

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

29 CROMWELL AVENUE, LONDON N6 5HN

- Original front porch reinstated
- Addition of single storey ground floor rear infill extension
- Minor infill extension to the side (closet wing)
- Addition of new rear dormer and re-roofing at the rear
- Addition of new conservation rooflights
- Associated internal and external alterations



PLANNING APPLICATION

JOB NO: 4435
March 2026

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1.0 INTRODUCTION

This Design, Access and Heritage Impact Statement has been prepared in support of a planning application for proposed works at 29 Cromwell Avenue, London. The proposal relates to the construction of a single-storey rear infill extension at ground floor level, together with associated internal alterations, a minor infill extension to the side, the replacement of the rear roof pitch and addition of a new dormer and conservation rooflights.

The project aims to improve the functionality and quality of the existing residential accommodation while maintaining the property's architectural character and the surrounding streetscape.

The proposed development has been carefully considered to ensure that it respects the character and appearance of the host building and the surrounding area.

Regard has been given to the context of neighbouring properties, the architectural form of the terrace, and any relevant planning policies.

This statement describes the existing site and building, the proposed works, and the design principles that have informed the proposal, demonstrating that the scheme represents an appropriate and sympathetic form of development.



The proposed works include:

- Original front porch reinstated
- Addition of single storey ground floor rear infill extension
- Minor infill extension to the side (closet wing)
- Addition of new zinc-clad rear dormer and re-roofing at the rear
- Addition of new conservation rooflights
- Replacement of existing windows with new double glazed timber ones to match existing
- Associated internal and external alterations

This statement is to be read in conjunction with the submitted drawings.

2.0 EXISTING SITE AND CONTEXT

2.1 SITE AND CONTEXT

29 Cromwell Avenue is located within a residential street in the Highgate Conservation Area, characterised predominantly by period semi-detached properties typical of late Victorian and Edwardian development found throughout London.

The street exhibits a consistent architectural rhythm, with properties generally sharing similar building lines, scale, and materials. The buildings are typically constructed in traditional London stock brick with pitched slate roofs, traditional chimney stacks and traditional timber sash windows. Many buildings retain decorative architectural detailing, including brick string courses, bay windows and original boundary treatments, all of which contribute positively to the character of the conservation area.

The Highgate Conservation Area is notable for its village-like character, mature landscaping and varied historic development, with Cromwell Avenue representing a quieter residential component within this wider historic setting.

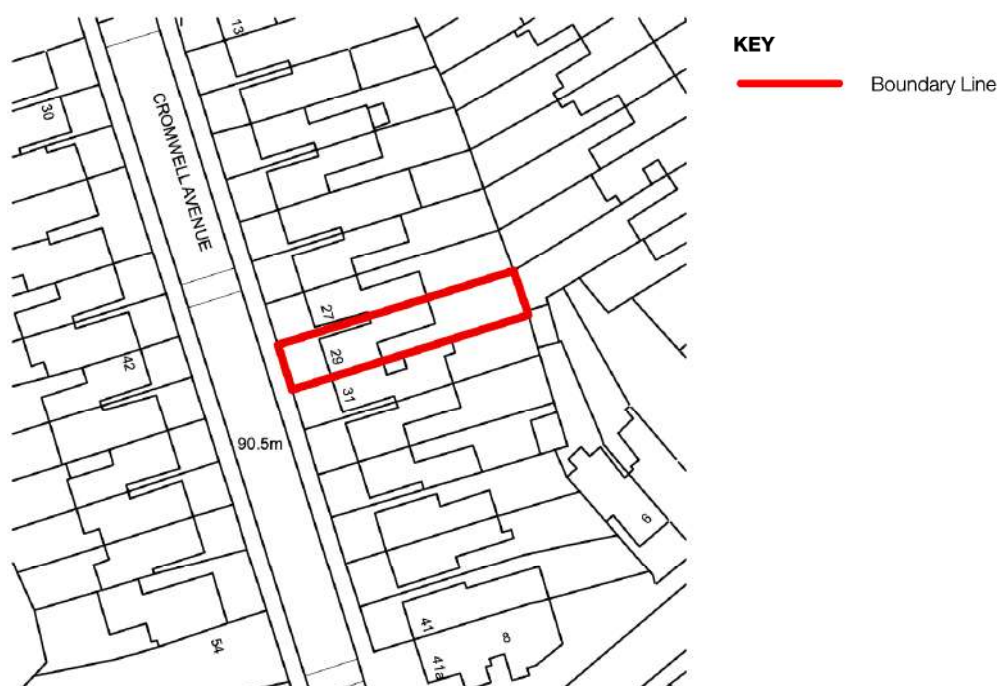
While the principal elevations along the street are well preserved and form a key component of the conservation area's significance, rear elevations across the area are typically more varied, reflecting a long history of incremental domestic alterations, including rear extensions and roof additions.

