

DESIGN & ACCESS STATEMENT



12 Cromwell Avenue
London, N6 5HL

Revision A November 2023



4 Dover Close, Clacton on Sea, CO15 1XF
www.ksde.co.uk

INTRODUCTION

This statement is submitted in support of an application for planning permission for the refurbishment of 12 Cromwell Avenue, (Ground Floor Flat) London, N 5HL. The proposed development will involve the demolition of the existing rear extension, the construction of new rear extension, the lowering of existing basement and a new front light well.

The purpose of this statement is to explain the design and land use in context of the proposal.

The Statement outlines the scheme design including use, massing, layout, appearance, accessibility and sustainability issues. It should be read together with the submitted planning drawings and Basement Impact Assessment.

The application is made on behalf of Simon Olliver ("the Applicant") for the proposed demolition of the existing rear, the construction of rear new extension, the lowering of existing basement and a new front light well. ("the Proposal") at 12 Cromwell Avenue, (Ground Floor Flat) London, N 5HL ("the Application Site").

LIST OF CONTENTS

1 SITE AND SURROUNDINGS

2 PROPOSAL

3 USE

4 SCALE

5 APPEARANCE & DESIGN

6 AMENITY SPACE

7 ACCESS

8 REFUSE STORAGE

9 IMPACT ON TREES

10 CONCLUSION

1 SITE AND SURROUNDINGS

The Application Site is a two storey, Edwardian, terraced property, early 20th century dwelling house, built as one of five within a terrace on the outside of the bend at the northern end of Cromwell Avenue. The property has been divided into two self-contained flats. This application only relates to the ground floor, garden flat.



No.12

No.10

No.8

No.6

No.4

The property is typical of the Wide Terrace with pitched roof, recessed doorway and single storey front bay. To the rear, the property has an existing, single storey extension. The terrace is built in traditional red brick under a natural slate roof, with columns and quoins to windows and elaborate detailing in stone above porches. It is note that all four other properties within the terrace have front lightwells and make use of their basements.



No 8 & 4 Cromwell Avenue



No 6 & 10 Cromwell Avenue



The application site is within the Highgate Conservation Area, however the property is not listed.

The property has been converted into two flats, Ground Floor Flat No.12 and First Floor Flat No. 12A. The ground floor flat benefits from an existing basement with rear garden access. This application relates to the ground floor flat only.

The immediate surrounding area consists of residential properties mainly from the same era. The properties are set back from the road, some of which have trees, hedgerows and shrubs planted in their small front gardens. There are shops on Archway Road including bars, cafés, public houses, fast-food takeaways, and supermarkets. With the close by Highgate Tube Station and bus stops on Archway Road the site is well connected to the London Public Transport.

