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Flat 1 Cromer House, The Park, N6 4JJ.

Design and Access Statement
February 2024 - 1no Window & 1no Door Application

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01. Introduction



Existing rear elevation

Document Summary

Coeus Design Studio have been appointed to prepare this Design & Access Statement to support a planning application on behalf of our clients - the owners of Flat No.1 The Park, Cromer House.

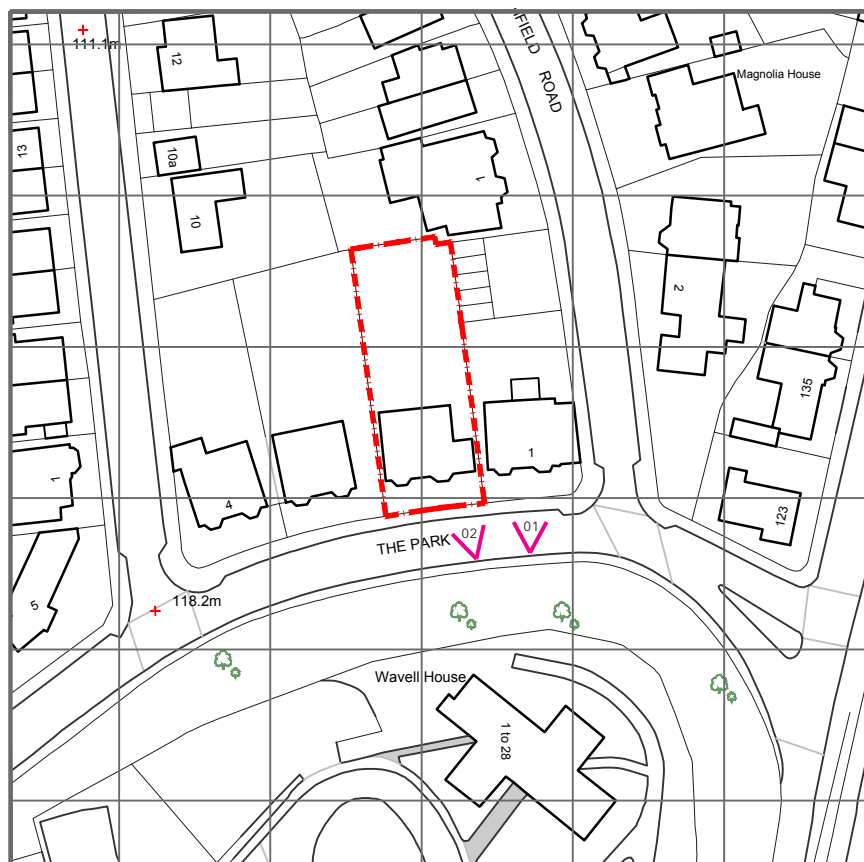
The applicant seeks planning permission for the following proposal:

1. Removal of 1no door on the rear elevation and subsequent replacement with 1no door with 2no windows.
2. Insertion 1 no window at high level on the side (West) elevation.

100_Site Location Plan
101_Existing Site Plan
110_Existing Lower & Upper Ground Floor Plans
111_Existing Roof Plan
120_Existing Front & Rear Elevation
121_Existing East & West Elevations
130_Existing Section AA

301_Proposed Site Plan
310_Proposed Lower & Upper Ground Floor Plans
311_Proposed Roof Plan
320_Proposed Front & Rear Elevation
321_Proposed East & West Elevations
330_Proposed Section AA

02. Site and Context



01



02

Site Location and Project Overview

No.2 Cromer House is a 19th Century detached villa style property located on The Park, between Bishops Road and Bloomfield Road. The building is one of four almost identical properties on The Park and located within the Highgate Conservation Area.

The property is a large four storey dwelling formed of a lower ground, upper ground, first floor and part second floor and has been divided into 4 self contained flats. The subject property has a double frontage elevation defined by two bay windows either side of a central entrance. A single storey garage addition is located on the east elevation. On the rear elevation, a metal balcony and staircase provides access from the upper ground floor flat to the rear garden. The roof has a number of rooflights on the front gable and a small centrally located dormer window on the rear gable.

The house is constructed of buff stock brick with painted timber sash windows and a slate roof. The single storey garage is constructed in brick to match the house with a flat roof finished in dark grey felt.

The applicant benefits from exclusive use of the rear garden and side passageways. All proposed works will be constructed within the demise of flat 1. The applicants shares the freehold with two other parties.

02. Site & Context

Planning History

There is no relevant planning history available for Flat 1, Cromer House, 2 The Park.

02. Context Photographs



- 01. View of No.1 The Park Showing Side Extension
- 02. View of No.2 The Park (Subject Property) Showing Garage Extension
- 03. View of No.2 The Park (Subject Property)
- 04. View of The Park looking East
- 05. View of The Park looking West
- 06. View of No. 4 The Park Showing Side Extension and External Stairs

03. Design



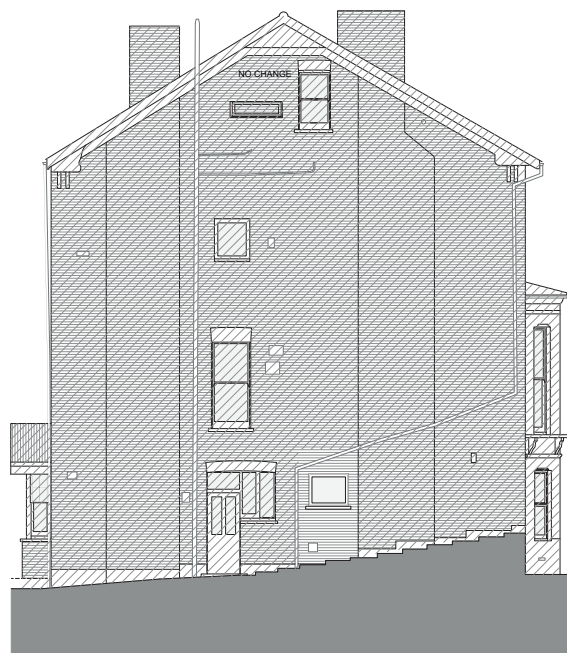
Proposed Rear Elevation (NTS)

The Proposal

The applicant (owner of Flat 1, Cromer House) seeks permission to remove the lower ground floor door on right side of the rear elevation and replace with a new timber and two sash windows either side. They are also applying to insert 1no timber window at high level on the side (west) elevation.

Materials : New Rear Door - Painted timber & glass
 New Rear Windows - Painted timber & glass
 New Side Window - Painted timber & glass
 Any necessary repairs will be completed in materials to match the existing

04. Access Statement



Proposed Side Elevation (NTS)

Access

Vehicle access from The Park remains unchanged.

Side access to the rear garden from The Park remains unchanged.

05. Conclusion

It is hoped that the above information and supporting drawings are sufficient for the proposed application.