The surrounding area is primarily residential, with dwellings arranged in terraces and semi-detached pairs. Rear gardens form an important feature of the urban grain and provide amenity space for residents.

Numerous properties in the area have been enhanced with rear extensions or ground-floor infill developments.

These common residential improvements aim to increase living space while maintaining the character of the original buildings.

The site has excellent access to local services, public transportation, and pedestrian routes, situated within an established residential neighbourhood.



Site location plan – not to scale

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Front bird's-eye view of the house



Rear bird's-eye view of the house

2.2 EXISTING PROPERTY

The existing property at 29 Cromwell Avenue is a two-storey single-family dwelling with a pitched roof, forming part of a cohesive semi-detached residential dwelling. The building is typical of its period, featuring:

- London stock brick external walls
- a pitched roof with rear and front slopes
- traditional window proportions consistent with the terrace
- a rear projection at ground floor level

The building follows the traditional layout of similar properties in the area, with principal living accommodation at ground-floor level and bedrooms at first-floor level.

The rear of the property currently includes a 9m long rear projection.

The existing rear arrangement results in a fragmented ground floor layout, with the kitchen and dining areas separated and limited natural light reaching the centre of the plan.

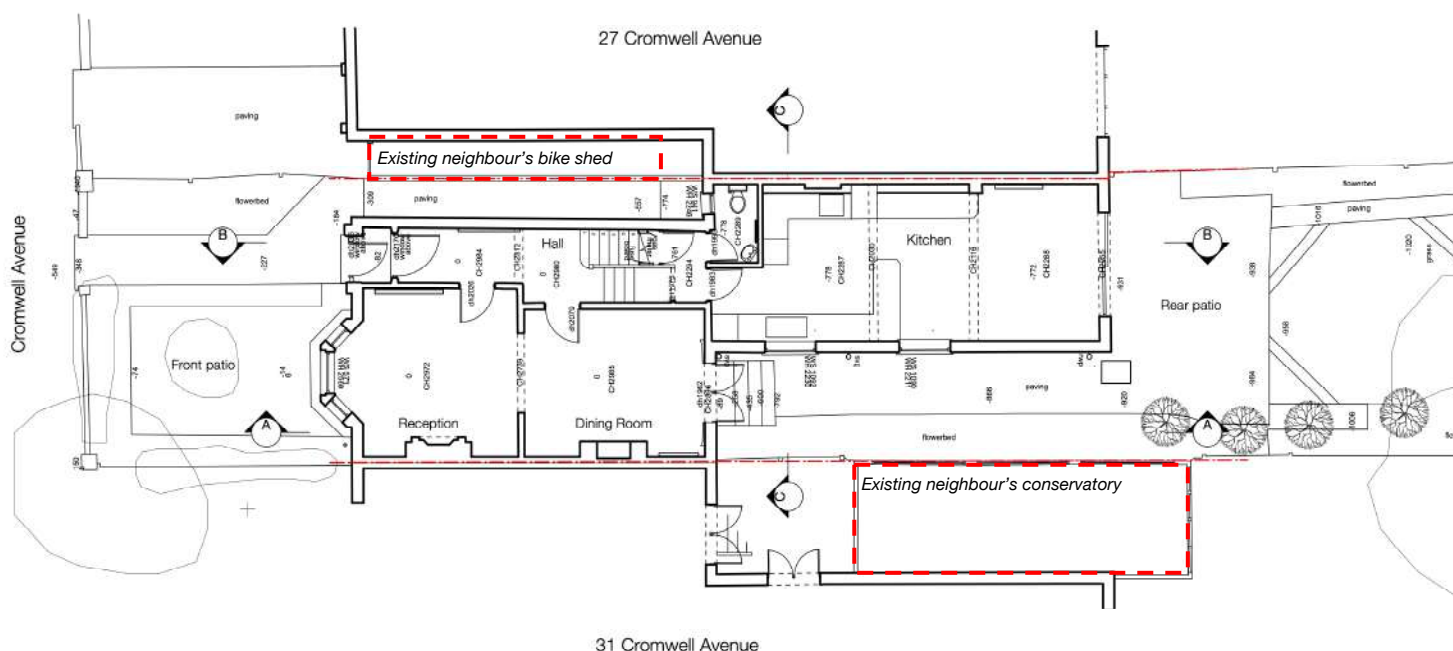
The roof is currently of a traditional pitched form, with no significant modern alterations evident to the front and rear roof slope. The rear roof slope presents an opportunity for modest alteration in line with similar properties within the surrounding area.