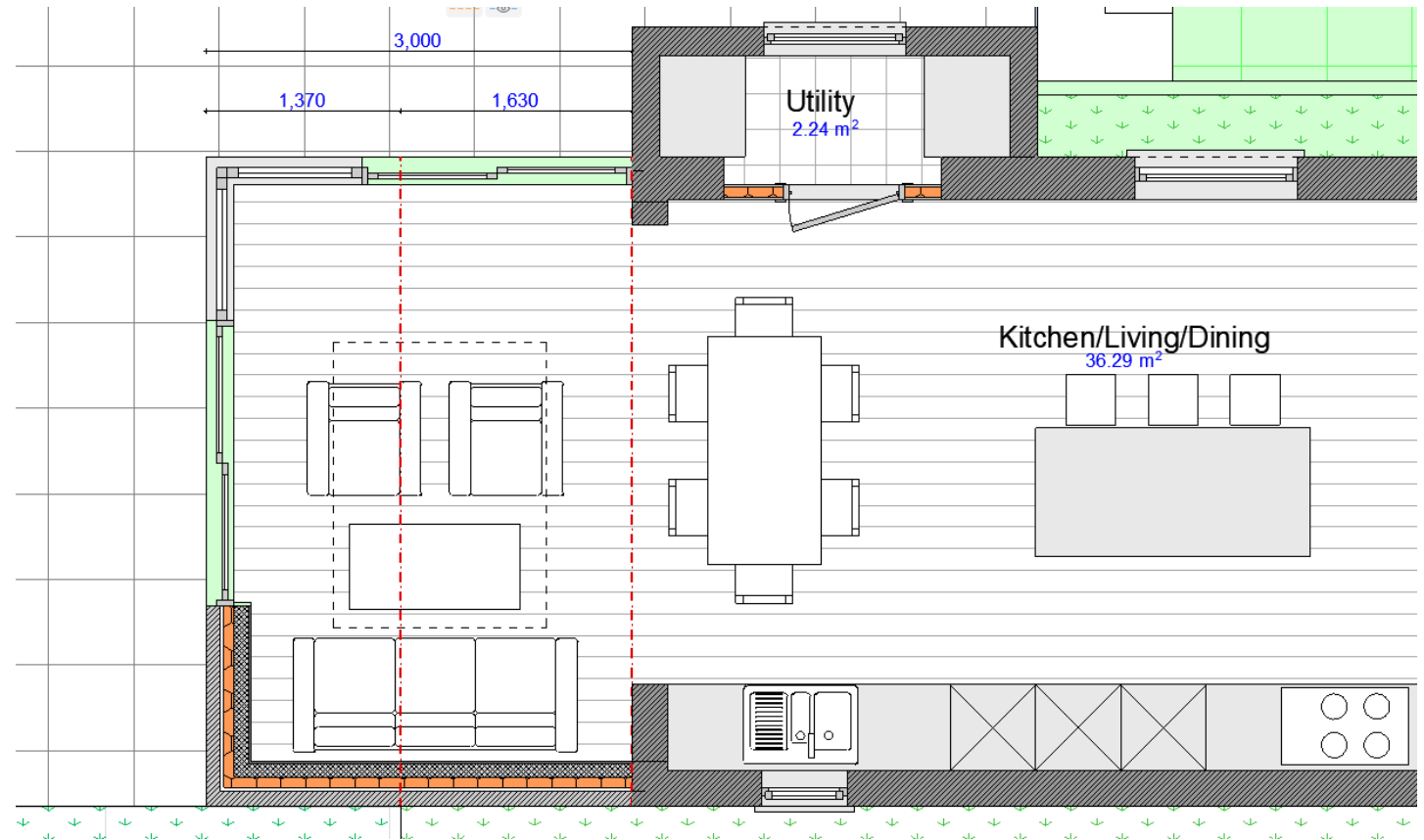


2 PROPOSAL

This application is for demolition of the existing rear extension, the constructing of a new rear extension and the lowering of the existing basement with a new front well. The Proposal has been carefully considered in respect of the character of the conservation area and its impact on adjoining houses.

It is proposed to demolish the existing rear extension and rebuild a new 3.0m deep brick extension with a flat roof behind a parapet wall.

The proposed rear extension will replace the existing rear extension, but will be 1.37m deeper. The existing rear extension measures a depth of 1.63m, in comparison with the 3.0m deep proposed extension.



It is also proposed to lower the existing basement to allow for the creation of two habitable rooms. The rear room will have fully glazed sliding doors giving access to the rear garden via a lowered patio area. The front room will receive natural sunlight and ventilation via a new proposed front light well.

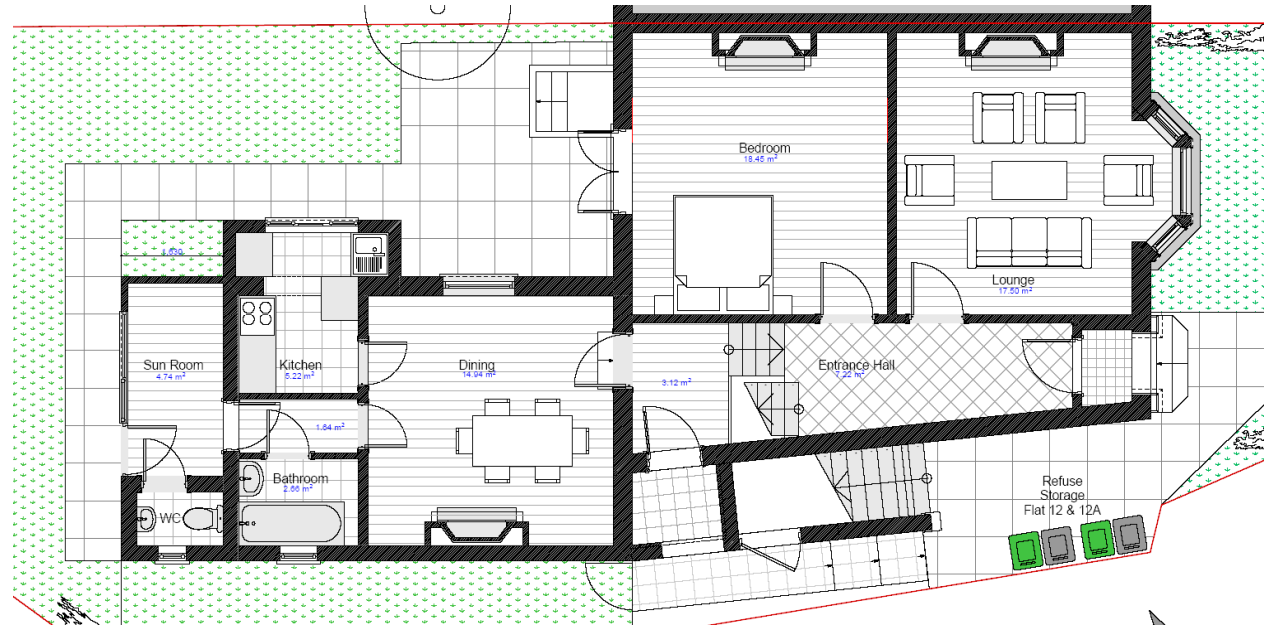
The proposal will have no great visible impact on the street elevation, as the other four properties within the terrace have all front light wells.



