

RICHARD BELL ARCHITECTURE

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Front (South) Elevation

1.0 Application Particulars

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- 1.1

Site Address

58 Cromwell Avenue | London | N6 5HL
- 1.2

Agent Details

Richard Bell RIBA
Richard Bell Architecture Ltd.
17 Highgate Spinney | Crescent Road | London
N8 8AR
- 1.3

Local Authority

London Borough of Haringey
- 1.4

Conservation Area

Highgate Conservation Area
- 1.5

Listing

Not Listed
- 1.6

Flood Risk

The application site sits within Flood Zone 1 and the site area is of less than one hectare. As such, no flood risk assessment is required.
- 1.7

Description of Proposals as stated on application form:

“Ground floor rear extension and replacement of windows”

This document to be read in conjunction with the application form and all drawings/ documents submitted with this application.



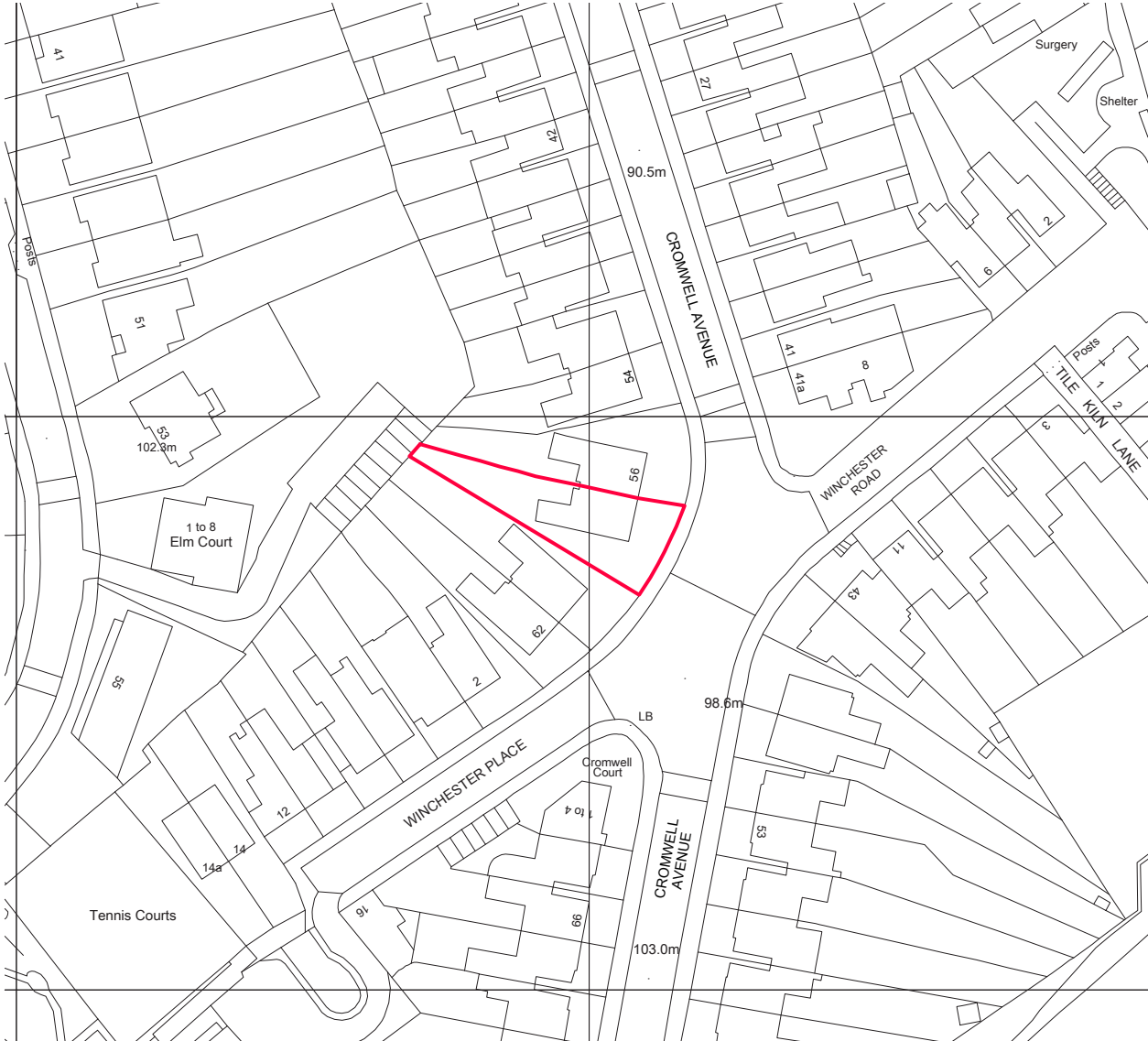
Front (South) Street Elevation

2.0 Site Location

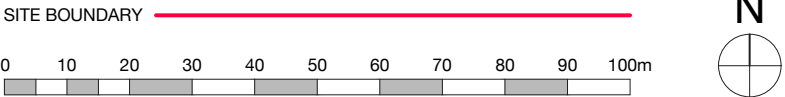
2.0 Site Location



Aerial Photograph - not to scale



Site Location Plan



3.0 Site Photographs

3.1 Front (East) Street Elevation



Front (East) Street Elevation

3.2 Front (East) Elevation



Front (East) Elevation



Front doorway

3.3 Rear (West) Elevation



Rear Elevation - Wide View

3.4 Rear (West) Elevation



Boundary with 56 Cromwell Avenue at rear



58 Cromwell Avenue at rear



Boundary with 60 Cromwell Avenue at rear

3.5 Rear (West) Elevation

Notes

Note two storey rear extension at the rear of 56 Cromwell Avenue



Single storey rear extension to be removed

3.6 Rear (West) Elevation of 56 Cromwell Avenue



Extension to rear of 56 Cromwell Avenue

4.0 Description of Proposals

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The Proposals can be broken down as follows:

4.1 Lower Ground Floor Rear Extension

The existing, non-original, single-storey lean-to at the rear will be removed and replaced with a new extension which will extend to the boundary with 56 Cromwell Avenue. This extension will create a courtyard outside of the existing dining room. This will allow the existing arrangement of French doors with leaded lights above to be retained with natural light and fresh air to the dining room maintained.

4.2 Tree Removal

To make way for the above, one silver birch tree will need to be removed. It should be noted that this silver birch and numerous other trees in the garden were all planted by the applicant some 15-20 years ago.