The rear garden provides private amenity space and is typical in size and proportion compared with neighbouring properties.

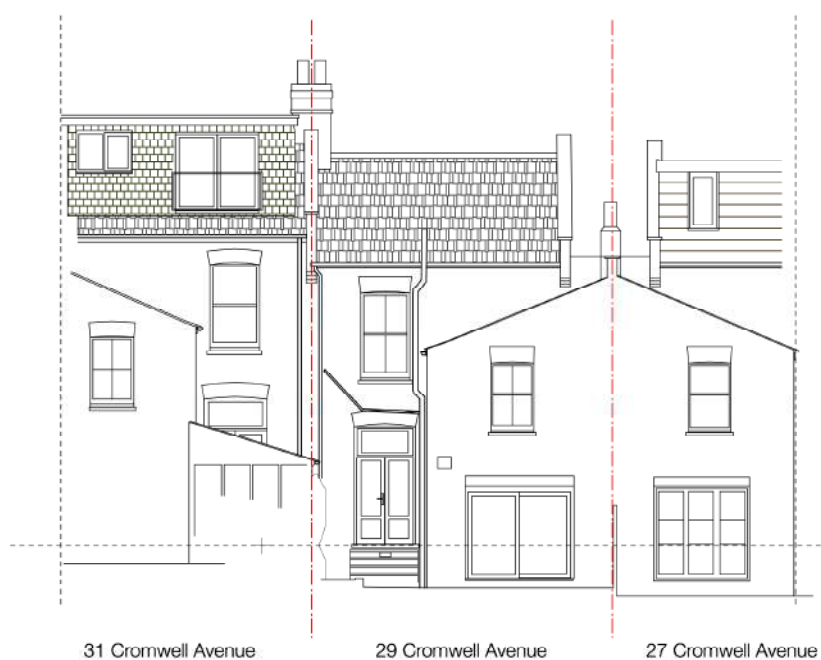
Overall, the property retains the character and appearance typical of the terrace, with its primary architectural features visible from the street.



Front View from Cromwell Avenue



Ground floor Plan – As Existing
Not to scale



Rear elevation – As Existing
Not to scale

3.0 PROPOSED WORKS

3.1 General description

The proposal seeks permission for a series of modest alterations to the property at 29 Cromwell Avenue, designed to improve the internal accommodation while respecting the architectural character of the host building and the surrounding conservation area.

The proposed works include:

- the original porch to be reinstated, moving the exiting entrance door to its original location
- the construction of a minimal side infill extension
- the construction of a minor infill extension to the side (closet wing)
- the addition of new zinc-clad rear dormer and re-roofing at the rear
- the addition of new conservation rooflights
- the replacement of existing windows with new double glazed timber ones to match existing
- associated internal and external alterations

The works have been carefully designed to ensure that the appearance and architectural integrity of the property are preserved while allowing the dwelling to be adapted to contemporary living requirements.

3.2 Proposed Front Porch Reinstated

The proposal includes the removal of a later, non-original outer entrance door and the reinstatement of the original recessed porch arrangement. This element of the scheme will restore the historic form and proportions of the principal elevation, enhancing the architectural integrity of the building and reinforcing the characteristic features of the conservation area.

The proposal therefore delivers a balanced and policy-compliant scheme, combining sensitively designed rear alterations with a clear enhancement to the front elevation.

3.3 Proposed Rear Infill Extension

The proposed extension will infill the area between the existing rear projection and the boundary at the ground floor level.

The extension will:

- remain single storey in height
- be subordinate in scale to the main building
- maintain a clear hierarchy between original and new elements
- respect neighbouring properties and shared boundaries

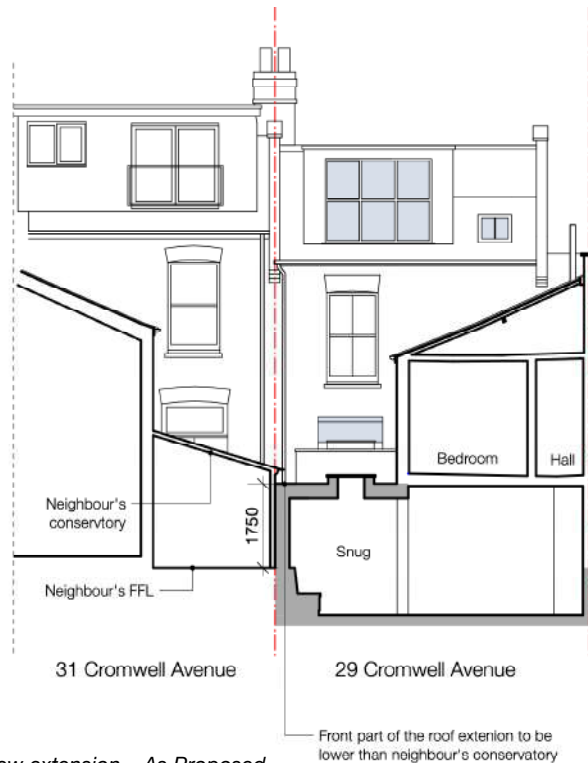
The roof of the extension will be flat, incorporating roof glazing and rooflights to increase natural daylight within the new kitchen area.

