properties along Cholmeley Park and Cholmeley Crescent are Victorian, Edwardian, Arts and Crafts, Modernist and contemporary. There are many types of window in evidence; leaded lights, timber framed sash and casement, UPVC sash and casement, as well as Crittall and aluminium casement windows.

The existing painted softwood timber doors and windows at the application site are original therefore approximately 30 years old. These have deteriorated, have poor thermal performance and moisture ingress. Windows of this age and type have a thermal U-value of approx. 1.9 W/m²K. Current Building Regulation Part L targets 1 - 1.4 W/m²K. Related to this is Haringey's objective to be net zero carbon by 2041 (Haringey Climate Change Action Plan).

As at no.15 Parklands, at the rear where out of view, new dormer and existing casements would be replaced with single pane units, including two larger panels to the rear patio doors, where more daylight is needed.

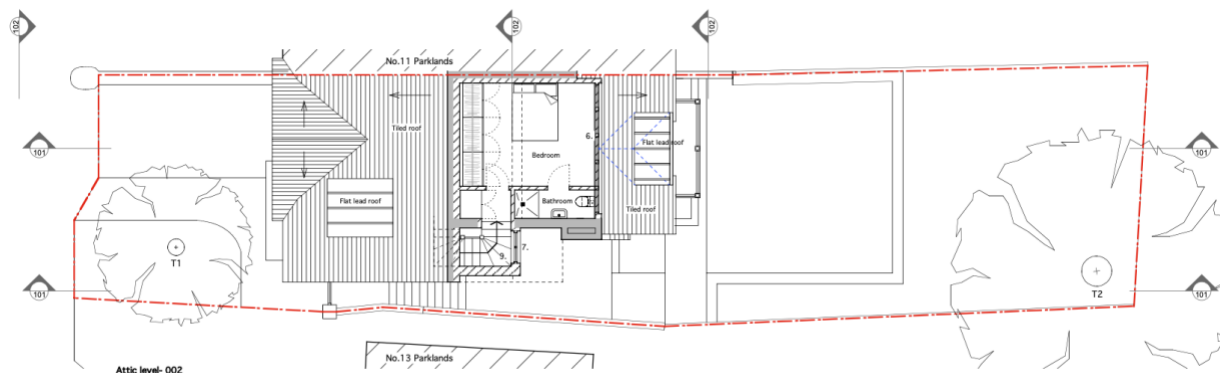
To the front, windows would be replaced to the same opening sizes. Frame divisions would be reduced to four per window. This design refers to Victorian/Edwardian windows seen widely in the CA and approved for the front elevation at no.21 Parklands.

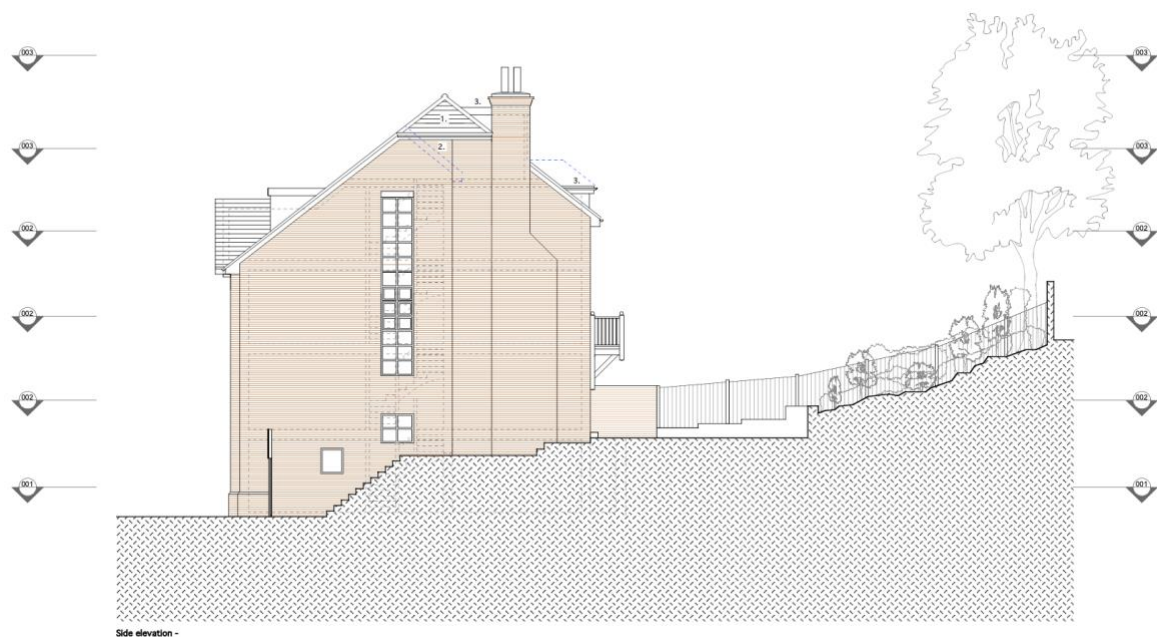
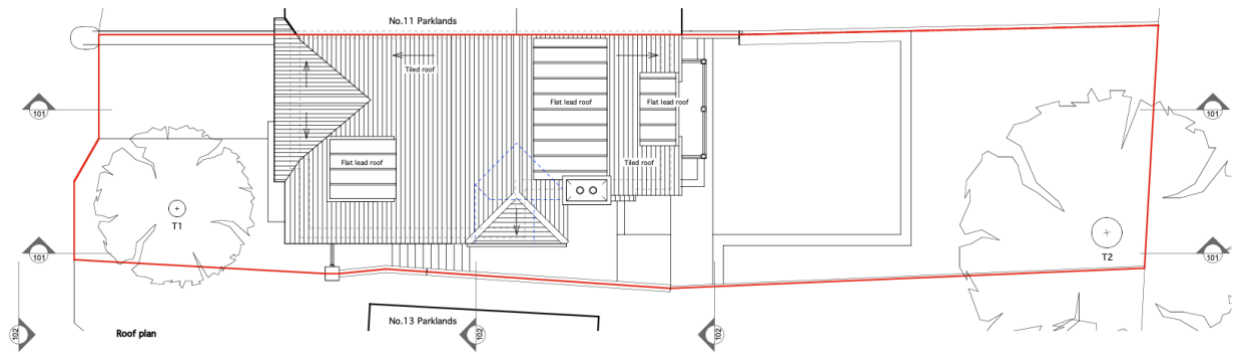
All new windows would be high performance triple glazed timber framed with trickle vents.



