



40 Cholmeley Park
London
N6 5ER

Design & Access Statement

Planning Consent
6th August 2026
ref 2401-03A-001

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Introduction

This Design & Access Statement is submitted in support of a planning application for the proposal to add a new window at second floor level to the property at 40 Cholmeley Park, London N6 5ER

- The proposed development comprises of:
- The addition of a new second floor window to the north side of the property

This statement should be read in conjunction with the accompanying submitted information:

- Architects Drawings by Peregrine Architects Ltd:
- 2401-P-001 rev A: Existing Site layout, ground and first floor layouts
 - 2401-P-002 rev A: Existing second floor and roof layouts
 - 2401-P-003 rev A: Existing Elevations: South & East
 - 2401-P-004 rev A: Existing Elevations: West & North
 - 2401-P-005 rev A: Proposed second floor and roof layouts
 - 2401-P-006 rev A: Proposed Elevations: West & North
 - 2401-P-007 rev A: Proposed window detail
 - 2401-P-008 rev A: Proposed window section
 - 2401-P-009 rev A: Location plan
 - 2401-P-010 rev A: Site Block Plan



Ordnance survey map



Aerial view of Cholmeley Park

Existing property and context

The existing property is a 3 storey detached residential property located on the west side of Cholmeley Park. The property is not listed and is located within the Highgate Conservation Area. This part of the conservation area is characterised by the residential development of the early part of the 20th Century that provided large 3 storey detached and semi-detached properties built in an Arts and Crafts style that are set back from the street to provide a green street scape along with large rear gardens. The houses are built in a variety of detail in the roof line, entrance porches, and chimneys and all utilising a common material palette of red roofing tiles, tile hanging details, rendered façades and red brick work, and painted timber windows.

No. 40 is typical of the street with a front garden that includes space for off street parking and a large rear enclosed garden. The building is of masonry construction with white pebble-dash rendered walls with red brick detailing, white painted timber sash windows, and a red tiled roof with hung tile dormer details and feature chimneys. The roof is formed in a mansard style to all four sides with a flat roof section in the middle.



View of 40 Cholmeley Park and neighbouring properties



View of no 40 from Cholmeley Park, showing its relationship with no 38



View of rear of no 40 from Cholmeley Crescent



View of south side of no. 40 from Cholmeley Crescent



View of rear of no 40 from Cholmeley Crescent, showing its relationship with no 38

Planning criteria

The property is not listed and has no other planning designation

The property is within the Highgate Conservation Area.

Planning history

Case ref	Details	Decision	Date
HGY/2010/1111	Tree works to include crown reduction by 2 - 3 metres, removal of dead-wood and reshaping of 1 x Ash tree.	Granted	26/10/10
HGY/2005/1205	Tree works to include felling and grinding of stump to 1 x Ash tree and 1 x Leyland Cypress at front of property.	Granted	02/08/07
CON/2004/0265	Cherry - fell to ground Leyland Cypress x 2 - reduce height 5m cut back Leyland Cypress x 1 reduce height	Granted	05/01/05
OLD/1981/0213	Extension to existing dwelling house to provide enclosure to swimming pool.	Granted	28/04/81
OLD/1974/0890	Use of existing building as Student Residence & Adult Language Tuition purposes.	Refused	11/11/74

Planning involvement

There has been no prior involvement with the Local Authority in respect of this application.

The Design proposal

The proposal within this application is for the addition of a new painted timber sash window to the north side of the property at second floor level

Design detail of element

The proposed new window is to be located at second floor level within the existing built dormer beside the front chimney on the north elevation of the property. The window is to provide improved daylighting to the bedroom located on this side of the property. The proposed window is to be a painted timber sash window to match those existing on the property, and it is to be set within the existing tile hung dormer as shown on the drawings and in particular the detail drawing 2401-P-007. This will match the typical details of this property as well as those of the street. The lower sash of the window is to be glazed with obscured glazing to limit views out to the neighbouring properties, as well as any views in.

View from the street

The view of the existing front dormer on this side of the property from the street is largely obscured by the chimney that sits in front of it. The view of the new window from the street will equally be obscured by this chimney.

