



24 Cholmeley Park N6 5EU

Design and Access and Heritage Statement

*Presented by Proficiency
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1. Introduction and Proposal description

This Design and Access document and heritage statement is prepared in support of the application for 24 Cholmeley Park, a property situated in the borough of Haringey, London, within the designated conservation area. The purpose of this statement is to outline the historic and architectural significance of the property, identify the conservation area's characteristics, and demonstrate how the proposed works will preserve and enhance the heritage assets in line with planning policies. This document accompanies a planning application for the above property and should be read alongside the submitted drawings.

The document aims to describe and justify the proposal in accordance with the National Planning Policy Framework criteria , in addition we have carefully studied Haringey Local Plan Strategic Policies, Highgate Conservation Area Character Appraisal and Management Plan.

The application seeks planning permission for alterations to the front and rear elevations. These include the replacement of the internal glazed frame of one existing front window while retaining and restoring its external historic frame, the replacement of six existing front windows, and the replacement of four existing rear windows, together with the installation of an air conditioning unit positioned on the roof of the rear extension.

2. The Site, Access and Surrounding Location

This property is located on 24 Cholmeley Park a road off Archway road is located within the Highgate Conservation Area Sub area 3 - Archway. The area is located to the north east facing slope from Highgate Village and Archway road is a residential development of late Victorian and Edwardian age.

The Highgate Conservation Area is known for its collection of architecturally significant buildings, open spaces, and a village atmosphere that reflects its historic evolution as a settlement. The area shows a terrace of red brick late Victorian houses, two storeys high with many alterations occurred during the years including dormers and rear extensions.

The Highgate Conservation Area is one of Haringey's most prominent conservation areas, encompassing a range of historic structures, natural landscapes, and distinctive architectural styles. The area is characterised by a mixture of 18th-20th-century residential buildings, open green spaces, and key landmarks that contribute to its historical value and aesthetic appeal. The area is a suburban residential development of late Victorian and Edwardian Highgate between Hornsey Lane and Archway Road.



3. Character and Appearance of the Area and contribution

Cholmeley Park, part of a cohesive streetscape, reflects the architectural vernacular typical of the period, which includes features with rich architectural tapestry, primarily featuring high-quality Arts & Crafts style homes, alongside Victorian Gothic influences and more modern interventions. The road is marked by asymmetrical, semi-detached houses with varied rooflines, entrance porches, chimneys, and mixed finishes, including pebble dash, tile hanging, and red brickwork, giving each residence a distinct character.

Properties feature splayed projecting front bays with hipped roofs over, and small front gardens with planting behind brickwork boundary walls.

The property's frontage, boundary treatments, and setting are integral to the conservation area's collective appearance and contribute positively to the character of Cholmeley Park.

New developments should aim to minimise negative contribution avoiding loss of architectural details that can detract from the character of the conservation area.



4. Photos of the existing

Aerial view of the property



Front view



Rear view

5.0 Design Proposal

The existing front and rear elevation windows are traditional painted timber sash windows, characteristic of the building's period and making a positive contribution to the character and appearance of the Highgate Conservation Area.

The application seeks to upgrade the existing windows to double glazing on a like-for-like basis (Windows W01A, W02A, W03A and W03 as well as W01 to the rear). Window W03A will be retained and repaired, with its external mouldings carefully restored rather than replaced, thereby preserving original fabric where possible.

The windows comprise vertically proportioned, double-hung sash units with a clear hierarchy between upper and lower sashes. The glazing pattern typically features multi-pane upper sashes with slender glazing bars, paired with simpler lower sashes, reinforcing the established vertical rhythm and symmetry of the façade.

The windows are set within well-defined masonry openings with expressed surrounds, incorporating subtle timber mouldings and projecting cills. The proposed replacement windows have been designed to preserve and enhance the character and appearance of the conservation area, in accordance with the National Planning Policy Framework, Haringey Local Plan policies, and the Highgate Conservation Area Character Appraisal and Management Plan. A like-for-like approach will be adopted, replicating the existing sash proportions, glazing configuration, timber sections, and moulding profiles. High-quality materials will be used to ensure durability and improved performance while maintaining the building's historic integrity.

For full technical specification and detailed profiles, reference should be made to the detailed drawings submitted as part of this application.

Existing Front elevation



Existing Rear elevation



Existing Photos

Existing Windows W01A, W02A, W03A



Existing Windows W01 and W03