The proposed new layout will have an open plan arrangement for the kitchen dining area with direct access and views to the garden.

The existing lounge will be preserved with its original fireplace and traditional features.

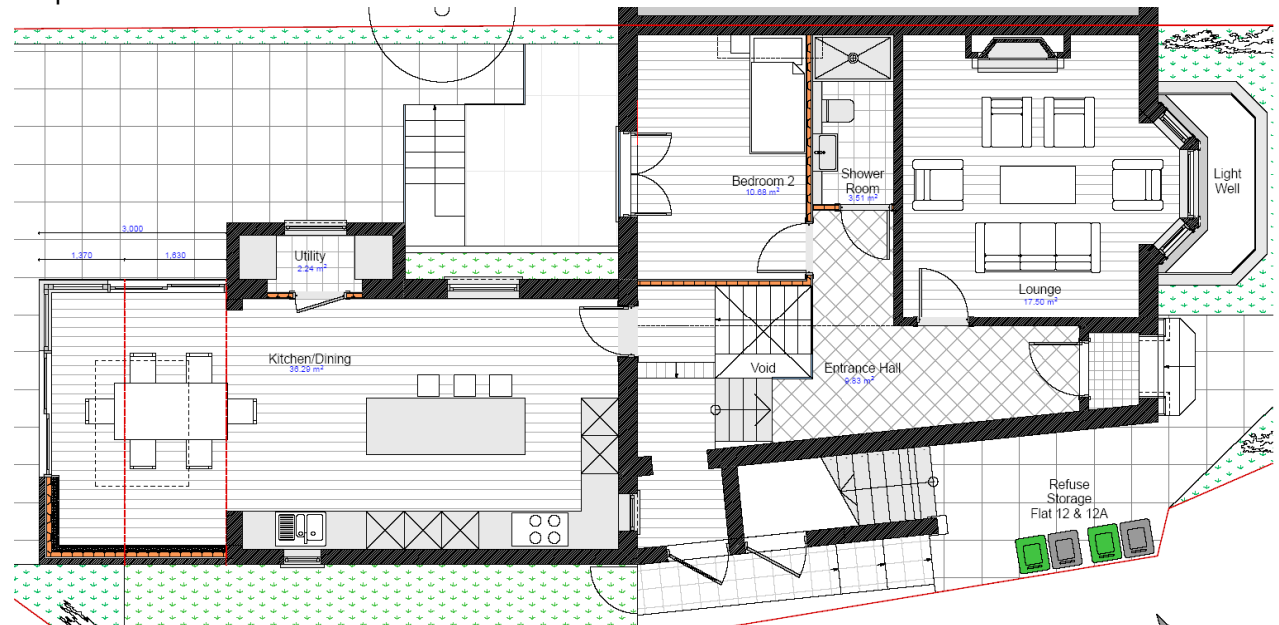
A new staircase to the half-level landing and the basement is proposed, including a central void to allow natural daylight into the basement.



Existing Ground Floor Plan above
Proposed Ground Floor Plan below

The proposed front light well is similar in size and design than the approved front light-wells of the neighbouring properties.

The proposal will convert a single bedroom unit into a family dwelling with a large private rear garden.