It should also be noted that the applicant has sponsored the replacement of a number of trees on Cromwell Avenue and is very much a net contributor to trees in the locality.

Please refer to the attached arboricultural statement.

4.3 Window Replacement

The existing windows are in poor condition and are thermally inefficient. These are to be replaced, like for like, with traditionally made double hung sliding box sashes painted white incorporating double glazed units - all as detailed on the application drawings.

5.0 Access Statement

5.0 Access Statement

- 5.1

Pedestrian Access

Main entrance onto Cromwell Avenue remains unchanged.
- 5.2

Vehicular Access

There is no vehicular access or off-street parking. This remains unchanged.

6.0 Heritage Statement

6.0 Heritage Statement

6.1 Assessment of existing asset

Cromwell Avenue sits within Sub area 3 (Archway) of the Highgate Conservation area of the borough of Haringey.

No. 58 sits on the West side of Cromwell Avenue and on the bend of the road, resulting in a wedge shaped site.

Cromwell Avenue is steeply sloping at this point and as such No. 58 sits above No. 56 and below No. 60.

No. 58 is typical of the locality being a Victorian semi-detached house set of three stories. It is of red brick construction with a slate roof and stone details. The windows are painted timber sashes, some of which are original. There is stained leaded glass above the front door and at the rear of the dining room.

6.2 Assessment of the impact of the proposals on the existing asset

Care has been taken to ensure that the proposals are subordinate in nature to the host premises and are intentionally designed to be read as a new intervention with the plan form and details of the host building left visible.

In particular, the rear extension has been slightly stepped in from the line of the flank, South wall of the existing building and an open courtyard has been left to allow the existing dining room window details - including the leaded lights to be preserved.

The existing windows will be replaced to improve energy efficiency but this will be done sensitively with high quality traditionally made double hung sliding box sashes.

As a part of these works, damp ingress and general repairs will take place to ensure the continued preservation of the building in sound condition.

6.3 Summary

The proposals outlined have been designed to respect the host building whilst providing improvements to the energy efficiency and usability of this handsome family house.