There will be a large minimal frame window towards the garden, to enhance the visual connection between internal living spaces and the external environment.

The floor level of the rear extension will be lowered, to respect the neighbouring property at 31 Cromwell Avenue, and does not exceed 2.48m height from the neighbour's finish floor level.

The infill extension will be set back to the existing rear wall projection, to maintain a clear hierarchy between original and new elements.

The design follows a common, established approach seen in similar residential properties in London.



Section DD through new extension – As Proposed
Not to scale

3.4 Proposed Side Infill Extension

The proposed side infill extension to the closet wing will project only 1.5m in the side passage and will infill the area between the existing side wall and the boundary.

The extension will:

- be subordinate in scale to the main building
- maintain a clear hierarchy between original and new elements
- respect neighbouring properties and shared boundaries

The minor infill extension will be set back 6.7m from the existing front wall, to remain subordinate to the existing property and to respond sensitively to the building's architectural character and its surrounding context.

Importantly, the proposed works:

- do not alter the principal street elevation
- will not affect the architectural rhythm or visual cohesion of the terrace
- will not be noticeable from Cromwell Avenue or the wider public realm

A timber bike store will also be added in the side passage, to match the existing neighbours' one at 27 Cromwell Avenue, minimising even more any impact/ visibility of the minor extension to the closet wing.

3.5 Proposed Roof Alterations

Replacement of the Rear Roof Pitch:

The existing rear roof pitch will be replaced as part of the proposed works. The replacement will replicate the existing roof form and geometry while allowing for improved thermal performance and integration of the proposed dormer structure. The replacement roof will match the existing roof in terms of profile, pitch and overall appearance, ensuring that the architectural character of the building is maintained.

Rear Dormer Extension:

A modest dormer extension is proposed on the rear roof slope.

The dormer will:

- be positioned entirely on the rear roof pitch
- be set back 615mm from the eaves
- be set in 500mm from the side boundary of the roof slope
- remain subordinate to the main roof form
- be set below the ridge line

The dormer will be clad in standing seam dark grey zinc, a material commonly used in contemporary roof extensions due to its durability, subtle appearance and ability to form lightweight roof structures. The colour of the zinc will match closely the colour of the slate tiles.

The use of zinc provides a clear yet discreet distinction between original and new elements, which is widely accepted as good practice in conservation area design.

The dormer will provide additional natural light and usable space within the roof level while maintaining a modest and visually recessive appearance.

The proposed dormer has been designed to remain subordinate to the host dwelling.

Although PD rights are removed, the proposal has been assessed against the volume limits set out under Class B:

- maximum allowable increase (semi-detached/detached): 40m³
- proposed additional roof volume: 15m³

Assessment:

The proposed dormer extension results in an increase in roof volume of approximately 15m³, which falls within the relevant PD threshold of 40 m³.

This demonstrates that the scale of development is consistent with what would typically be considered acceptable under national permitted development provisions.

The scale of the extension aligns with Permitted Development thresholds, reinforcing that the proposal is proportionate and appropriate.

The dormer has been designed with appropriate distance from the boundary and eaves, respecting the guidelines for dormer design in the Highgate Conservation Area.

Front Rooflights:

Four conservation-style rooflights are proposed within the front roof pitch.

These rooflights are designed specifically for use within conservation areas and are characterised by:

- a low-profile flush installation
- minimal visual projection above the roof plane
- dark metal frames which visually recede within the roof surface

The rooflights will be aligned with the rhythm of the roof slope and positioned carefully to minimise visual impact.

Such rooflights are widely accepted within historic terraces where they allow roof spaces to be used without materially altering the appearance of the building.

3.6 Replacement of existing windows

The proposal also includes replacing the existing windows with new slimline, double-glazed timber units. The new windows will be carefully detailed to match the existing in terms of proportions, opening method, and glazing pattern, including the use of traditional beading profiles to replicate the appearance of the existing windows.