3 USE

The surrounding environment is characterised by established residential use, as well as the application site. No change of use is proposed and the use remains residential (C3 Use Class).

4 SCALE

The proposed rear extension would be smaller in size than the approved rear extension (HGY/2011/2005) at No.10 Cromwell Avenue.



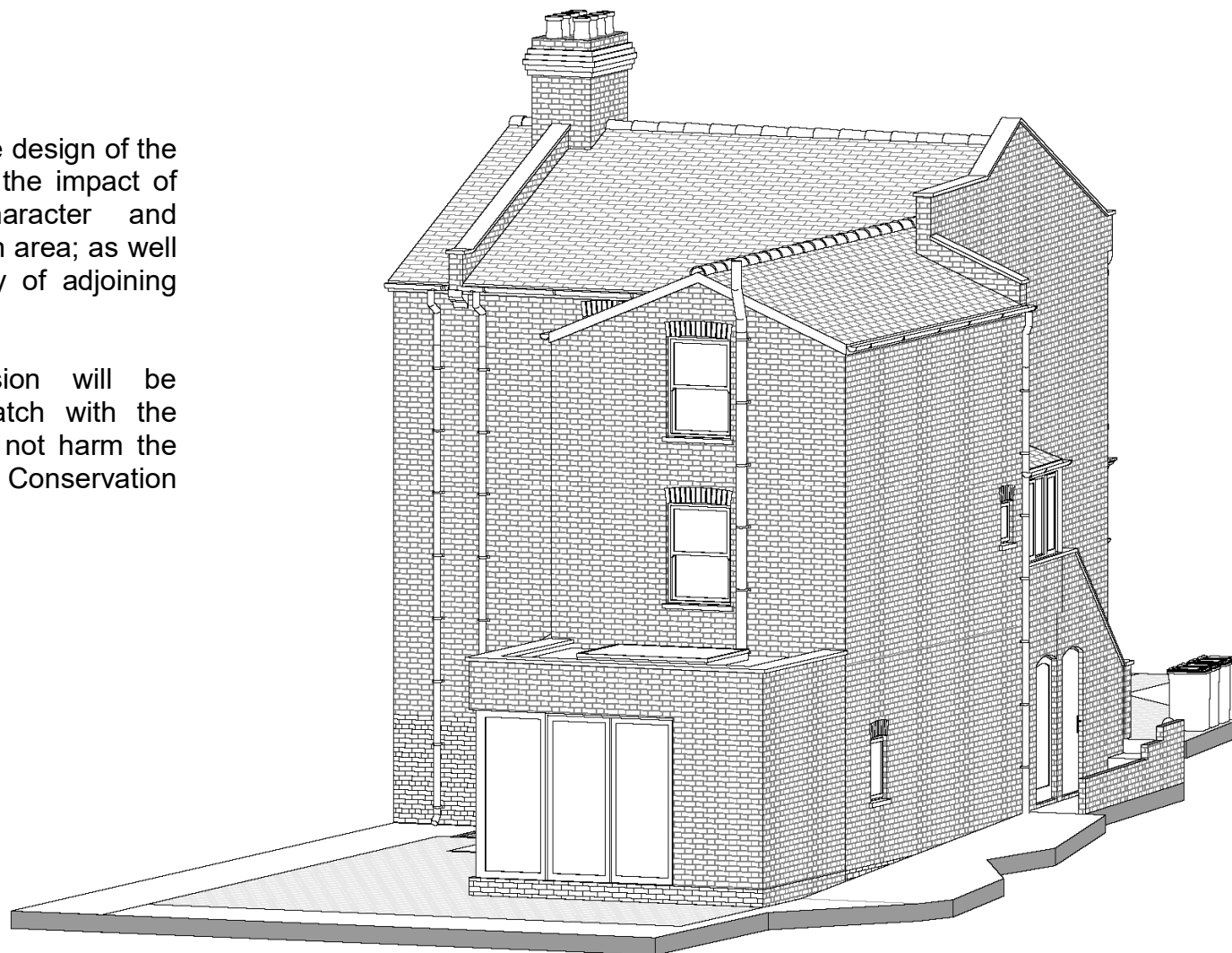
Particularly the relation between the neighbouring properties and the proposed extension, was the main objective in the design process.

The Proposal will not affect any existing light angles or will cause over shadowing of neighbouring properties.

