



Design Access Statement

57 Cholmeley Crescent

10th January 2023

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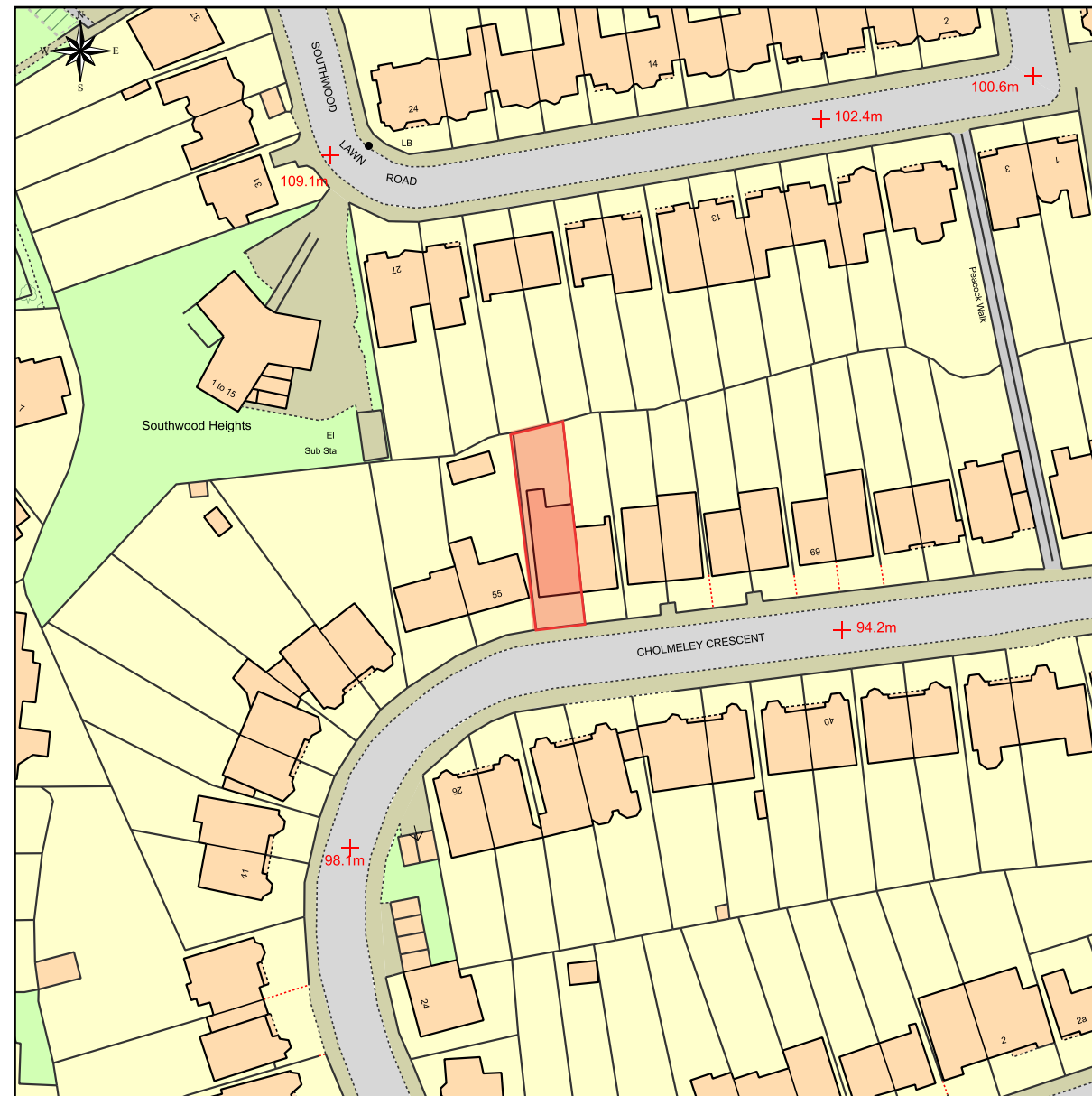
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1.0

Proposal Overview

Proposed Development



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Scale: 1:1250, paper size: A4

0m 20m 40m 60m 80m 100m

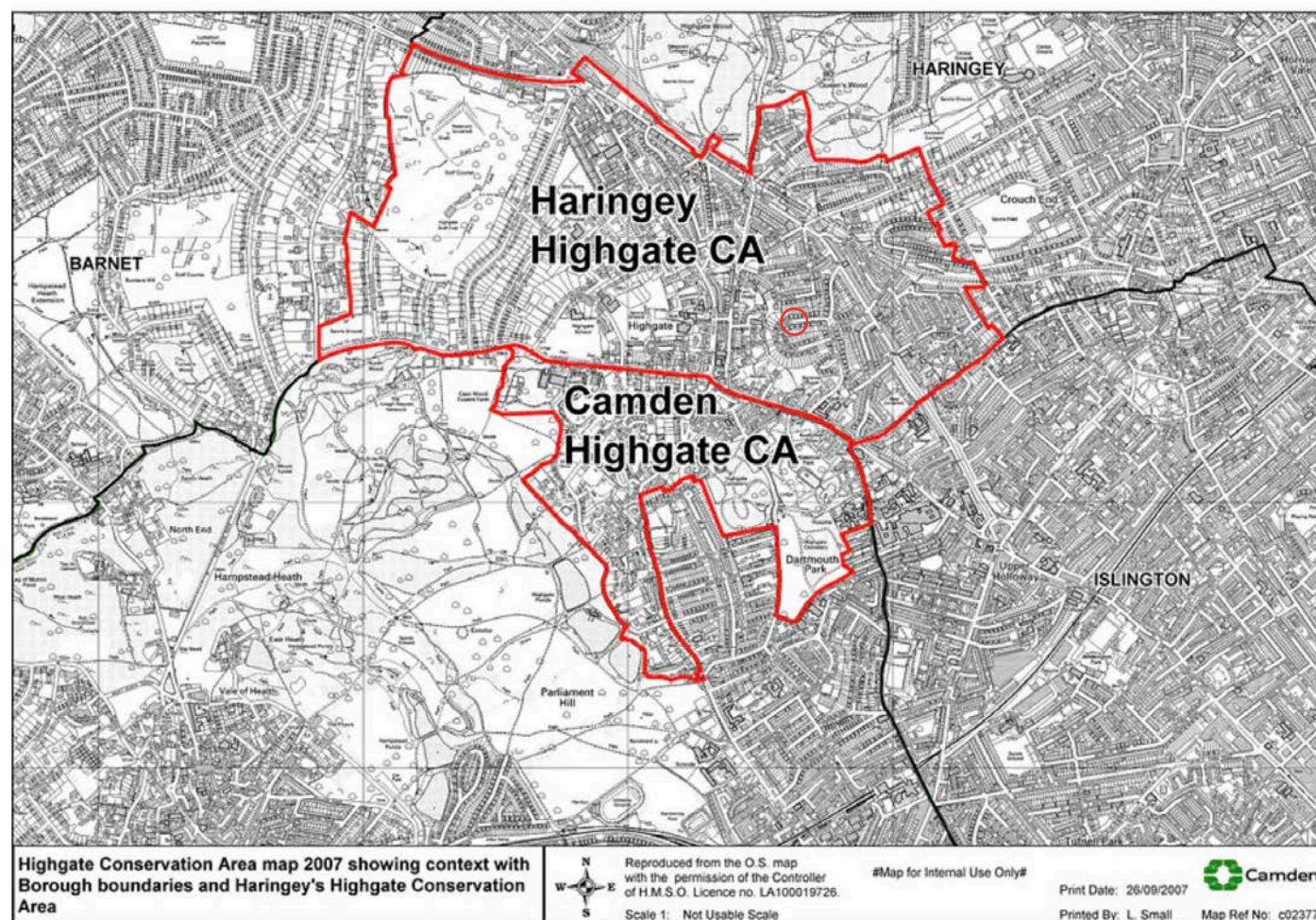


The proposal is for the demolition of the existing large rear extension and conservatory in connection with No. 57; to be replaced with a new extension over a similar footprint. In addition, the architecture at the back of No. 57 and 59 lacks the harmony of the frontages, having been altered. The proposed small first-floor extension serves to unify the appearance of this pair of properties.