This approach will preserve the building's architectural character and enhance its thermal performance and energy efficiency. High-quality timber frames will maintain

the property's visual integrity and contribution to the Highgate Conservation Area, in line with Policies DM1 and DM9 of the Haringey Development Management DPD.

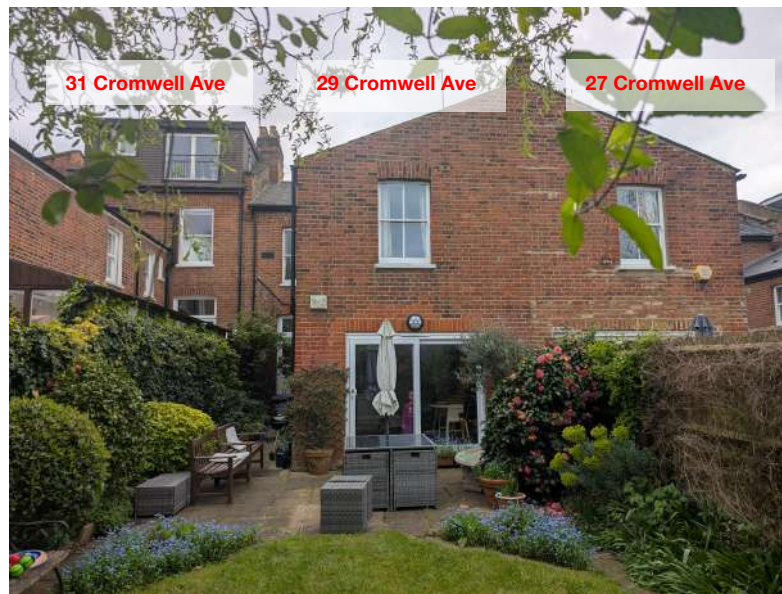
3.7 Proposed External Materials

The materials proposed for the extension have been selected to complement the character of the existing building while maintaining a contemporary yet respectful appearance.

Proposed materials include:

- brickwork to match the existing London stock brick
- minimal frame aluminium glazed doors to rear
- new slimline double glazed timber windows with beading details to match existing
- rooflights set within a flat roof construction
- zinc rear dormer, in dark grey zinc panels, to match slate tiling
- high-quality external finishes consistent with the existing building

The intention is to ensure the extension integrates harmoniously with the host building and surrounding properties.



Rear view from the garden

4.0 ASSESSMENT OF THE IMPACT OF THE PROPOSED WORKS

4.1 Character of the Highgate conservation area

The property at 29 Cromwell Avenue is located within the (Sub area 3) Highgate Conservation Area, designated by the London Borough of Haringey for its special architectural and historic interest.

Highgate represents one of North London's most significant historic settlements, with a rich townscape formed by historic routes, village-scale development, and later Victorian and Edwardian residential expansion.

The conservation area contains a diverse range of architectural styles reflecting different phases of development, including Georgian villas, Victorian terraces and Edwardian residential streets.

The character of the conservation area is defined by several key features, including:

- traditional London stock brick buildings
- slate and clay tiled pitched roofs
- timber sash windows and traditional detailing
- consistent building lines and plot patterns
- mature landscaping and historic boundary walls
- a strong and coherent historic streetscape

Residential streets within the conservation area, including Cromwell Avenue and its surrounding context, are typically characterised by late nineteenth-century terraced and semi-detached houses. These buildings maintain a relatively consistent scale, proportion, and architectural rhythm, which contributes positively to the area's historic character.

A key component of the conservation area's significance lies in the appearance and continuity of the principal street elevations, which collectively define the historic streetscape and visual character of Highgate.

The rear elevations of buildings have evolved more naturally over time compared to the front elevations. Many properties now feature rear projections, infill extensions, and garden extensions, all added to meet changing residential needs. Consequently, the rear elevations in the conservation area often display a diverse and informal character, showcasing the gradual modifications made to homes over the years.

The Highgate Conservation Area Appraisal and Management Plan recognises that well-designed and modest domestic extensions can be accommodated where they respect the scale and character of the host building and preserve the wider character of the conservation area.

The significance of the conservation area is therefore derived primarily from the collective architectural character of the streetscape and the historic setting of the area, rather than the detailed composition of rear elevations, which are generally not visible from the public realm.

4.2 Impact of the Proposals on the Character of the Conservation Area

The proposal relates to the construction of a modest single-storey rear infill extension located at ground floor level, positioned entirely to the rear of the host building, a minimal infill extension to the side of the dwelling and modest roof alterations consisting of a rear dormer extension and conservation rooflights.