5 APPEARANCE & DESIGN

The main considerations on the design of the proposed development where the impact of the proposal on the character and appearance of the conservation area; as well as the impact on the amenity of adjoining occupiers.

The proposed rear extension will be constructed with brick to match with the existing appearance and thus not harm the appearance or character of the Conservation Area.



The proposed extension and new basement have been designed to be energy efficient and to comply with current building regulations.

The following planning policies have been addressed by the proposal.

Policy DM1 of the Development Management Plan states that all new development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Development must ensure a high standard of privacy and amenity for occupant and neighbours.

Policy DM18 of the Development Management Plans states that extensions to existing basements or construction of new basements in existing dwellings will only be permitted where it can be demonstrated that the proposal will not adversely affect the structural stability of the building and neighbouring buildings. The proposal should not increase flood risk and avoid harm to the appearance of the setting of the property. It should not adversely impact amenity of adjoining properties by reason of noise or increased levels of activity.

Policy CSV5 of the Saved Unitary Development Plan states that the Council requires that all alterations or extensions to buildings in Conservation Area will need to preserve or enhance the character of the Conservation Area and retain or reinstate character features such as doors, windows or materials of buildings.

Policy UD3 of the Saved Unitary Development Plan states that the Council requires development proposals need to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy and overlooking. Proposals should complement the area and of a scale that is sensitive to the area.

6 AMENITY SPACE

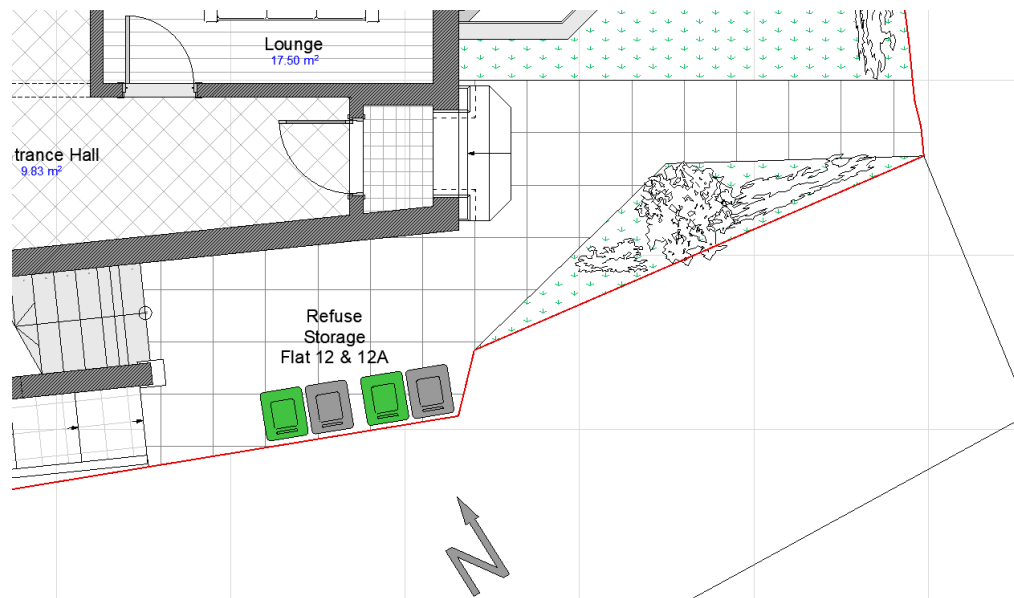
The application site has an existing rear garden of 230m². By building the slightly larger rear extension the rear gardens amenity space will be reduced by 7m² to 223m².

7 ACCESS

The proposed development has easy access for emergency services. No Alteration to the existing access is proposed. The proposal is in compliance with Part M4 (1) of the current Building Regulations.