Total Gross Internal Area of Existing Ground and First Floors: 201m²

Total Gross Internal Area of Proposed Ground and First Floors: 204m²

Introduction

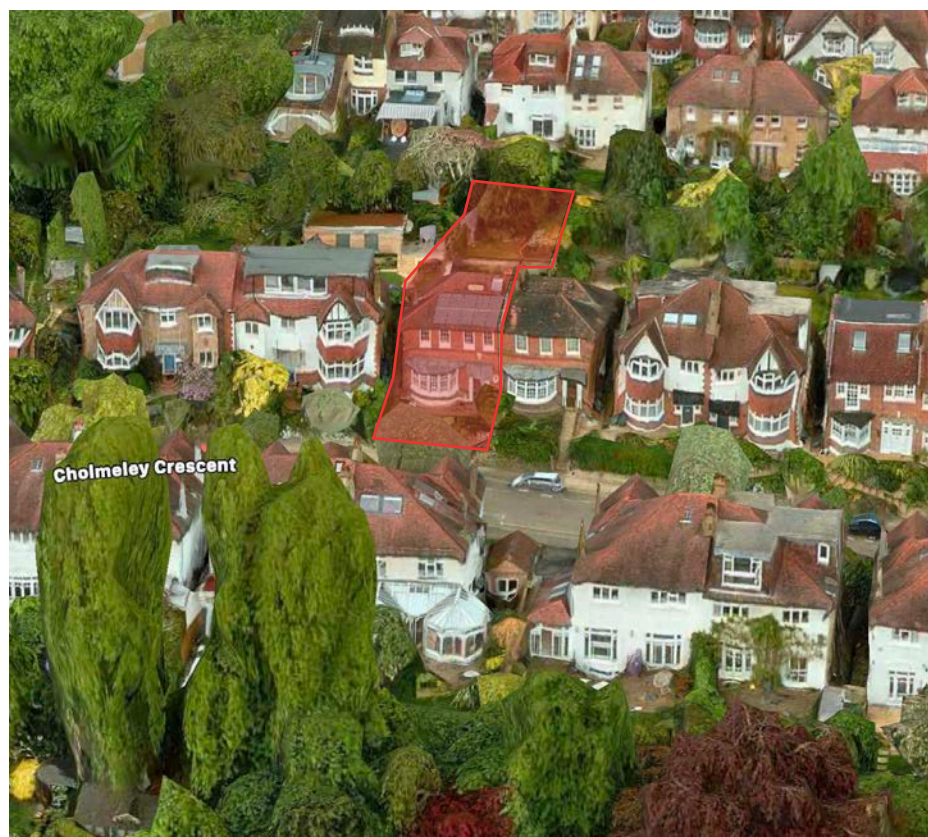


The following report is for proposed alterations and additions to no. 57 Cholmeley Crescent N6 5EX which forms one half of a pair of semi-detached dwellings located on the northern side of Cholmeley Crescent. No's 57 and 59 are understood to have been built around 1911 and, like other properties on this side of the street, they sit well elevated above street level. In terms of design and appearance, these properties are a slight anomaly in that they have a more Georgian appearance compared to the predominant Arts and Crafts style properties which inform the character of this crescent of properties. Because of the different design and appearance to these properties, they have a somewhat more distinct presence in the street scene and contribute positively to the character and appearance of the conservation area.

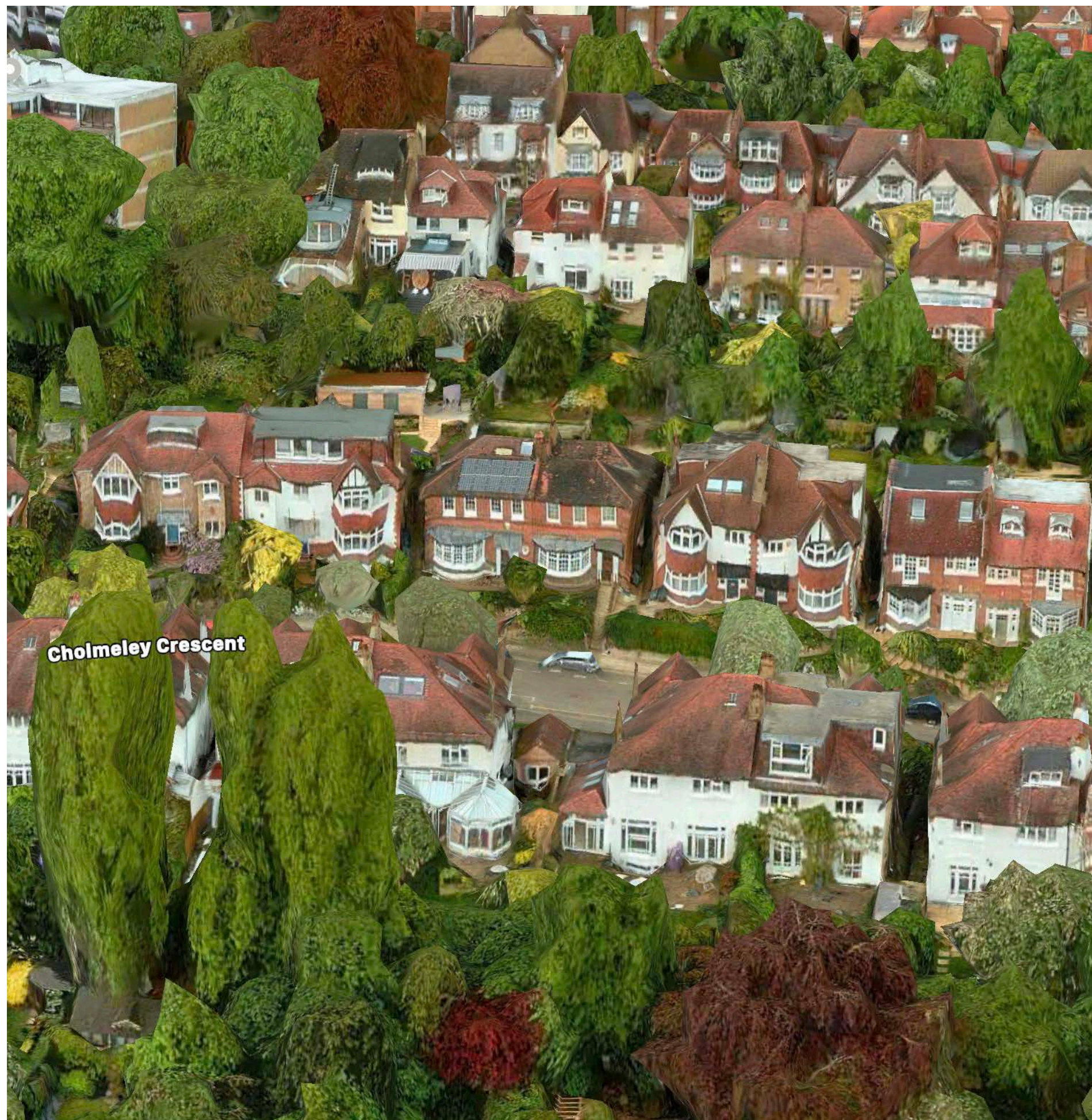
Yabsley Stevens Architects have been appointed to develop a proposal to investigate accommodation at both ground and first floors of the semi-detached dwelling house. The front of the property faces south and the rear garden elevation of the property faces north. The plot upon which the house sits slopes significantly up towards the rear and there is significant disparity between ground level at No.57 and ground levels of neighbouring properties. Accordingly, the retaining wall structures to the side boundaries are of significant height and mass. There are two trees subject to existing Tree Preservation Orders. A yew tree on the southern most boundary along the street and a bay at the front of the property.

57 Cholmeley Crescent is within the Haringey Highgate Conservation Area (CA) and the site falls within the parameters of the Highgate Neighbourhood Plan. The CA Appraisal sets out that the significance of the CA arises from factors including its historic pattern of development, which includes high quality residential areas such as that containing the application site.

Street Views



Selected Views from Apple Maps showing 57 Cholmeley Crescent in Context



2.0 The Site and Context

No. 57 Cholmeley Crescent

Site Context



Fig 1. Highgate Neighbourhood Forum Area map
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Produced by the Strategic Planning and Implementation Team © LB Camden 2017.

The Extent of the Highgate Neighbourhood Forum Area Outlined in Black

The proposed site is on the north side of Cholmeley Crescent, closest to the easterly entrance when accessing the road from Cholmeley Park. The plot is currently occupied by a four bedroomed semi-detached dwelling. The site is bounded by the semi-detached house to the number 59 side and the detached number 55. There is access between numbers 55 and 57.

The site is located in the Highgate Ward of the London Borough of Haringey. The site is in a Conservation Area and falls within the boundary of the Highgate Neighbourhood Plan 2017.

Cholmeley Crescent is a long-established residential area. The site is less than a 10-minute walk to Highgate Tube station and the associated shops, cafés and other local facilities that serve the Highgate area. It is also within walking distance of Muswell Hill. The residents are well served with bus routes on the Great North Road.

The site also benefits from being close to two important open spaces: Hampstead Heath is just a short walk away and Highgate Wood is also within walking distance.

