

# District.



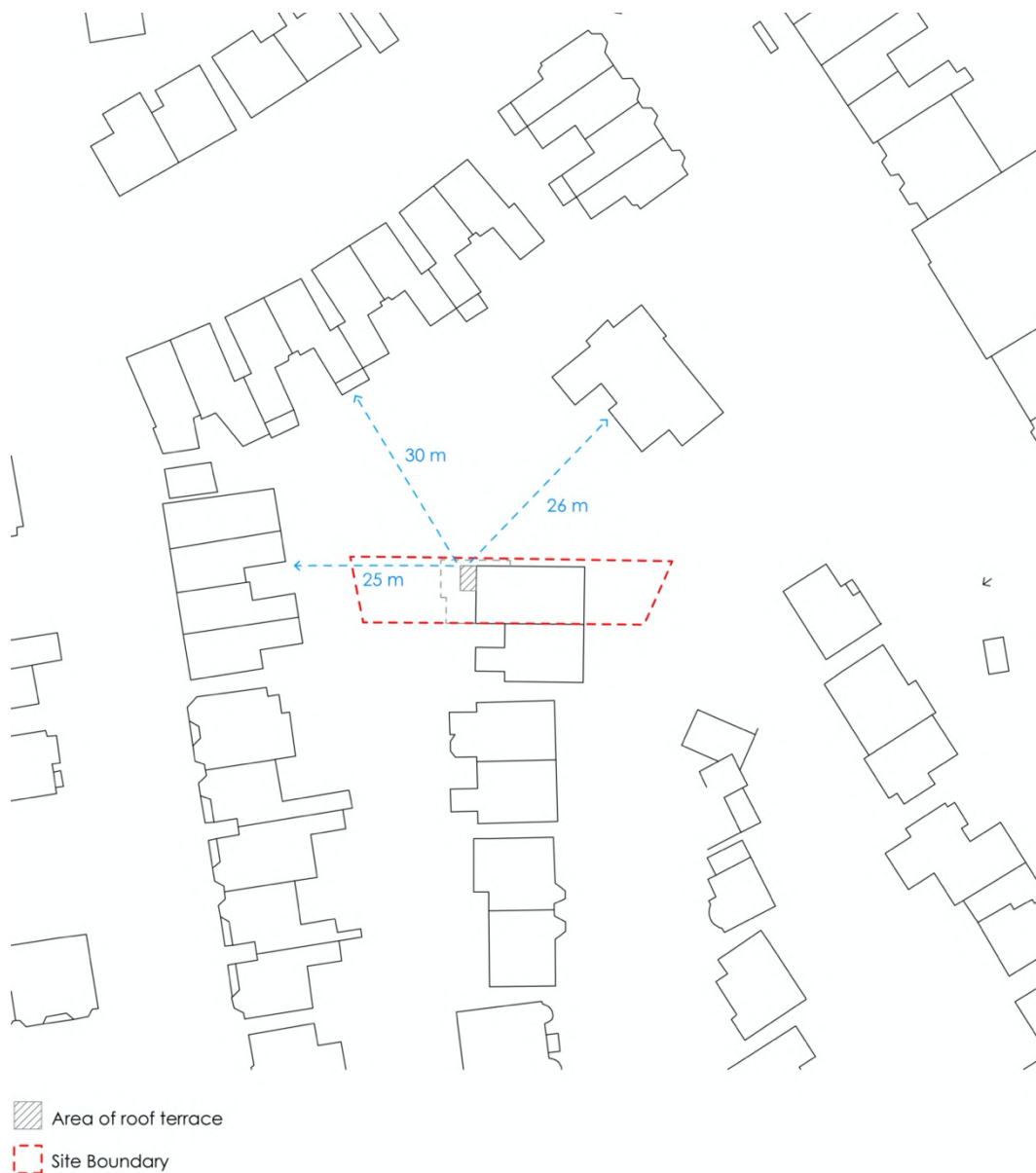
## Design & Access Statement

079 . 2 Cholmeley Park . London . N6 5FE

January 2024

### Addendum

The proposed amendment to this application seeks to use part of the ground floor extension's roof as a terrace, to be accessed from the first floor. The terrace is to have a glazed balustrade and therefore is a very minor alteration to the property. The diagram below illustrates the distances from the new terrace to the houses surrounding.