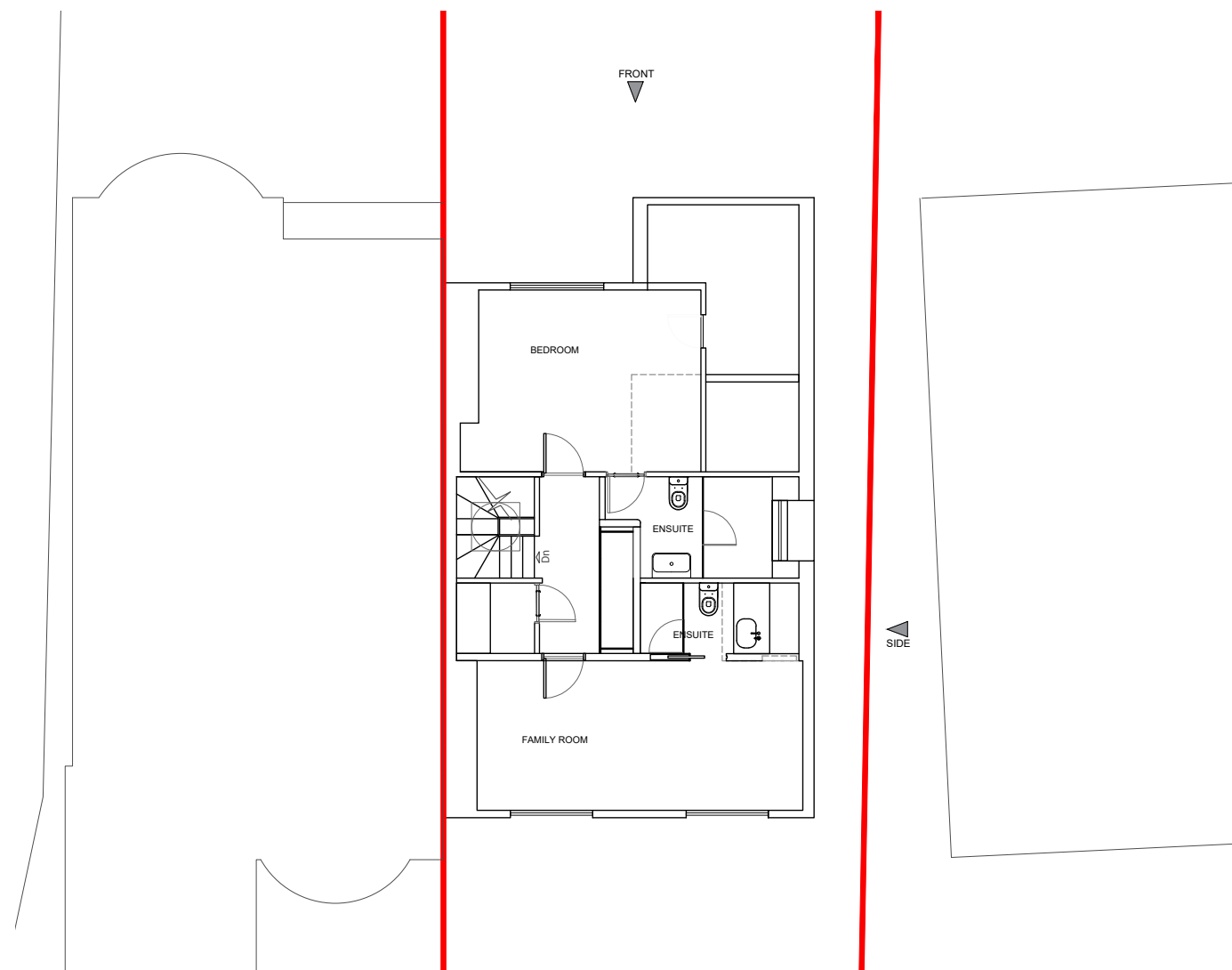


View of north side dormer of no. 40 from Cholmeley Park

Impact to neighbouring properties

The new window is to sit within the existing envelope of the property, and faces north and towards the adjacent property of no 38. As detailed on the accompanying section drawing, 2401-P-008, the second floor of this property sits at a higher level than the 2nd floor level of no 38. Views from this new window to the adjacent property will be toward its roof ridge and above. There are no habitable rooms located on this south side of no. 38 that this window faces. There are existing roof windows within the roof of no 38 on its south facing side that face no. 40. These are velux style flush roof windows that are to the bathrooms on this side of the property. This is evidenced in the approved planning drawings for the recent refurbishment at no 38 of 2022 (Planning ref HGY/2022/3533), as well as being verified by visual inspection on site. A copy of the approved 2nd floor layout for no 38 is enclosed below for reference. Obscuring the glazing to the lower sash of the new window will help limit any feeling of encroachment to the neighbouring property

It is therefore considered that this proposal does not give any impact to the sense of encroachment or amenity of the neighbouring properties, and gives no impact on the daylight and sunlight experienced by neighbouring property.



Layout of the Second floor of no 38 Cholmeley Park taken from planning application drawings under application ref HGY/2022/3533. No. 40 is on the right hand side.

Character and Appearance

The property is situated within the Highgate Conservation Area. This part of the conservation area is characterised by early 20th century residential development that provided large 3 storey detached and semi-detached Arts and Crafts styled properties that are set within a green street scape. The houses are built in a variety of detail in the roof line, entrance porches, and chimneys while all utilising a common material palette of red roofing tiles, tile hanging details, rendered façades and red brick work, and painted timber windows. The proposed new window matches the existing style and detail of the property and conservation area.

It is therefore considered the proposal would sit within, and preserve, the character of the building and the conservation Area.

Use, Amount, Layout & Scale

The proposal is very small in scale, is in keeping with this residential property, and does not give any impact to its existing use or access.

Summary & Conclusion

The proposal within this application is to provide a new second floor window on the north side of the property that will deliver the following benefits:

- Improved natural daylight for the property
- Will give no detrimental impact to the street upon which it sits
- Will give no impact to the amenity and privacy of the neighbouring properties
- Would preserve the character and appearance of the existing building and the conservation Area.

For these reasons it is concluded that the proposed scheme is in accordance with the relevant planning policies that are applicable to this proposal.