Surrounding Context Images

No. 57 Cholmeley Crescent



Aerial View of the Site Looking North West

No. 57 Cholmeley Crescent



Aerial View Looking South East

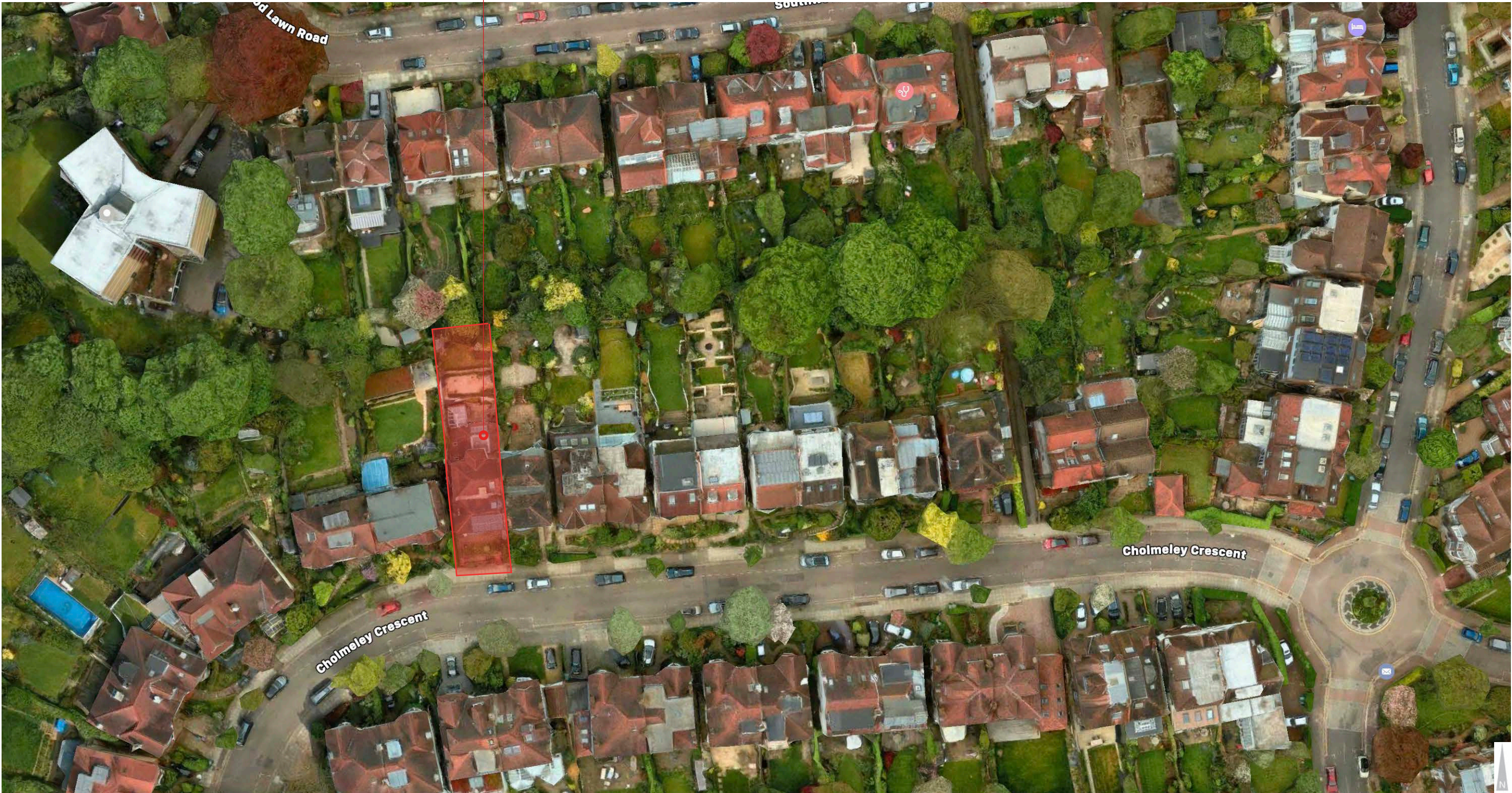
No. 57 Cholmeley Crescent



Aerial View Looking South West

The Site

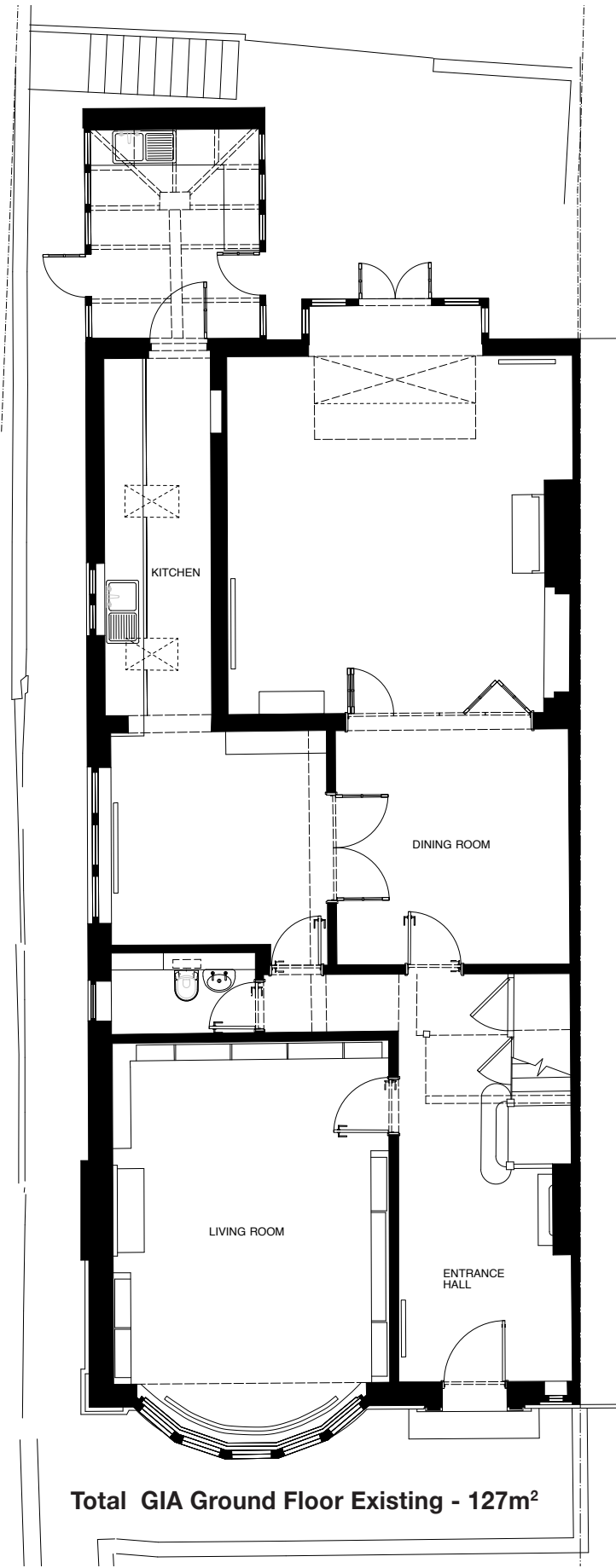
No. 57 Cholmeley Crescent



Aerial View Showing the Location of the Site

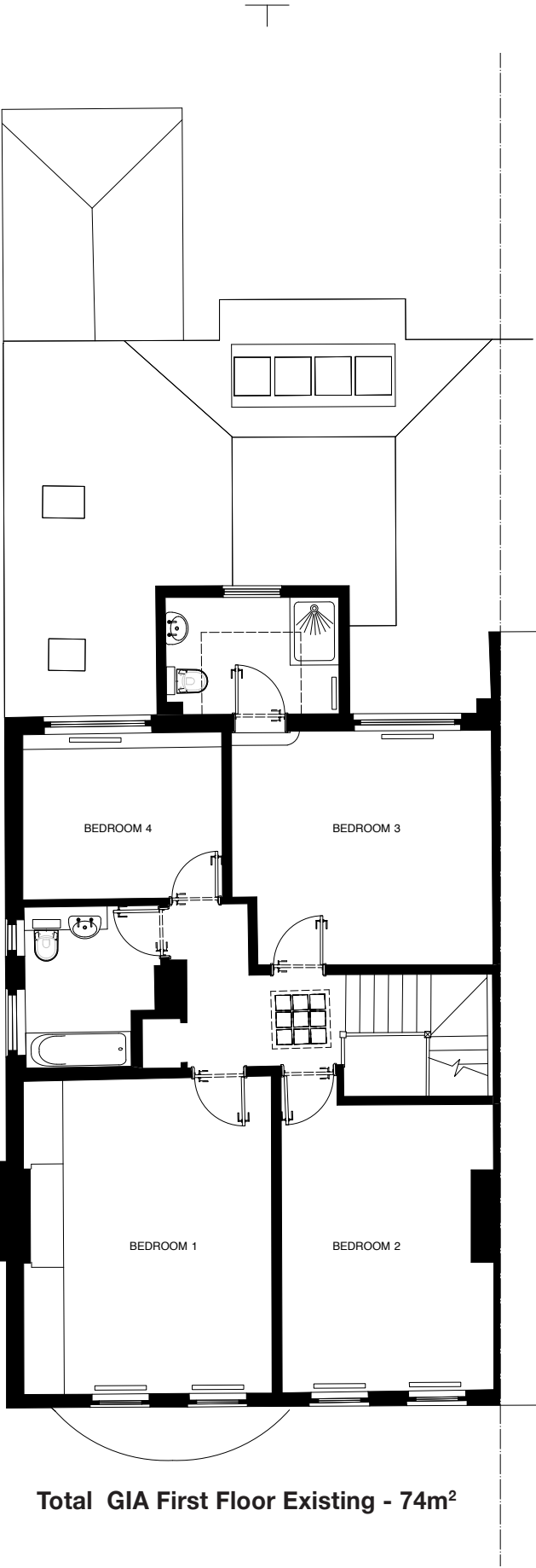
Existing Street Elevation





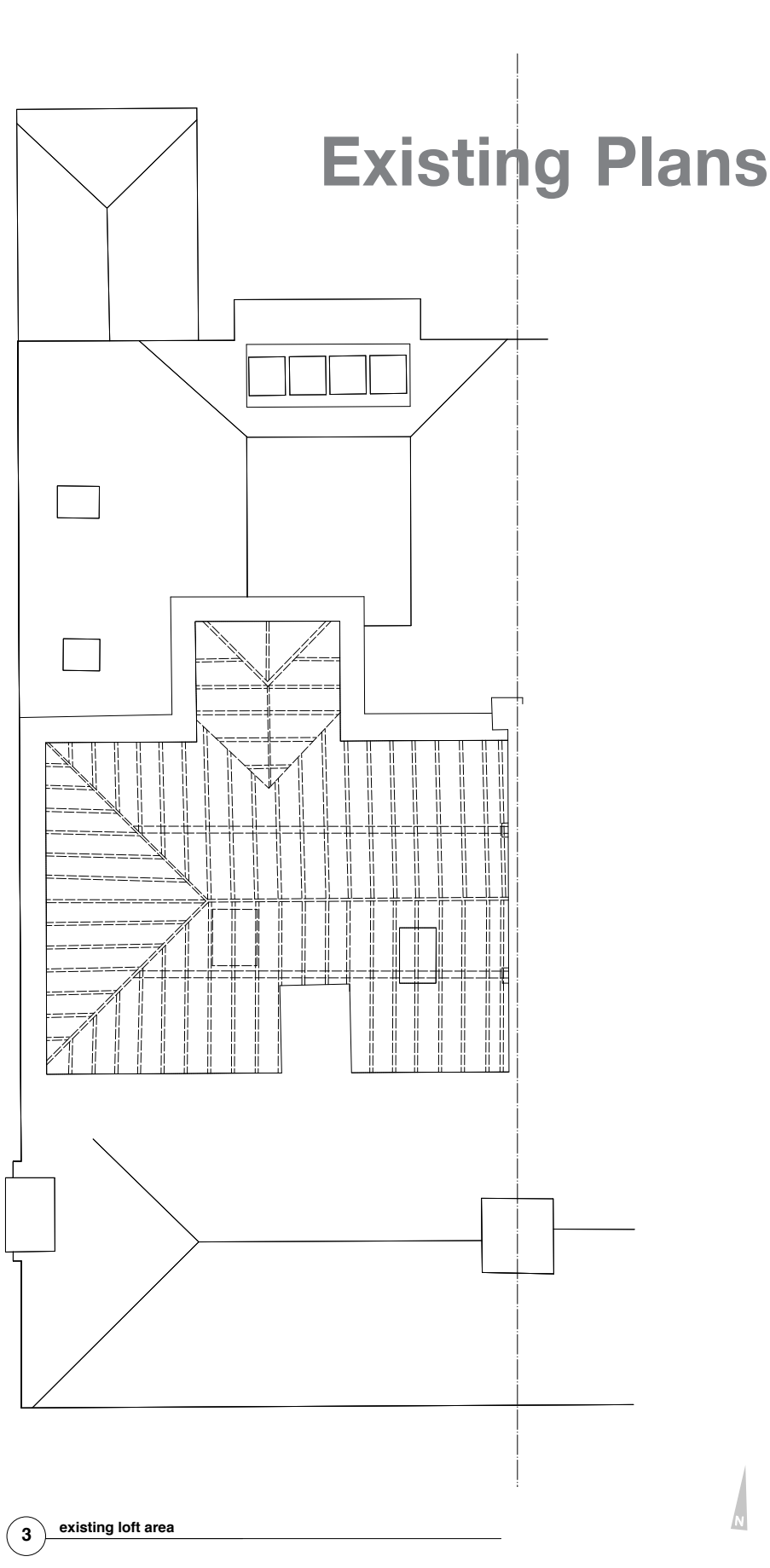
Total GIA Ground Floor Existing - 127m²