In addition to this, and as the diagram below illustrates, the small area of the extension roof to be used for a terrace poses no significant increase to overlooking on to the neighbouring property. As shown, a person stood in the garden of No.4 Cholmeley Park and a person stood on the terrace of No.2 Cholmeley Park would not be able to see each other.

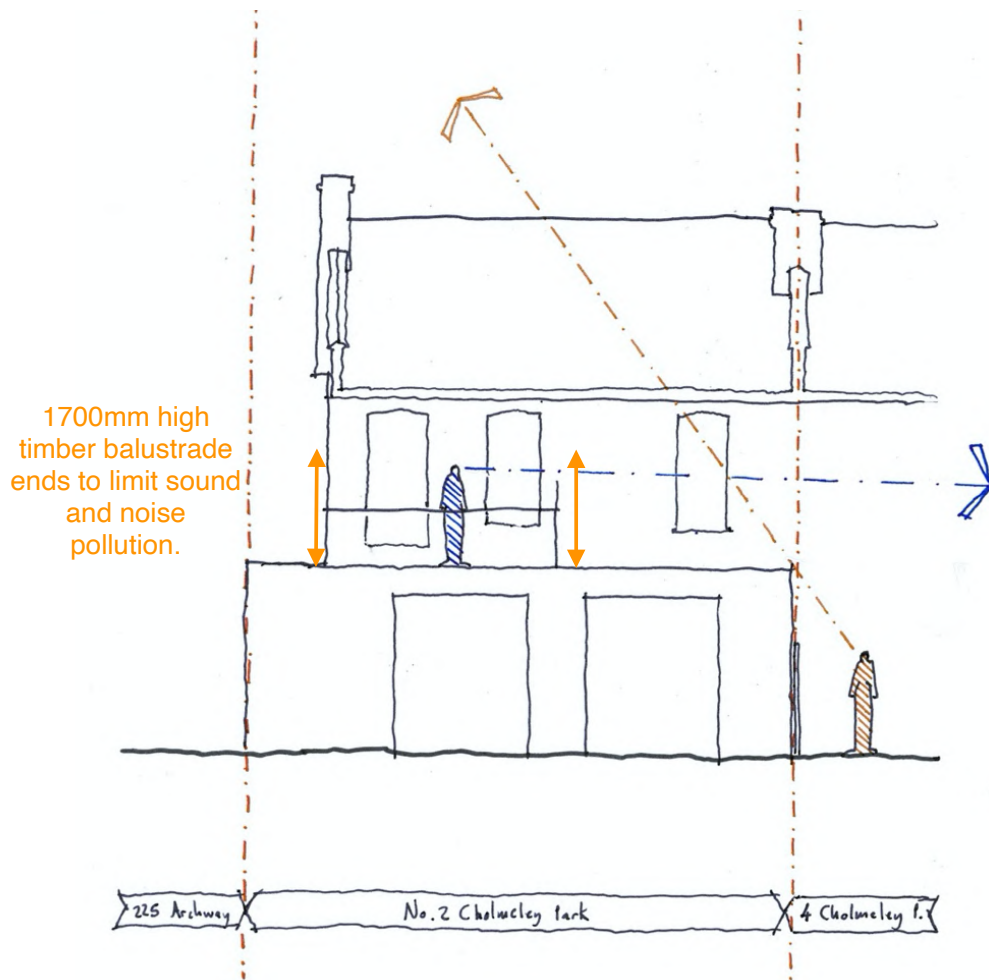


Photo taken from the first floor rear window of the property.

