

09.10.2026

Design and Access Statement for proposed works at 2, Cromwell Court, Cromwell Avenue, London N6 5HH.

Outline project description

Installation of a new window at first floor level and installation of one external air conditioning inverter unit at ground floor level with associated cables and conduit. All proposed elements to be located on the north elevation of the existing building.

The Site

The application site lies within the Highgate Conservation Area. The application building was built in the 1960s. It is a modern-looking end-of-terrace, purpose built red brick building containing 4 flats.

The site is a corner site, which is steeply sloped on three sides, leaving the property well above street level. Boundary walls surround the site on the street sides and there are a number of large trees and bushes on the site.

The main entrance to the building is accessed off Cromwell Avenue via steps up from street level. The existing building is set out over four floors. The 4 flats are accessed off the communal entrance hall and stairwell.

Flat 1 is located at ground floor level, flat 2 at first floor level and flats 3 and 4 are set out over the second and third floors.

The doors and windows of the building at ground, first and second floor are double glazed with white uPVC frames.

The recently added windows at third floor level are double glazed with grey aluminium frames. There is a steel framed, glass balcony to a terrace at eaves level.

The roof is tiled with grey roof tiles with zinc cladding around recently constructed dormers.

Recent Applications

In 2014 an application was approved to alter the roof form to enclose an existing terrace to flat 3. See application number HGFY/2014/0896. Application description: "Enclosure of existing external amenity space within roof by formation of dormer".

The Proposal

This application is submitted to seek permission to create a new window opening in the living room to flat 2 at first floor level and to install an external inverter unit for a proposed air conditioning unit in the living room to flat 2.

The window is designed to match the existing window in the kitchen adjacent to the living room to flat 2. The proposed window is located on the north elevation of the building.

For the proposed air-conditioning system, the external element of the air-conditioning system will be a 3.5 kW unit such as the Daikin RXP35M Condensing Unit Low Inverter Heat Pump R32 (outdoor sound pressure level, 62dBA) or the Worcester Bosch Climate 3200i 3.5kW Outdoor Air Conditioning Unit 7733701567 (outdoor sound pressure level, 63dBA). This will be located at ground floor level on the north elevation of the building.

There are no windows on the north elevation of the existing building at ground floor level. The nearest window will be the proposed new window at first floor level. Other windows at ground floor level are approximately 5m away and, more importantly, are located on separate elevations and do not face towards the proposed external unit.

The external unit requires power and conduit to carry refrigerant to and from the cooling unit. The power cable and conduit will be located on the north elevation directly alongside the existing adjacent rainwater down pipe.

Reasons for the Proposed Works

The new window in the living room to flat 2 is proposed to increase daylight and ventilation in the room. The room gets hot in summer and the north facing window will increase options for cooling. The window will also increase the amount of daylight in the room. The window will be a great benefit to the amenity of the room.

The air conditioning unit is proposed to provide much needed additional cooling to the living room in summer and to provide additional heat to the room in winter.

The View From the Street

The proposed window at first floor level will be visible from the street although it will be set behind some trees.

The proposed external air conditioning unit will not be visible from the street as it is located at ground level and it is well hidden behind the boundary walls, shrubs and trees. The cables and ductwork will be partially visible on the north elevation, although they are very small and will be located directly adjacent to the existing rainwater downpipe.

Access

This application does not propose any kind of alteration to access into and within the building.

Amenity

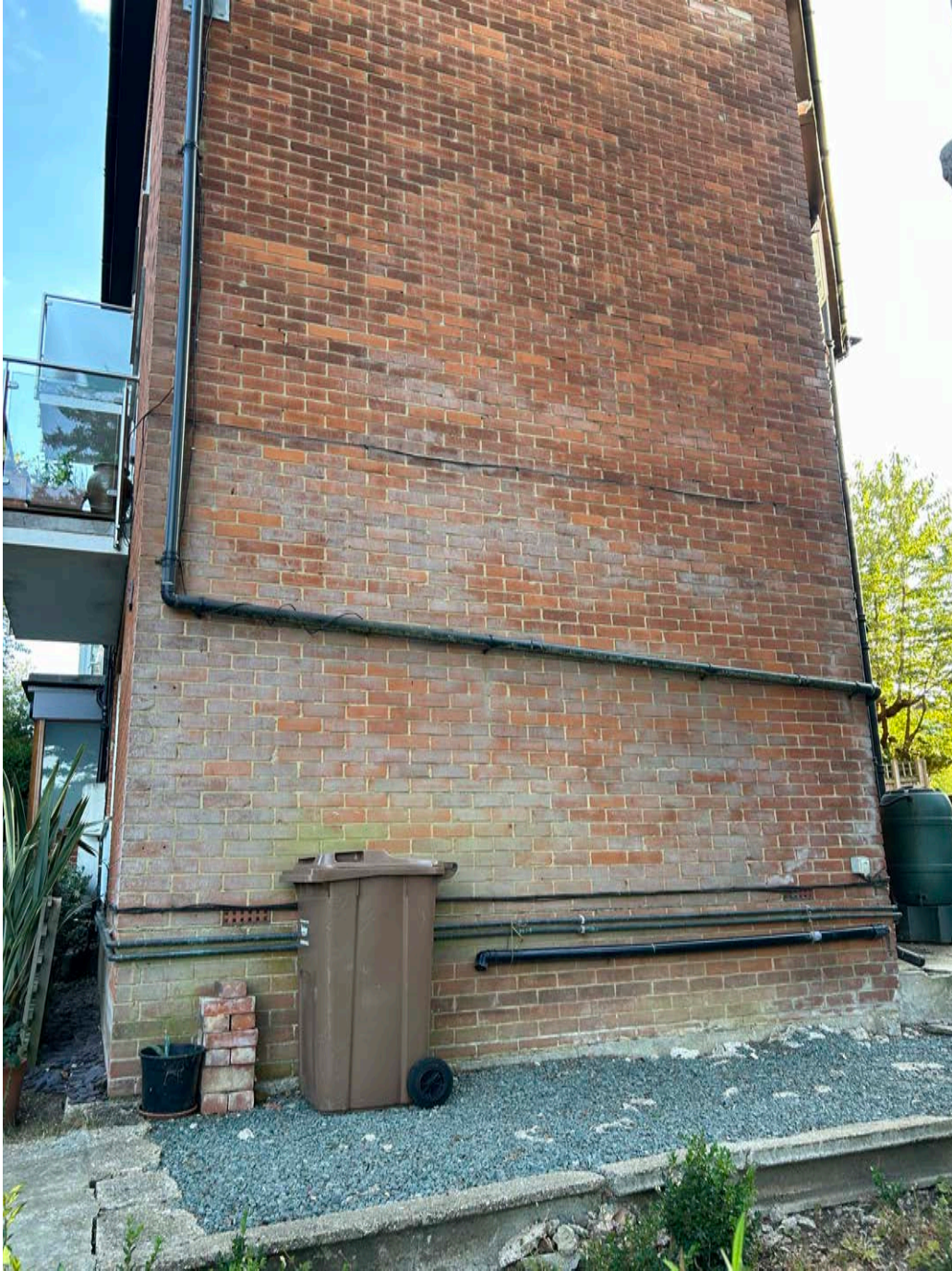
The proposed works will greatly enhance the amenity of the living room while presenting a negligible reduction to the amenity of the spaces surrounding the building.

End of text – 2 pages of site photos are attached.

Site Photos



View of Cromwell Court from Cromwell Avenue.



North wall of Cromwell Court.