Design

The size and design of the proposed rear dormer references numbers 18,19 and 20 Parklands, and window types seen and approved in the local area, as noted above. These represent established guides for design and scale.





Dimensions

Refer to accompanying proposed drawings for dimensions.

Neighbouring amenity

Overlooking and overshadowing of neighbours would in effect remain as existing from the rear and side of the property.

Materials

Building materials for the loft conversion and stairwell have been proposed with the above planning policies as a guide. They will match the type and construction methods of the application site and that of the neighbouring properties and wider CA. As noted on the accompanying drawings, external materials will be as follows:

- Rear dormer to be timber framed construction, clad in lead to match existing front dormer.
- Main roof alterations to be finished in matching clay tiles, white painted timber fascia/soffits.
- New brick work to stairwell to be matching bricks and bonding.
- Flashings and upstands to be in lead to match existing.
- Fenestration to the front and rear will be triple glazed timber framed replacements.
- Patio doors to rear living room to be triple glazed timber framed replacements, with opening width as existing
- Rainwater goods to match existing.

Visibility

The proposal will not be visible from any public road.

Parking/cycles

Car parking and bicycle storage will remain unchanged.

Waste management and Recycling

There will be no change to the existing refuse and recycling storage facilities to the front, or to rubbish removal services.

Sewage and Utilities

The proposed will connect to the existing cold water supply and electricity/gas connections. Foul waste will connect to the existing waste pipes and on to the main street sewer.

Use

The proposal does not change the building use, which is residential.

Amount

The existing total internal area (excluding garage) is 232m². The new attic ensuite bedroom would increase floor area by 22.5m²

Layout

The layout provides high quality living accommodation and maximises natural daylight.

Scale

The scale of the proposal is subordinate to the host building.

Accessibility

Access will be unchanged. Regarding inclusive access, the proposed scheme extends an existing four storey property. The building is limited by the physical constraints of the steps to the property and within it.

CIL applicable

The increase in internal floor area would not exceed 100m² and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Conclusion

The applicant seeks consent to convert the generous loft space into an additional bedroom by adding a rear dormer and stair access. These proposals would constitute well-proportioned and high-quality accommodation and would not be visible from the public streetscape.

The principle of large roof dormer extensions is firmly established as can be seen on aerial views of Cholmeley Park, Cholmeley Crescent and Causton Road. The dormer at the rear is scaled and detailed to compliment the host building, replicating dormers already existing at Parklands.

Amenity to neighbouring properties will not be affected.

Poor quality windows would be updated to modern low U-value equivalents, while respecting local fenestration in style.

These proposals comply with relevant planning policy and adhere to local and regional guidance. Previous Design & Access statements and officer reports conclude the Parklands development has a neutral impact on the HCA, and these proposals align with this appraisal. In its context the design respects local character and assets, and neighbouring buildings.

The overarching aesthetic of Parklands is maintained, tied together not by matching shape, proportion or window style, but by use of the same materials; clay roof tiles, lead dormers, red brick, dark front doors and white timber detailing.

It is concluded that the proposals are appropriate and will not harm the character of the HCA. We therefore recommend the application for approval.