## Relevant Planning Consents

The below consented applications increase the area of glazed doors used to access their existing terrace. Due to the small area of the proposed terrace at No.2 Cholmeley Park, we do not feel that this alteration poses a greater impact on its surrounding context than the consented applications listed.

Application REF:

HGY/2005/1627

Partial enclosure of existing terrace at rear 2nd floor level creating extension at second floor level.

GRANTED 25/10/2005

HGY/2008/2022

Erection of second floor extension.

GRANTED 05/12/2008

**The remainder of the application is as submitted with the full planning application.**

## Introduction

This statement has been prepared to accompany our application for our proposals at 2 Cholmeley Park in Haringey, located within the Highgate Conservation Area.

Our application seeks approval for replacement of the existing and poorly constructed single storey rear addition along with an addition to the boundary to the rear garden of No.225 Archway Road.

The works are proposed to include the re-arrangement of the existing poorly configured apartments to provide 1 no 1 bedroom apartment, and 2 no 2 bedroom apartments, therefore 3 in total replacing the existing poorly arranged 2 apartments.

In addition, the works include improvements to the front elevation through the replacement of the non-original windows and further improvements to the existing entrance steps. Visually the main elevation and street scene shall remain almost entirely unaffected by these proposals.

## Background

No. 2 Cholmeley Park is a semi-detached house located at the North end Cholmeley Park directly adjacent to No.225 Archway Road. The existing entrance, originally the main entrance to the original single dwelling provides access to the ground floor apartment which benefits from the entire rear garden.

The side passage currently allows access to the staircase in turn providing access to the first-floor apartment. At present the rear addition, which is of poor construction and quality create a series of awkward spaces and in turn a rabbit warren like apartment.

The Highgate Conservation Area Appraisal describes this section of Cholmeley Park as "2-12 (even) Cholmeley Park and No.79 and 81 Cholmeley Crescent all have similar details and were most probably development together". No other specific reference is made to this section of the street.

The property sits well above street level whilst also set well back from the pavement with all visible alterations made only to the rear of the property or set well back within the side passage. This therefore ensures that the section of the street, 2-12 as noted in the Area Appraisal, is essentially unaffected with only positive refurbishment works.

## Key Planning Policy Considerations

Below are the key points and statements noted from the National Planning Policy Framework, the NPPF from 2019.

- The NPPF states that "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Para. 124

- The NPPF further states that “design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics”. Para. 125.
- The NPPF state a preference for sustainable development proposals that chime with the current local development plan policies and should be approved without delay unless any adverse impacts of a development would significantly outweigh the benefits.

### Proposal . Amount, Scale, Layout, Appearance and Access

This application is comprised of the following main elements:

- Replacement Rear Addition and New Narrow Side Addition, set back from the main façade.
- Formation of a New First Floor Roof Terrace.
- Alteration to the front elevation including replacement windows and an altered entrance stairs.

**Rear and Side Addition.** The current rear addition is poorly constructed and of limited architectural value. We therefore proposed replacing this with a new replacement addition that is more in keeping with the host dwelling with a more proportionate window arrangement.

In addition to this we propose to extend this addition out along the side passage albeit set well back from the main principal elevation thus ensuring this has minimal visual impact. The boundary is significantly away from all other neighbouring dwellings to the east, west and north thus having little to no impact on the surrounding area.

Furthermore, we proposed a modest projection of 740mm to the current rear elevation, this is in order to provide the addition sqm required for the 2 bedroom apartment at ground floor level. In addition this split elevation ensures that there is a separation between the rear faces of the two new ground floor apartments.