1 existing ground floor plan

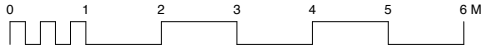


Total GIA First Floor Existing - 74m²

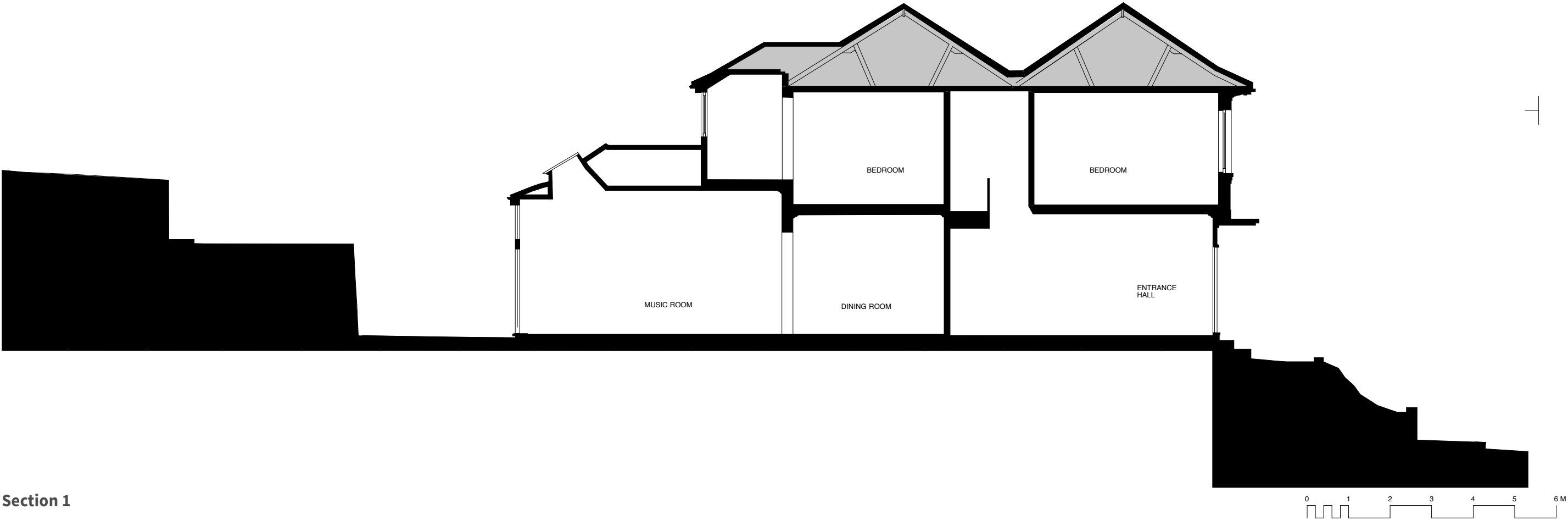
2 existing first floor plan



3 existing loft area



Existing Section
Towards No. 59
Cholmeley Crescent



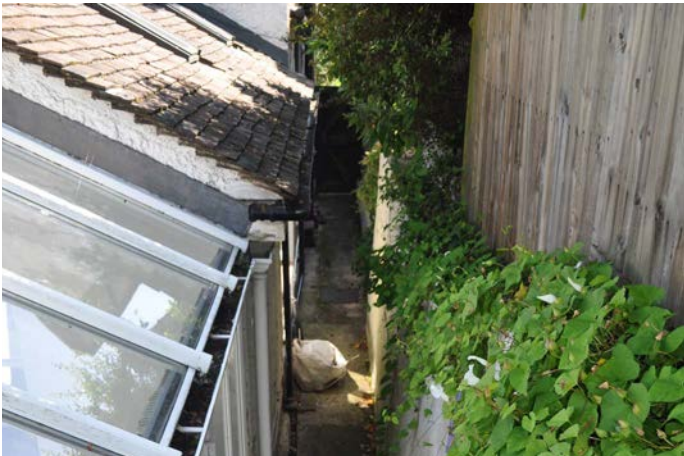
Garden Views of Existing Site



Views of Ground Floor Lower Terrace of the Garden



View of Mid Terrace Level of the Garden



Side Access from the Street



Views from Upper Terrace Level of the Garden Towards Back of No. 57 and Neighbouring Roof Lines