The proposed ground floor infills have been carefully designed to remain subordinate to the existing property and to respond sensitively to the building's architectural character and its surrounding context.

Importantly, the proposed works:

- do not alter the principal street elevation
- will not affect the architectural rhythm or visual cohesion of the terrace
- will not be visible from Cromwell Avenue or the wider public realm

As the majority proposal is confined to the rear of the property, it will have no material impact on the historic streetscape, which forms the primary significance of the Highgate Conservation Area.

The scale, footprint and height of the proposed extensions are modest and consistent with the pattern of development seen throughout the conservation area, where similar rear extensions are common features of historic terraced housing.

The proposed materials will complement the existing building and ensure the extension integrates appropriately with the host property.

The rear dormer will be located on the rear roof slope, where it will not be visible from the public realm. Rear dormers are common features of historic residential terraces throughout Highgate and typically form part of the gradual evolution of these buildings.

The proposed dormer has been carefully designed to remain subordinate to the existing roof form, set below the ridge line and inset 500mm from the roof edges and 615mm from the eaves, to maintain the dominance of the original roof structure.

The use of standing seam dark grey zinc cladding ensures that the dormer will have a refined and lightweight appearance. The material choice provides a contemporary yet restrained architectural expression that complements the existing building without attempting to replicate historic detailing.

The proposal preserves the character and appearance of the Conservation Area by:

- locating the dormer on the rear elevation
- maintaining the existing roof form
- using materials that reflect the host dwelling
- ensuring the extension remains visually subservient

As such, the development complies with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed conservation rooflights to the front roof pitch have been selected specifically for their minimal visual impact. Their flush installation ensures that they sit discreetly within the roof slope and preserve the traditional character of the roofscape.

The replacement of the rear roof pitch will replicate the existing form and materials and will therefore have no adverse impact on the appearance of the building.

Overall, in heritage terms, the proposed alterations are modest and carefully designed to ensure that the character and appearance of the Highgate Conservation Area are preserved.

4.3 Compliance with Planning Policy

The proposed development has been assessed against the relevant local and national planning policy framework.

Haringey Local Plan:

The proposal accords with the relevant policies of the Haringey Local Plan, including:

- Policy SP11 – Design
- Policy SP11 seeks to ensure that development proposals demonstrate high-quality design that responds positively to local character and context. The proposed extension has been designed to remain subordinate to the host building and to respect the terrace's architectural character.
- Policy DM1 – Delivering High Quality Design
- Policy DM1 requires development proposals to achieve a high standard of design, respecting the scale, form and appearance of surrounding buildings. The proposal maintains the architectural integrity of the host building and reflects the established pattern of rear extensions within the area.
- Policy DM9 – Management of the Historic Environment
- Policy DM9 requires development proposals affecting conservation areas to preserve or enhance their character and appearance. As the proposed extension is located entirely to the rear of the property and is not visible from the public realm, it preserves the character of the Highgate Conservation Area.

The proposal therefore accords with the objectives of the Local Plan by delivering a modest, well-designed residential extension that respects the historic environment.

National Planning Policy Framework (NPPF):

The proposal is also consistent with the heritage objectives of the National Planning Policy Framework (NPPF).

- Paragraph 199 of the NPPF requires great weight to be given to the conservation of designated heritage assets, including conservation areas.
- Paragraph 202 of the NPPF states that where a development proposal leads to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal.

In this instance, the proposal is considered to result in no harm to the significance of the Highgate Conservation Area, as it is confined to the rear of the property and does not affect the public's appreciation of the conservation area.

The proposal therefore accords with the heritage protection principles set out in the NPPF.

4.4 Heritage Impact Assessment

The Highgate Conservation Area is a designated heritage asset under the National Planning Policy Framework (NPPF). The significance of the conservation area derives from its historic village character, its varied architectural heritage, and the coherent appearance of its historic streets and terraces.

The principal contribution to the significance of the conservation area is made by:

- the historic street pattern and urban grain
- the architectural integrity of historic buildings
- the consistent appearance of principal street elevations
- the collective character of historic terraces and villas

The proposal relates to a modest single-storey rear infill extension, a minor set-back side infill extension and roof alterations, located mostly at the rear of the property.

The proposed project also involves removing a non-original external entrance door and restoring the original recessed porch at the front of the property.

This change aims to reinstate the historic form and proportions of the main façade, which have been altered due to the addition of a secondary outer door.

The proposed development does not affect the principal elevation of the property, but it improves the building's appearance as viewed from the public realm. The architectural rhythm, building line and visual coherence of the terrace along Cromwell Avenue will be enhanced. Public benefit is gained from the re-instatement of the original front porch layout and detail.



