

Design & Access Statement

Project: Alterations
at Flat 1 Kempton House, 52 Cholmeley Park,
London, N6 5AD.

Reference: 2612_R001

Date: 30/07/26

Applicant: Peter McNaughton
Flat 1 Kempton House, 52 Cholmeley Park,
London, N6 5AD.

Agent: Neil Kahawatte Architects
Studio 36
Archway Studios
Bickerton House
25-27 Bickerton Road
London, N19 5JT



[Fig. 01] Street facing facade of Kempton House, 52 Cholmeley Park.
Image from agent site visit.

The Proposal

The 4 bedroom family flat is located on the ground floor of a four storey block of apartments (Kempton House) surrounded by mature trees and toward the top of Cholmeley Park, see annotated Fig.02 below.

The applicant would like to insert three windows to the South-West elevation at the ground floor to provide natural daylight and sunlight to the existing Living Room and staircase to the existing lower ground floor.



Kempton House,
52 Cholmeley Park

(Fig. 02) Aerial view of Kempton House
Image courtesy Google Maps.

Design Overview

The proposed window's profile, finish and colour is to match the original wooden sash windows to the existing building.

The existing diagonal splayed stone window heads and stone window sills are also to be replicated to match the existing window conditions (see Fig.03).

The existing Living Area/ Dining Room located to the back of the property only has a narrow rear opening to serve the space. The insertion of the proposed double-glazed sash windows to the side elevation will look to significantly improve both the natural ventilation and natural light levels to the space. A single window to the existing staircase/ landing will also provide valuable natural light into the centre of the flat.

The proposed windows will also reduce the need to artificially light the spaces during hours of daylight.



(Fig. 03) Existing sash window to side elevation
Image from Agent site visit.

Design Overview

The proposed scope of work is contained to the side elevation of Kempton House, which cannot be seen from Cholmeley Park. Furthermore, the side elevation is heavily sheltered by mature trees, planting and fences located between Kempton House and the adjacent Cholmeley Lodge, restricting any overlooking (see Fig. 04, 05 & 06).

The proposed windows aim to sit comfortably within the existing building and wider context, while being articulated honestly as a good quality addition that will look to significantly improve the internal habitable space within the flat.



(Fig. 04, 05 & 06) Images of mature trees and planting along the side elevation of Kempton House.
Image from Agent site visit.

Conservation Area/ Heritage Statement

The property is not a listed building, but it is situated within the Highgate Conservation Area. The proposal has been designed sensitively given its location and will not negatively impact the conservation area.

Daylight & Sunlight

The proposed works do not have any negative impact on the daylight or sunlight available to neighbouring windows or external spaces. The proposed side window will significantly improve internal light levels within the flat.

Flood Risk

The Environment Agency's flood risk maps show the site to be at no risk of flooding by sea, rivers, reservoirs or surface water. The proposals will have no significant effect on the overall drainage condition of the property, site, or surrounding area.

Sustainability

The proposed works should be built to contemporary building regulations standard. The window additions should reduce the need to artificially light the space during hours of daylight.

Access

Access to and from the property will not be affected by the proposed works.

Parking Provision

Parking is off-street and will not be impacted by the proposed works.

Final Note

With all the above information and drawings attached to this application we trust the scheme can be supported. If the council have any queries regarding the proposed scheme while processing the application, please contact the agents who will be more than happy to discuss any details further.