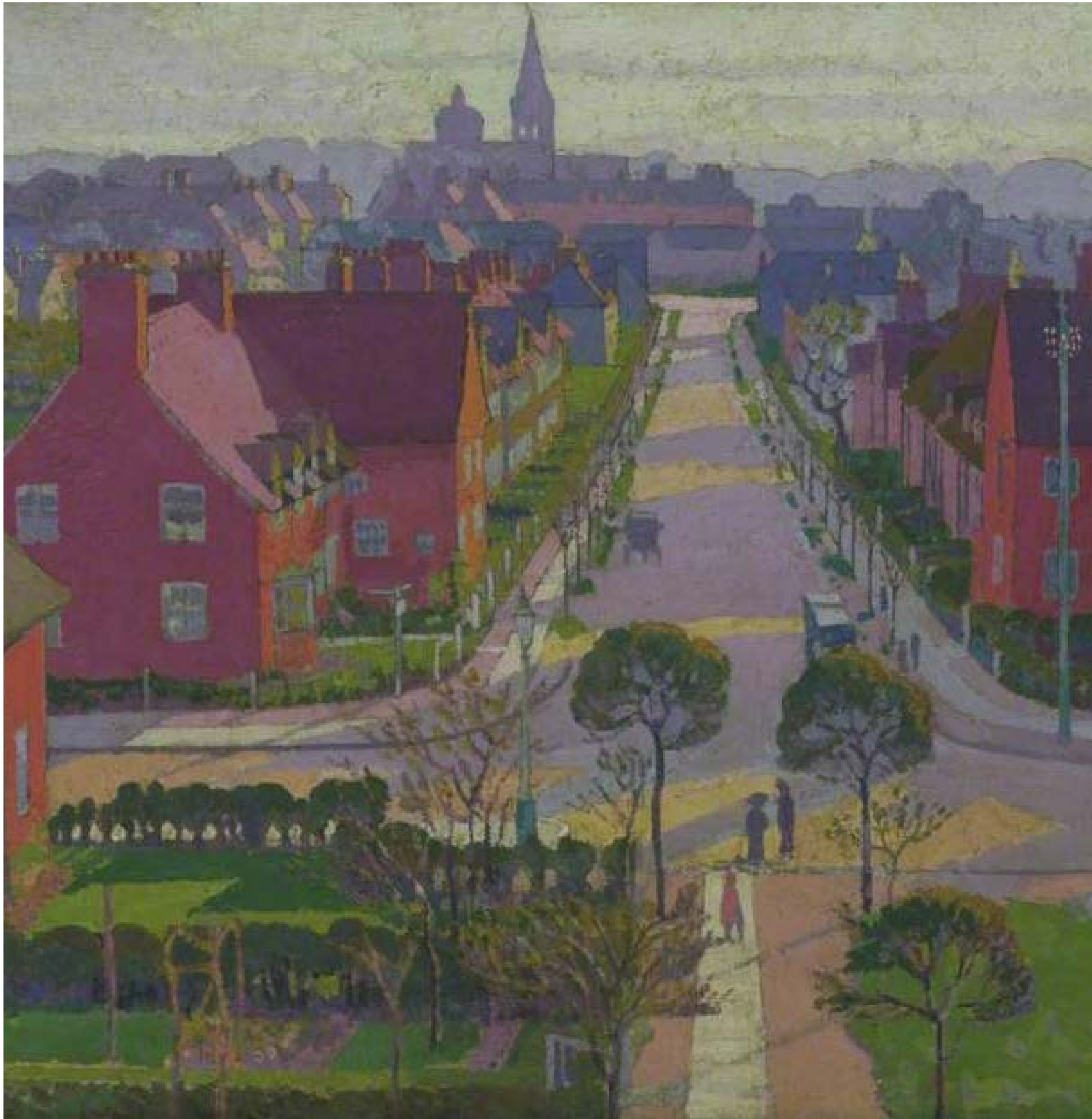
Existing Birds Eye Views



Existing Birds Eye View from No. 55



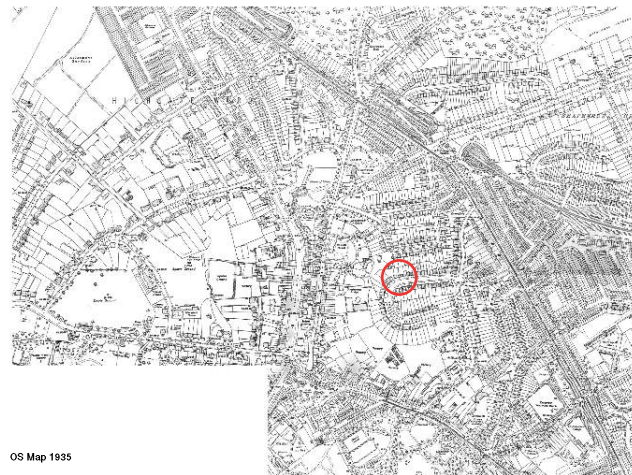
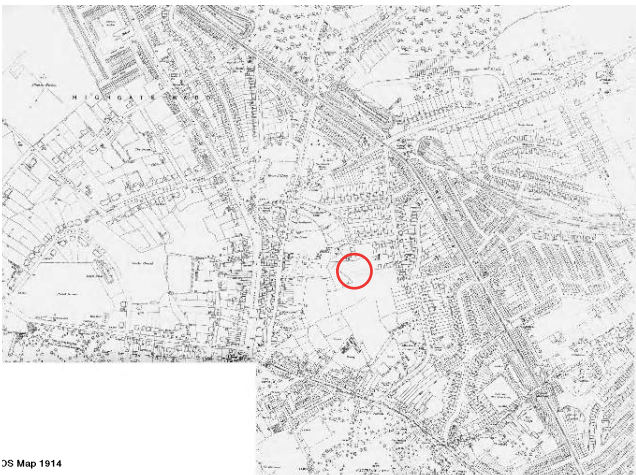
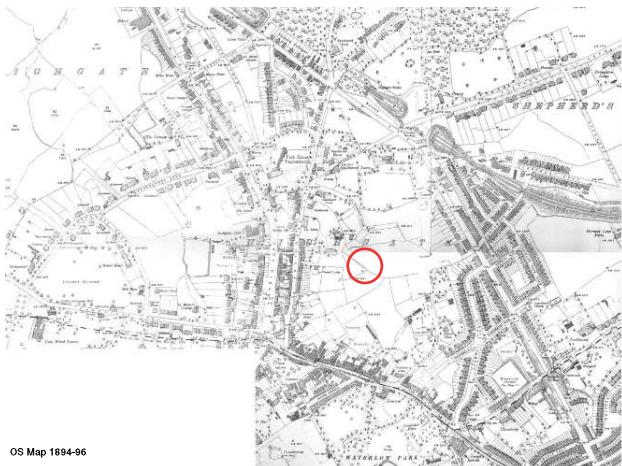
Existing Birds Eye View from No. 59



3.0

History of the Surrounding Context

The Creation of Suburbia



OS Map 1914
Maps courtesy of National Library of Scotland

1935 Map demonstrating extensive growth and the creation of Cholmeley Crescent

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 the harm the amenity of adjacent properties.