**Dwelling Sizes.** The new and replacement dwellings have been designed in accordance with local and London Plan requirements. The space standards are as follows, we wish to note that we either meet or exceed requirements in all instances:

| Areas in sqm                                           | No 1 . GF<br>1 Bedroom<br><u>Two Person</u><br>Apartment | No. 1 . GF<br>2 Bedroom<br><u>Three Person</u><br>Apartment | No 3 . FF<br>2 Bedroom<br><u>Four Person</u><br>Apartment |
|--------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------|
| Note London Plan and Local Requirement on total sizes. | 50                                                       | 61                                                          | 70                                                        |
| Total Apartment Area . Submission                      | 52                                                       | 61                                                          | 77.8                                                      |
| Private Amenity (5 min req.)                           | 73                                                       | 73                                                          | 10.6                                                      |
| Living . Kitchen . Dining                              | 34.2                                                     | 20.4                                                        | 31.5                                                      |
| Bedroom 1 (11.5 min req.)                              | 11.7                                                     | 12                                                          | 14.9                                                      |
| Bedroom 2 (where applicable)                           | N/A                                                      | 8                                                           | 12.2                                                      |
| Storage (across the apartment)                         | 2+                                                       | 2+                                                          | 6+                                                        |

Fig.1 Table indicating the breakdown of the dwelling and space standards provided within the proposal.

**External Private Amenity Space and Roof Terrace.** The New London Plan 2021 specifically requires a minimum of 5sqm private external amenity per new dwelling with an additional 1sqm per additional occupant. As such we have endeavoured to provide this to all three dwellings despite two being pre-existing. At ground floor the rear garden is extensive and has been split to provide two separate, yet still incredibly generous external garden spaces.



Fig.2 Street scene along Cholmeley Park, in general the works only seek to retain and enhance the front elevation, this being the prominent heritage asset in the conservation area.



Fig.3 The existing rear addition is poorly constructed and in a poor state or repair.



Fig.4 We proposed to replace the existing non original ground floor window with new windows to match the original top floor windows.

**Front Entrance Steps and Windows.** The current front entrance steps are extremely steep and unsafe as a primary entrance to either the current apartment or proposed communal entrance. As such we proposed removing and re-building these in the exact same appearance, style and materiality albeit with deeper and larger steps forming a gentler, more pleasant and safer access to the building.

In addition, along the front elevation we propose removing the non-original ground floor windows and replacing these with new timber framed sliding sash windows that replicate the perceived original first floor windows.

### **Materiality**

No deviation is proposed from the current material palette of the street or the host building for the addition. The new external walls and infill areas have been formed using a brick construction matched to the existing structures as closely as possible. The additions are proposed to be kept simple and clean as such they are finished with flat roofs behind brick parapets completed with brick on edge detailing. A decorative stepped brickwork is proposed to the minor extent of front elevation to pick up the brick detailing currently evident at the front elevation.

The new external windows and doors are also formed to replicate those existing on other areas of the building. The new windows are formed of timber with a combination of sliding sash windows with slim 12mm double glazing and casement windows to the rear or flank elevation.

Those windows to the front elevation that are to be replaced are to replicate the perceived original windows evident at ground floor. A smaller version with simplified detailing is proposed on the small area of visible elevation along the side passage. This is to ensure a consistent and coherent appearance.

Where any other repairs or alterations are to take place the works are to be carried out on a strict 'like for like' basis, thus ensuring the retention of the heritage asset within the street scene. This is particularly so with regards the alterations to the entrance steps.



Fig.5 Sketch Site plan showing the relationship of the proposed works to the surrounding neighbours. The works are significantly set back in all directions from adjacent neighbours and all at differing ground levels rendering any concerns on overlooking or impact of the amended addition irrelevant.

### Access

No amendments are proposed to the access of the building, which is currently directly off Cholmeley Park via the main entrance to the ground floor apartment and via the side entrance along the side passage to the first-floor apartment.

Both access points are to be maintained although rationalised to make the front entrance a communal entrance and the side entrance acting as a maintenance access or secondary escape.

### Sustainable Design

Further to the above we are proposing a number of sustainable aspects to the scheme. These include but are not limited too:

- (i) Where possible exceed current standards set by Building control when ensuring the thermal efficiency of the walls, windows and roof.
- (ii) Reducing air permeability by improving the passage of fresh and stale air in and out of the building.
- (iii) Installing a high efficiency boilers to each apartment.
- (iv) Designing the building to ensure a reduction in thermal bridging to prevent heat loss from the outer walls, where new additions are proposed.
- (v) Providing adequate waste management allowing sufficient storage for waste materials.
- (vi) Providing energy efficient lighting.
- (vii) Using environmentally friendly materials where applicable.