The restoration has been guided by the architectural character of Cromwell Avenue and the broader Highgate Conservation Area (Sub Area 3), where traditional recessed entrances and open porches are key features of the streetscape. By removing the later addition, we will enhance the building's appearance, reinstating its original spatial depth, rhythm, and detailing, which will improve its overall contribution to the conservation area.

Therefore, this proposal is deemed to preserve and enhance the character and appearance of the Highgate Conservation Area, in line with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy SP11 of the Haringey Local Plan and Policies DM1 and DM9 of the Development Management DPD.

Rear elevations within historic terraces across Highgate have frequently evolved through incremental domestic alterations. As noted in the Highgate Conservation Area Appraisal, modest rear extensions are common features of residential properties within the conservation area. They are generally acceptable when they remain subordinate to the host building and do not adversely affect the area's character.

The proposed extension follows this established pattern of development and remains modest in scale and height.

Given that the majority development is located to the rear or side and will not be visible from the public realm, it will not affect the elements that contribute most to the conservation area's significance. The proposal, therefore, results in no harm to the significance of the Highgate Conservation Area.

5.0 RELEVANT RECENT PLANNING HISTORY

A review of the property's planning history has been undertaken. At the time of writing, there are no recent planning permissions directly affecting the property that would materially influence the current proposal.

Rear extensions and infill developments of a similar nature have been widely implemented throughout comparable properties in the surrounding area:

- **25 Cromwell Avenue, London N6**
Planning Reference: HGY/2021/3278 and HGY/2016/1543
Proposal: Erection of single-storey side return extension and insertion of loft rooflight
Decision: Approved 01 Feb 2022 and 05 July 2017
This application demonstrates that the Council has supported schemes involving a rear extension and infill extension within residential properties in the Highgate area.
- **27 Cromwell Avenue, London N6**
Planning Reference: HGY/2013/0673
Proposal: Erection of rear side return infill extension
Decision: Approved 24 July 2013
This application demonstrates that the Council has supported schemes involving a rear extension and infill extension within residential properties in the Highgate area.
- **23 Cromwell Avenue, London N6**
Planning Reference: HGY/2020/0197
Proposal: Proposed loft conversion, including x3 roof/sky lights to main elevation within existing roof plane and a rear dormer extension.
Decision: Approved 06 June 2020
This application demonstrates that the Council has supported schemes involving roof and new dormer works within residential properties in the Highgate area.
- **58 Cromwell Avenue, London N6**
Planning Reference: HGY/2024/2760
Proposal: Erection of rear ground floor extension and replacement windows
Decision: Approved 13 Jan 2025
This application demonstrates that the Council has supported schemes involving a rear extension and infill extension within residential properties in the Highgate area.
- **11 The Avenue, London N10**
Planning Reference: HGY/2023/0997
Proposal: Side and rear wrap-around extension. Basement formation. Enlargement of existing rear dormer
Decision: Approved 12 Jul 2023
This application demonstrates that the Council has supported schemes involving a rear extension combined with dormer works within residential properties in the Highgate area.
- **62 Cromwell Avenue, London N6**
Planning Reference: HGY/2023/0145 / HGY/2024/2157
Proposal: Erection of a single storey, lean-to side infill extension to the ground floor.
Decision: Approved 24 Sep 2024
This application demonstrates that the Council has supported schemes involving a infill extension within residential properties in the Highgate area.

Summary

These examples demonstrate that the London Borough of Haringey has consistently granted planning permission for residential extensions and roof alterations within the Highgate area, including:

- rear infill and garden extensions
- rear dormer windows
- conservation rooflights
- roof alterations associated with loft conversions

Where such proposals are modest, well designed and subordinate to the host building, they are generally considered to preserve the character and appearance of the conservation area.

The proposed development at 29 Cromwell Avenue follows this established pattern of residential alteration and is therefore consistent with other approved schemes within the locality.

6.0 USE, LAYOUT, SCALE, APPEARANCE, AMENITY

The proposed development will not change the property's existing use, which will remain a single private dwelling.

The roof alterations will allow the roof space to be used more effectively while improving natural light and internal functionality.

The scale of the proposed dormer has been carefully designed to remain proportionate to the existing roof and subordinate to the host building.