5.0 Site Analysis



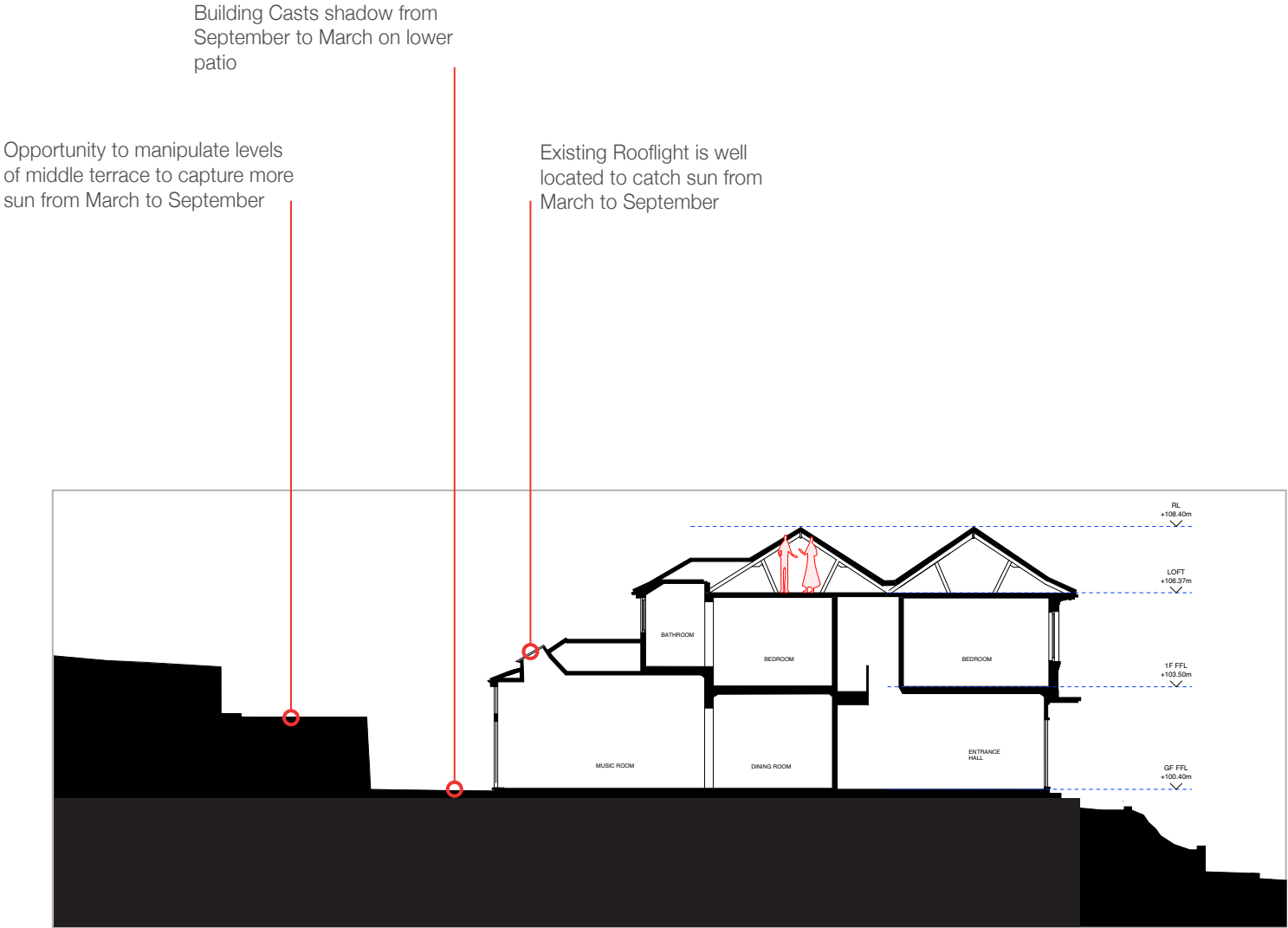
The Context

The Victorian dwellings in and around Cholmeley Crescent are characterised by prominent gable ends and muscular bay windows. The roof forms are often split along the party wall to cater for the steeply sloping roads that are typical of the area. This gives a more individual character than is typical for this 1920's housing type. The Victorian semi-detached terraces play with asymmetry of the individual dwellings which, when brought together as two elements, form a symmetrical whole.

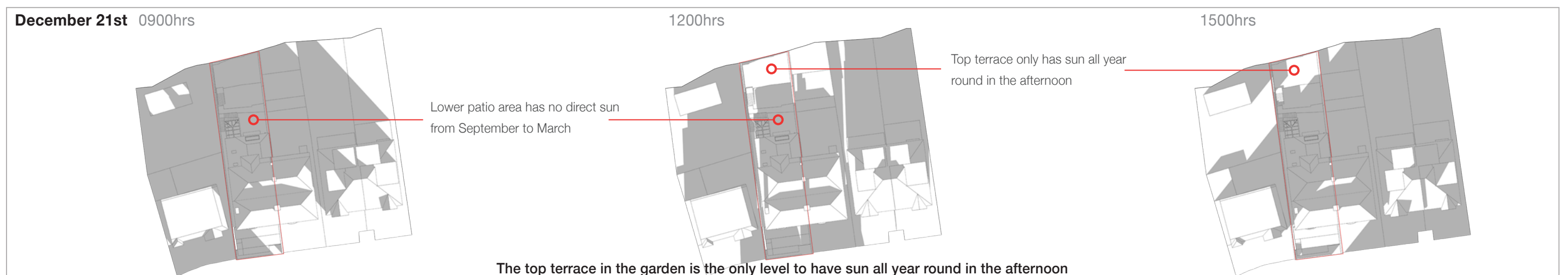
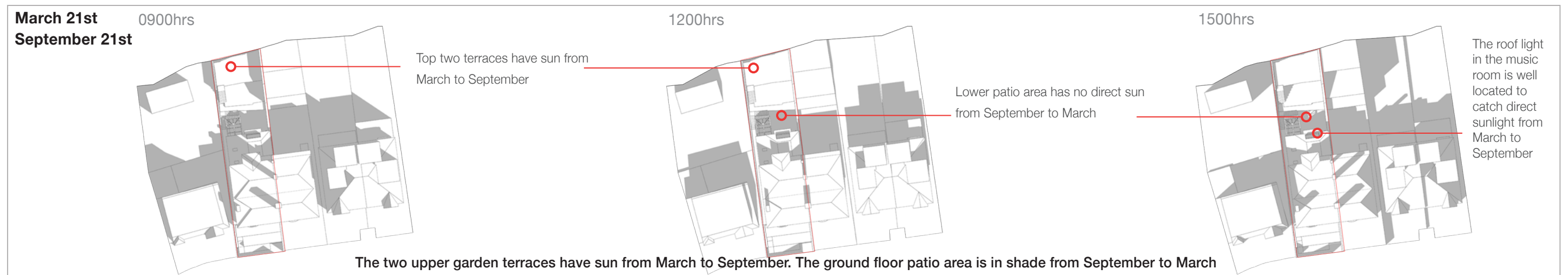
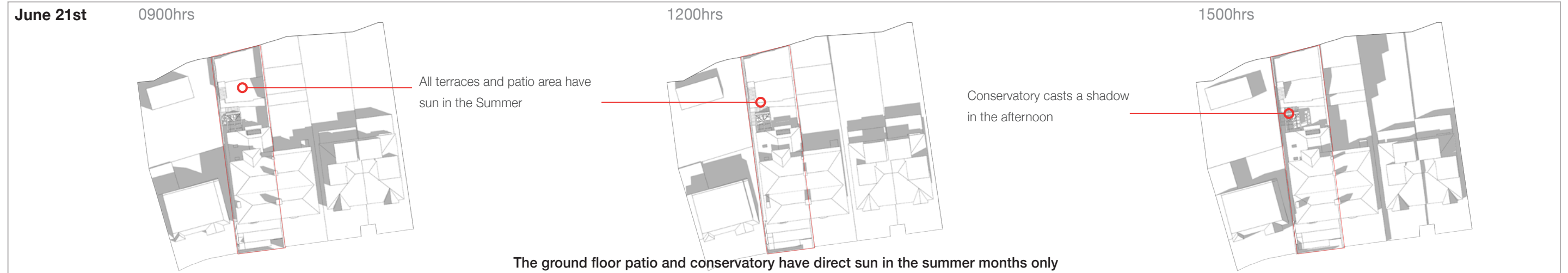
The massing of Numbers 57 and 59 is an anomaly in the street as the front elevations are read as one module in a street that is defined by split roof forms. The dwellings have a symmetrical, Georgian presence and it is not immediately apparent that the block is indeed two dwellings albeit of slightly varying widths. When viewing the two dwellings, it is also apparent that the roof form is significantly less prominent than the dwellings of the neighbouring properties and in the surrounding streetscape. Numbers 57 and 59 also do not have any gable ends or dormer windows that define the streetscape.

Some roof additions are more successful than others in this Conservation area and number 55 is an example of a less successful roof addition.

Studying the Section



Analysing Existing Sun Paths



6.0 **Design Approach**



Stepped Ridge with Gambrel Gable ends in Cholmeley Park



Complex mannering of the elevation on the Corner of Cholmeley Crescent and Cholmeley Park



Roof Forms are complex and the mannering of the elevation is a common theme in Cholmeley Crescent



Assymetry and Symmetry in Arts and Craft elevation and roof treatment in Cholmeley Cresc



Unusal Arts and Craft elevation and roof treatment in local area

Analysing the Existing Streetscape

Viewed independently, the façades of the single dwelling houses of Cholmeley Crescent and Cholmeley Park are asymmetrical. This is exaggerated by the stepped ridges of the Victorian and Arts and Crafts houses particularly along Cholmeley Park. The asymmetrical geometry suggests the very human qualities of choice and doubt. However, the single dwelling units have been unified to produce a symmetrical whole which in turn creates an image of domestic harmony and order. The combined dwellings are spatially independent and represent an image of self-sufficiency. The interdependent combination of asymmetry and symmetry give colour to the picture of existence as a meaningful relationship between the individual self and the world.

Materially the existing houses have elements of rustication giving a sense of rootedness and the natural harmony of the countryside. The existing houses in Cholmeley Crescent have combined materials such as hanging tiles and brickwork with stone detailing in places

The new YSA roof design aims to assemble the elements of asymmetry, symmetry, materiality and fenestration to express the identity of a unified, self-sufficient dwelling in a streetscape of symmetrical and asymmetrical forms. As a response to the brief, YSA have used the existential security of familiar motifs to explore new meanings with reference to past forms.

The proposals have been generated from studying the surrounding streetscape and identifying a number of key design principles to inform the development of the project from the built context regarding massing, rhythm, scale, materiality and landscaping. Through this process we have developed an architectural approach for the house and landscaping that is both contemporary and respectful of the surrounding context. The rear elevation has been developed as a contextual contemporary interpretation of neighbouring houses in the street.

Scale and Massing

The strategy is to express the proposed massing as forms that vary in scale and height in response to the proportions and rhythm of the adjacent properties. The intention is for the alterations and addition to the existing dwelling to continue the grain and texture of the neighbouring properties whilst referencing the proportions and principles of 1920s houses.

Materials

Despite the varying character of the houses there are common themes to the materials used and it is proposed that the materials for the alterations and additions to the dwelling would be selected from the material palette already present in the street. Materials are explored more fully later in the document.

Architectural Approach

The defining architectural feature of Cholmeley Crescent is the heavily pitched roofs, typically hipped and embellished with a projecting gabled roof over a two-storey bay. The pitched roofs add interest and architectural character and their repetitive form is a strong architectural feature that adds coherence to the streetscape.