### Inclusive Design

The scheme has been designed where possible to satisfy the principles set out within the Lifetime Homes Standard, as a means of best practice inclusive design along with meeting the current Building Regulations Part M.

1. Car Parking. No additional parking is to be provided for the 1 no additional apartment as the development is considered to be car free.
2. Access from Car Parking. As the development is car free this point has not been given consideration.
3. Approach. No changes to the approach are proposed.
4. Thresholds to External Entrances. All new entrances where possible are to be designed as level with a maximum of 15mm protrusion only.
5. Communal Stairs. The new communal stairs are to be compliant with Part K and M of the building regulations.
6. Doors and Hallways. All new entrance doors are a minimum of 800mm clear with a 300mm nib to the side of the leading edge. Internally every corridor is a minimum of 900mm width with clear openings to all doors of at least 750mm.
7. Wheelchair Accessibility. A turning circle of 1500mm can be accommodated in all ground floor rooms within both apartments. Provision has been made to allow the conversion of bathrooms to become accessible if required.
8. Living Room. A ground floor study/guestroom space is provided in both ground floor apartments.
9. Two Storey Requirement. No apartment stretches across two floors therefore this policy has not been given material consideration.
10. WC. Provision for shower drainage shall be provided within all bathrooms.
11. Bathroom and WC Walls. All new walls shall be designed to be enabled to take fixings for handrails and other adaptations between 300mm and 1500mm from the finished floor.
12. Lift Capability. The stair has been designed to allow provision of a lift at a future date from the entrance level to first floor.
13. Main Bedroom Hoist. A hoist can easily be provided from all principal bedrooms if required whilst bathrooms can also be easily adapted to provide an accessible bathroom.
14. Bathroom Layout. All new bathrooms have been configured to be as large as is practically possible. As noted above provision has been made for simple adaptation to convert all bathrooms to become accessible if required.
15. Window Specification. All windows are to be set no higher than 900mm from floor level and shall easily openable handles at low level. Where existing windows are retained and cills are below 900mm, these are to be fitted with restrictors to ensure an opening no larger than 100mm high can be achieved.
16. Fixtures and Fittings. All new controls shall be located between 450mm and 1200mm above floor level. In addition to the above we have proposed that all entrances shall be as level as possible thereby adhering as closely with the Building Regulations Part M as possible.

## **Refuse and Cycle Storage**

The existing two apartment are provided with general waste, recycling, and garden waste storage within the front garden of the property. The addition of one apartment does not significantly increase the requirements within what is a large expanse and therefore we envisage no concerns in meeting and providing additional refuse storage requirements. This also applies to provision for cycle storage, of which there is currently nothing specific to the existing apartments.

## **Relevant Policy**

The following documentation has been referred to and is understood to have been adhered to in preparation of this submission.

- NPPF . National Planning Policy Framework Relevant Policy. Specifically paragraphs 124-127 Feb 2019.
- Haringey Local Plan Strategic Policies Document 2.
- Highgate Conservation Area Character Appraisal and Management Plan.

## **Conclusion**

This application seeks approval for the replacement of an existing rear addition along with the provision of a new narrow and limited side addition in order to provide a new dwelling as part of a wider internal refurbishment of the existing No.2 Cholmeley Park. These works are not considered to have an impact on the wider conservation area or street scene as they are mostly hidden from public view along Cholmeley Park.

To the front we propose the reformation of the existing entrance steps of a consistent appearance yet of a safer and more pleasant arrangement. Further improvements to the building include the replacement of the ground floor windows to match the perceived original first floor windows.

Ultimately our proposals seek to safeguard the vast majority of the existing building and its visual importance to the street scene.