8 REFUSE STORAGE

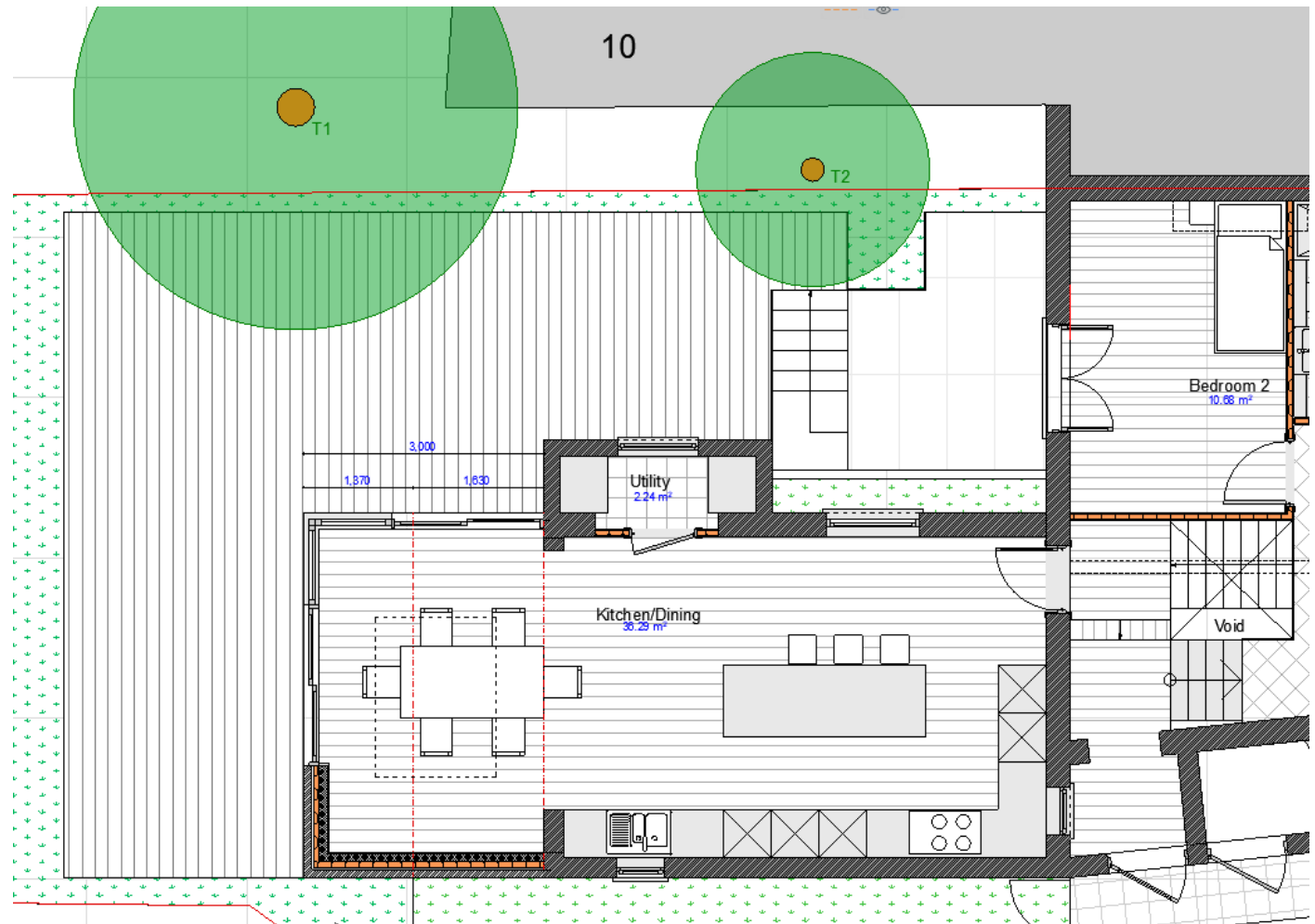
The refuse storage and collection will be maintained as existing.



9 IMPACT ON TREES

There are 2 mature trees on the side of No 10 Cromwell Avenue, close to the boundary fence as shown below and marked as T1 and T2. Taken the tree crown diameter as a reference for the root protection zone, no part of the proposed development is encroaching into either of the two tree protection zones, closest to the proposal.

It is proposed to finish the patio area with raised timber decking, build on top of the existing ground level.



CONCLUSION

- The Proposal makes full and effective use of the
- The Application Site is an accessible location.
- The Proposal fully complies with relevant government guidance as contained in the National Planning Policy Framework.
- The Proposal accords with relevant policies of the London Plan Published in March 2021 and Haringey's Local Plan and Development Management Policies.
- The Application Site is in the residential in Highgate and the proposed redevelopment has been designed to the highest environmental quality, in compliance with regional and local policy.
- The design of the Proposal is a well-planned, articulate and appropriate response to the challenges presented by the Application Site and the need to integrate the proposed development successfully with neighbouring properties.
- The Proposal represents an acceptable, sustainable and appropriate way of efficiently maximising the redevelopment potential of the Application Site, whilst providing dwelling type (family unit) identified within the local plan as being required.