The rear extension to the ground and first floors faces north and for many months of the year the two storey dwelling containing bedroom accommodation casts a shadow over the ground floor living areas. This is demonstrated in the Sun Shadow Diagrams later in the document. The ability to capture the eastern morning light and western evening light was an important consideration when designing the extension.

Design Principles

Another consideration was privacy for family life. Due to the semi-detached nature of the dwelling, and the close proximity of neighbouring dwellings, the ability to play out private family life in the kitchen and living areas of the house is a significant consideration. The roof forms were generated to maximise natural light to the living areas whilst also providing screening from neighbouring properties.

Our proposal aims to create a contemporary dwelling that is a strong response to the landscape and is respectful of the existing surroundings. There are many styles of extensions in the areas with differing scales and character that define the streetscape for the road. Bearing in mind this lack of uniformity, we consider the proposed extension would add to, and enhance, the already varied collection of houses.

The proposed mono pitched roof forms are a response to the brief and in response to the Pre-Application Advice Note.



7.0 The Proposal

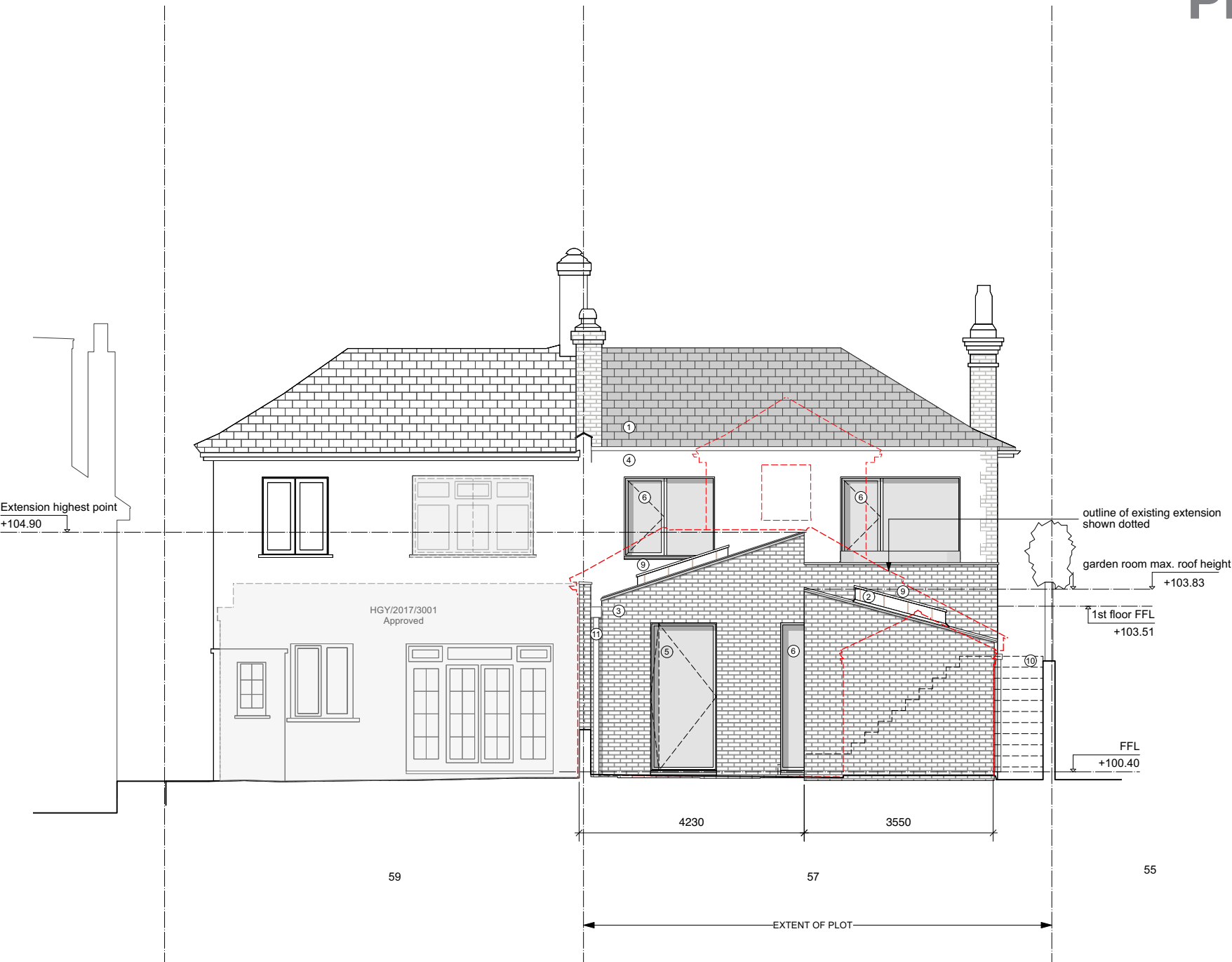


Garden Room Roof Form Precedents

YSA have explored two options for both the main roof and the garden room roof. The images demonstrate some precedents for the roof form for the garden room. Option 1 is a stepped option that incorporates a flowering roof. Option 2 is a folded form that give rhythm to the external elevation.



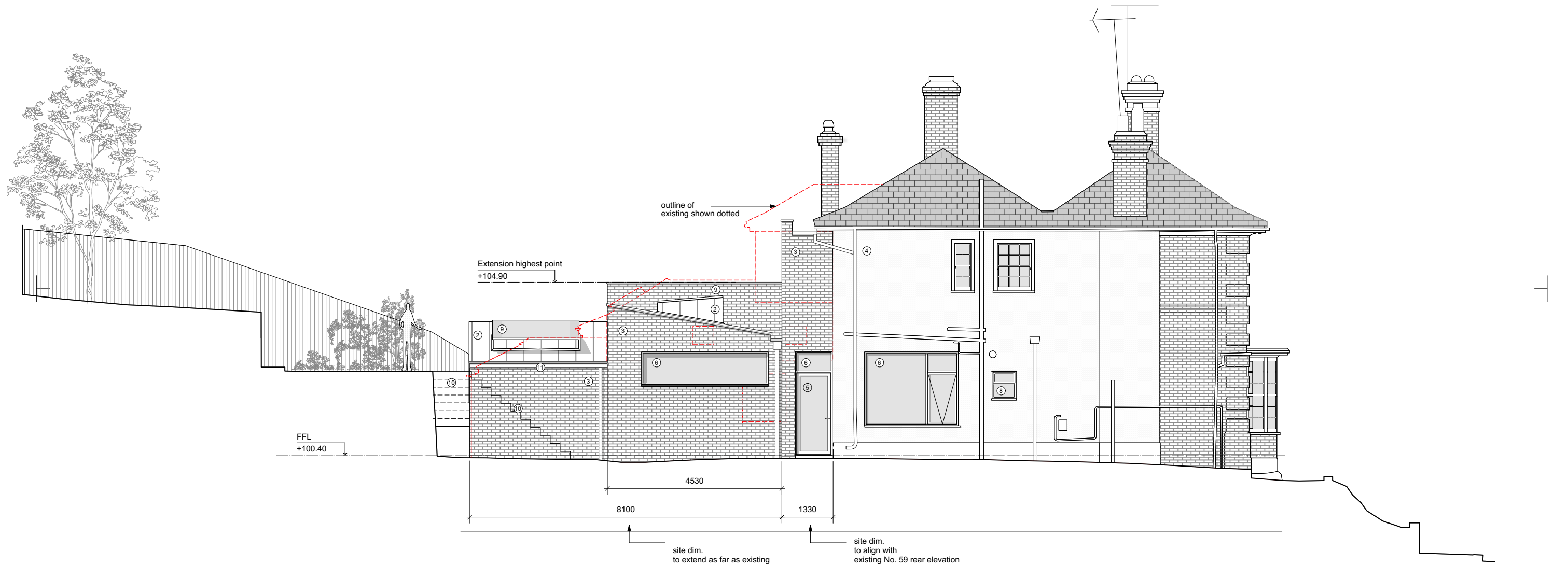
Proposed North Elevation



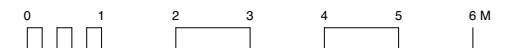
- | | |
|-----------------------|--|
| ① roof tiles | ⑦ metal framed sliding glass doors |
| ② zinc | ⑧ metal framed window with obscure glass |
| ③ facing brick | ⑨ rooflight |
| ④ render | ⑩ metal stair and balustrade |
| ⑤ glazed metal door | ⑪ painted metal guttering and downpipes |
| ⑥ metal framed window | |



