



3.0

History of the Surrounding Context

The Creation of Suburbia



Historical maps describing the increasing densification of Highgate

It is interesting to examine the mechanisms behind the development of Cholmeley Crescent and the history behind the creation of suburbia which can inform us of how new development could be considered in these areas. The development of Cholmeley Crescent is best illustrated by studying the historical maps for the area from the 1914s through to 1938. Figures 1-2.

Cholmeley Crescent is a typical example of a suburban street found in the Borough of Haringey. The properties that line the street have all the characteristics of suburban housing built in the inter-war period between 1918-1938 when a staggering number of houses were constructed; trebling the size of the capital in 20 years.

Up until the 1900's the growth of London was restricted by the distance a person could walk to their place of work. In the early 1900's, with the development of affordable mass transport, the extension of the underground and connecting tramlines improved the accessibility to central London and opened up the potential for the city to expand into a new 'outer ring' of residential development. The Borough of Haringey fell into this zone.

These new transport links coincided with local authorities coming under increasing pressure to provide new housing. In the early 1900's demolition of inner city slums had out stripped the provision of new build housing and there was an acute shortage of accommodation. By 1918 the shortage of housing for the 'working classes' had reached a crisis point. There was genuine concern that this, mixed with soldiers returning from the First World war, could result in civil unrest. This was the catalyst for the huge expansion of the outer ring city which was an orchestrated attempt by the Government of the time to increase housing in the city for both the 'middle' and 'working' classes.

The Cholmeley Crescent street layout can be traced back to Hampstead Garden Suburb which was designed by Raymond Unwin (1863-1940), an engineer and architect who had also worked on the Letchworth Garden City and Church Streeton in Shropshire schemes. Unwin had been influenced at university by lectures from John Ruskin and William Morris. Unwin's designs incorporated a village character with softly curving roads and short terraces and included a hierarchy of design elements. These influences are evidenced in the streetscape designs for Cholmeley Crescent.

4.0

Planning Context



No. 57 & 59
Cholmeley Crescent
Planning History

Reference Number	Site Address	Ward	Applicant Details	Agent Details	Development	Decision
HGY/2013/2123	57 Cholmeley Crescent, N6 5EX	Highgate	Mr. Robert Andrew Lloyd, Cholmeley Crescent, London. N6 5EX	Mr. Shiraz Riaz, 7 North Orbital Comm. Park, St. Albans. Herts. AL1 1XB	Non-material amendment following a grant of planning permission HGY/2012/2374 for alteration of white timber windows and doors to white PVC, no windows to rear elevation and one additional door to side elevation, and slight design change of roof of proposed development	Grant Permission
HGY/2012/2374	57 Cholmeley Crescent, N6 5EX	Highgate	Mr. Robert Andrew Lloyd, Cholmeley Crescent, London. N6 5EX	Mr. Oliver Burston, 96 Huntingdon Road. London. N2 9DU	Erection of rear ground floor extension including alteration to the garden	Grant Permission
HGY/2005/0267	57 Cholmeley Crescent, N6 5EX	Highgate	Mr. Robert Andrew Lloyd, Cholmeley Crescent, London. N6 5EX	Gil Chambers, Cae'r Hendre. Llangynidr. NP8 1NU	Erection of extension at rear first floor level and reduction in height of roof to studio	Grant Permission

Planning history sourced from Haringey Planning website

Reference Number	Site Address	Ward	Applicant Details	Agent Details	Development	Decision
HGY/2017/3001	59 Cholmeley Crescent, N6 5EX	Highgate	Mr. Johnathon Dickman, Cholmeley Crescent, London. N6 5EX	Mr. Richard Davies, 28 Elliot Square, London. NW3 3SU	Side and rear roof extensions; installation of 2 x front rooflights; part two storey, part single storey rear extension	Grant Permission

Planning history sourced from Haringey Planning website

Comments on Pre-Application Scheme

The proposal is for the demolition of the existing rear extension and conservatory in connection with No. 57; to be replaced with a new extension over a similar footprint.

The architecture at the back of No. 57 and 59 lacks the harmony of the frontages, having been altered. The small first floor extensions are considered acceptable and would serve to unify the appearance of this pair of properties

Given the existing rear extension to this property and the fact that the part of the elevation in question is barely visible from outside the site, such extensions in terms of design and footprints are acceptable

Garden area and vegetation on boundaries would not be affected. The use of a green roof is welcomed as it would soften the appearance and integrate the extensions into the garden setting.

Relevant Planning Policy

The relevant planning policies under which an application would be assessed include, but are not limited to, the following:

Policies D6 and HC1 of the London Plan 2021
Policies SP11 and SP12 of the Haringey Local Plan 2017 (The Local Plan)
Policies DM1, DM9 and DM 12 of the Development Management DPD 2017
and policies DH2, DH3 and DH5 of the Neighbourhood Plan

Highgate Neighbourhood Plan (NP) Policy DH3 requires rear extensions to be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail and not to harm the amenity of adjacent properties.