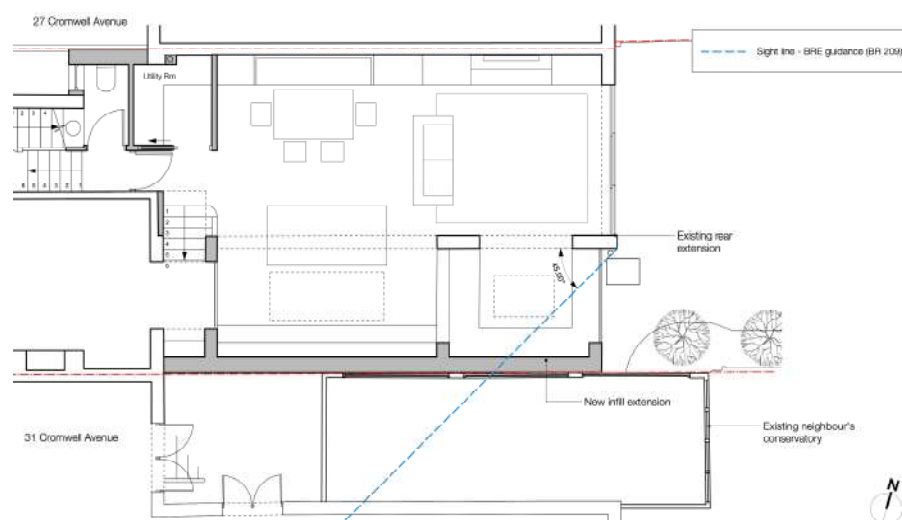
The conservation rooflights provide additional daylight without introducing visually intrusive elements to the principal roof slope.

The extensions will improve the internal layout by creating a more efficient and functional ground floor arrangement, allowing for an open-plan kitchen and dining space with improved daylight.

The scale of the extension has been carefully designed to remain subordinate to the existing building and proportionate to the host property. The extension's appearance will complement the existing architectural character through the use of appropriate materials.

The proposed rear infill extension has been designed with careful regard to the potential impact on neighbouring amenity, particularly in relation to daylight and sunlight, in line with the principles set out in the BRE guidance "*Site Layout Planning for Daylight and Sunlight*" (BR 209).

As an initial assessment, the scheme has been reviewed against the BRE 45-degree rule, which provides a preliminary indicator of potential daylight impact. The proposal will not worsen the existing conditions. The new extension does not result in an undue sense of enclosure or unacceptable loss of light to neighbouring habitable room windows.



In addition, consideration has been given to the BRE 25-degree rule of thumb, which relates to the vertical angle of obstruction and its influence on sky visibility from neighbouring windows. Given the modest scale and height of the proposed extension, it is considered that the angle of obstruction would remain within the 25-degree guideline, indicating that an adequate level of daylight would continue to be available to adjacent properties.



It is acknowledged that both the 45-degree and 25-degree rules are guidelines rather than prescriptive standards, intended as initial screening tools. In this case, the proposal represents a proportionate and contextually appropriate form of development, typical of similar rear extensions within the surrounding area. Overall, the proposal is considered to comply with the overarching objectives of BRE guidance by maintaining a reasonable level of daylight and sunlight to neighbouring properties, while delivering a well-designed and efficient use of the site.

The proposal will not result in unacceptable impacts on neighbouring amenity in terms of:

- loss of daylight
- loss of privacy
- overbearing impact

The development, therefore, represents an appropriate residential improvement.

7.0 ACCESSIBILITY

7.1 Access Statement

The proposed works will improve accessibility within the ground floor of the property by creating a more open and adaptable layout.

Access to the property will remain unchanged from Cromwell Avenue.

The new extension will provide improved circulation and direct access to the rear garden through wider glazed doors.

The proposal, therefore, enhances the usability of the ground-floor living spaces while maintaining safe and convenient access to the property.

8.0 CONCLUSION

This Design and Access Statement has been prepared in support of a planning application for minor alterations at 29 Cromwell Avenue, located within the Highgate Conservation Area in the London Borough of Haringey.

The proposal has been carefully designed to ensure that it:

- respects the architectural character of the host building
- remains modest and subordinate in scale
- preserves the historic character and appearance of the Highgate Conservation Area
- protects the amenity of neighbouring properties
- improves the internal layout and functionality of the dwelling

The proposed extensions represent a typical and well-established form of residential improvement within historic housing across Highgate Conservation Area and the wider London context.

From a heritage perspective, the proposal results in no harm to the significance of the Highgate Conservation Area, as it does not affect the elements that contribute most strongly to its character and appearance.

In planning terms, the development:

- preserves the character and appearance of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- complies with Haringey Local Plan policies SP11, DM1 and DM9
- aligns with the heritage protection objectives of the National Planning Policy Framework
- preserves the character and appearance of the Highgate Conservation Area

For these reasons, the proposal is considered appropriate, sensitive, and policy-compliant, and planning permission is respectfully sought.