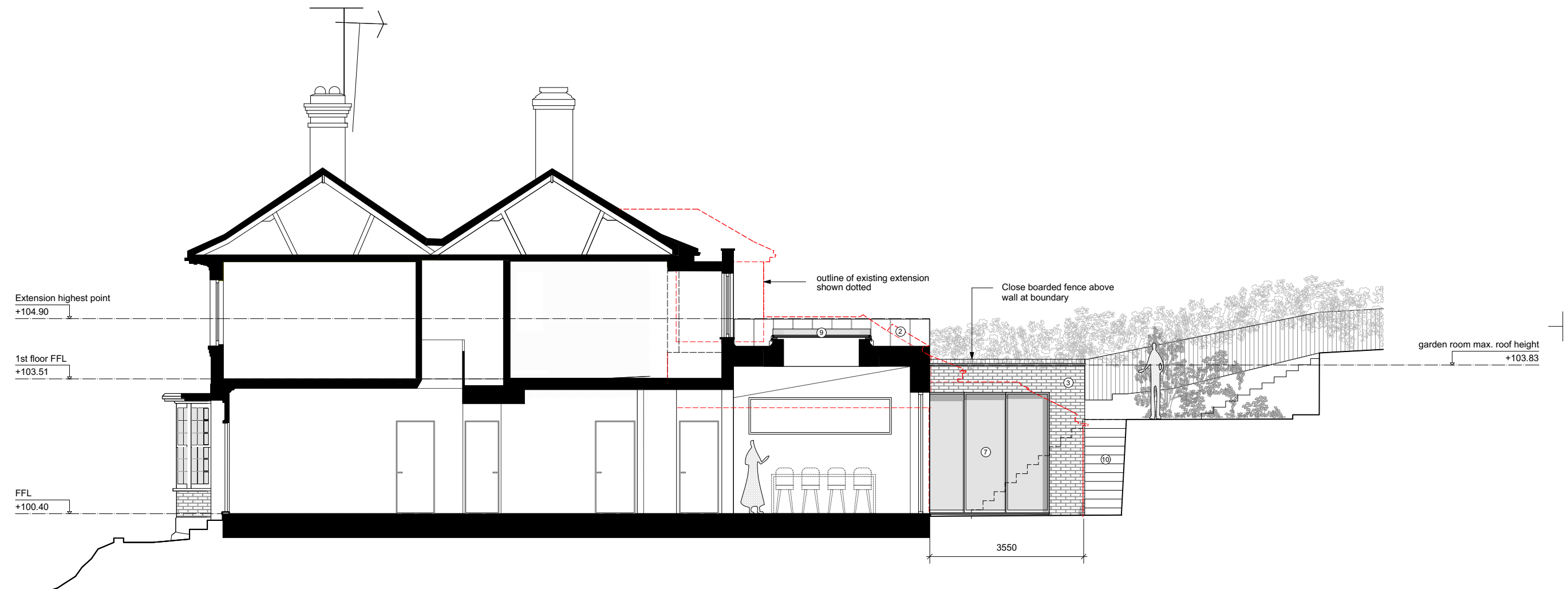
Proposed West Elevation



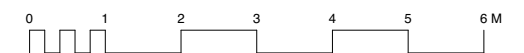
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|-----------------------|--|
| ① roof tiles | ⑦ metal framed sliding glass doors |
| ② zinc | ⑧ metal framed window with obscure glass |
| ③ facing brick | ⑨ rooflight |
| ④ render | ⑩ metal stair and balustrade |
| ⑤ glazed metal door | ⑪ painted metal guttering and downpipes |
| ⑥ metal framed window | |



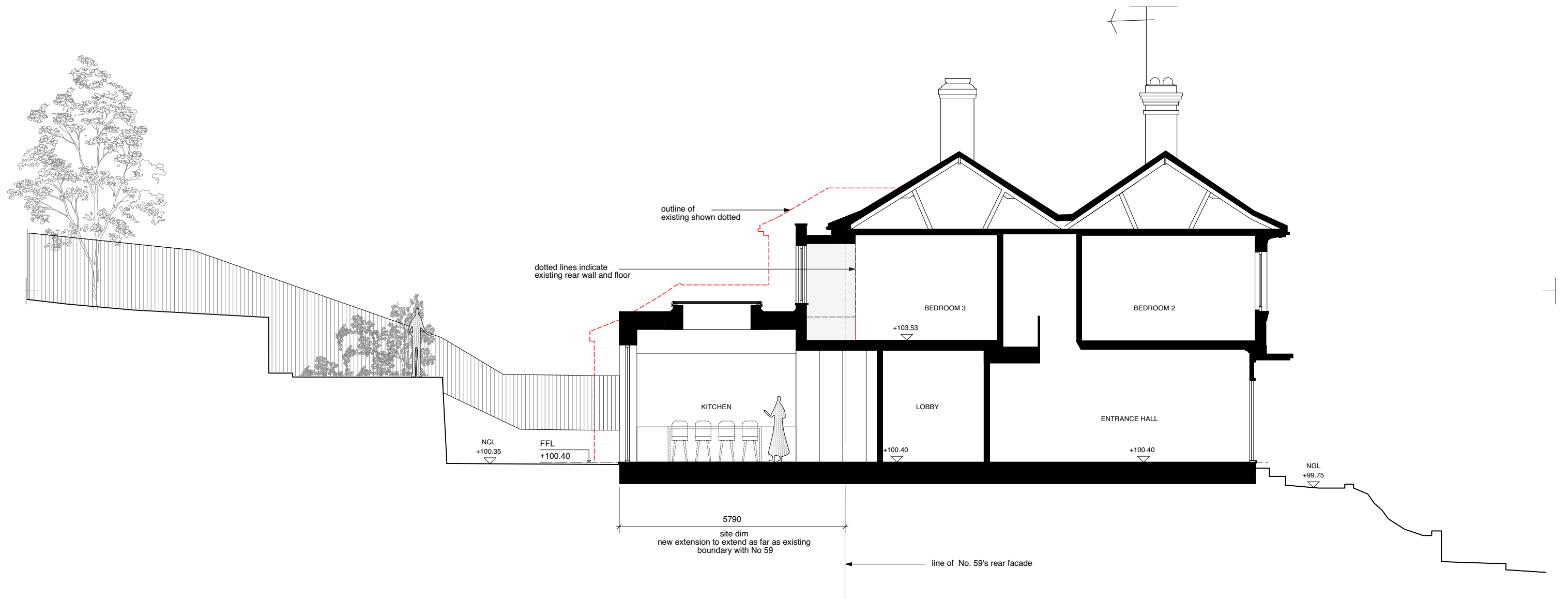
Proposed East Elevation



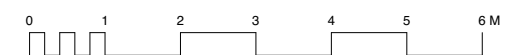
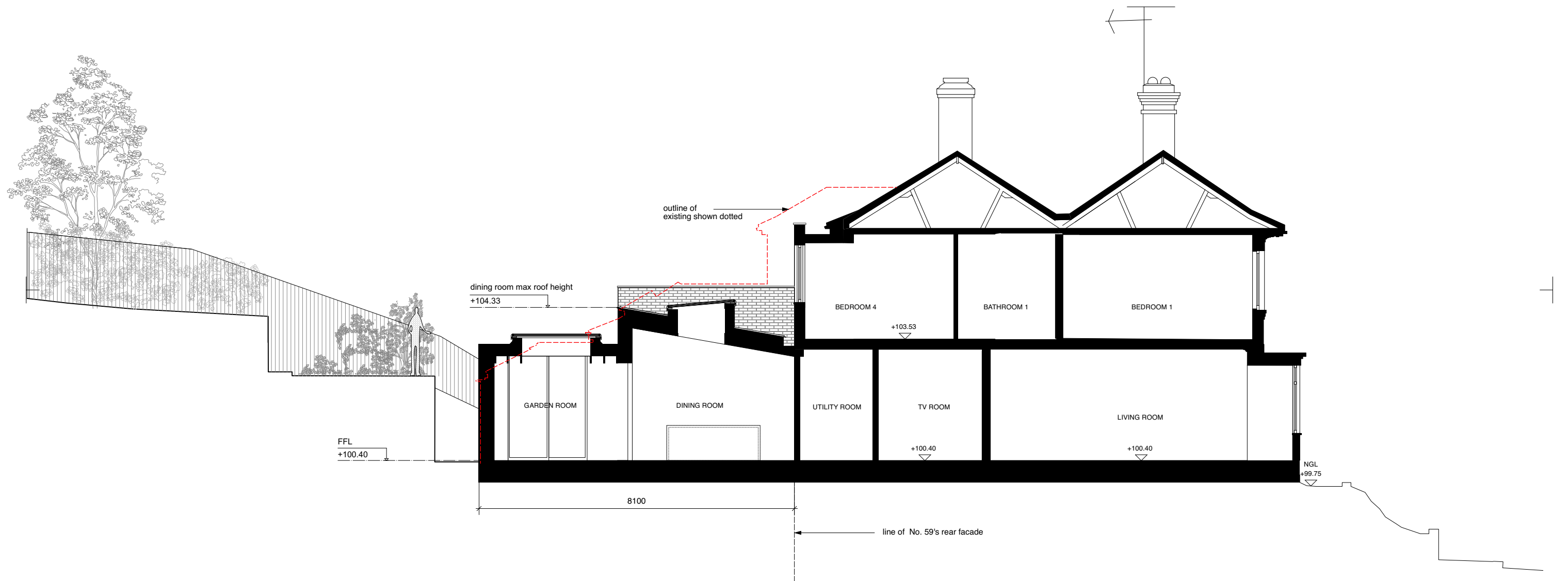
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|-----------------------|--|
| ① roof tiles | ⑦ metal framed sliding glass doors |
| ② zinc | ⑧ metal framed window with obscure glass |
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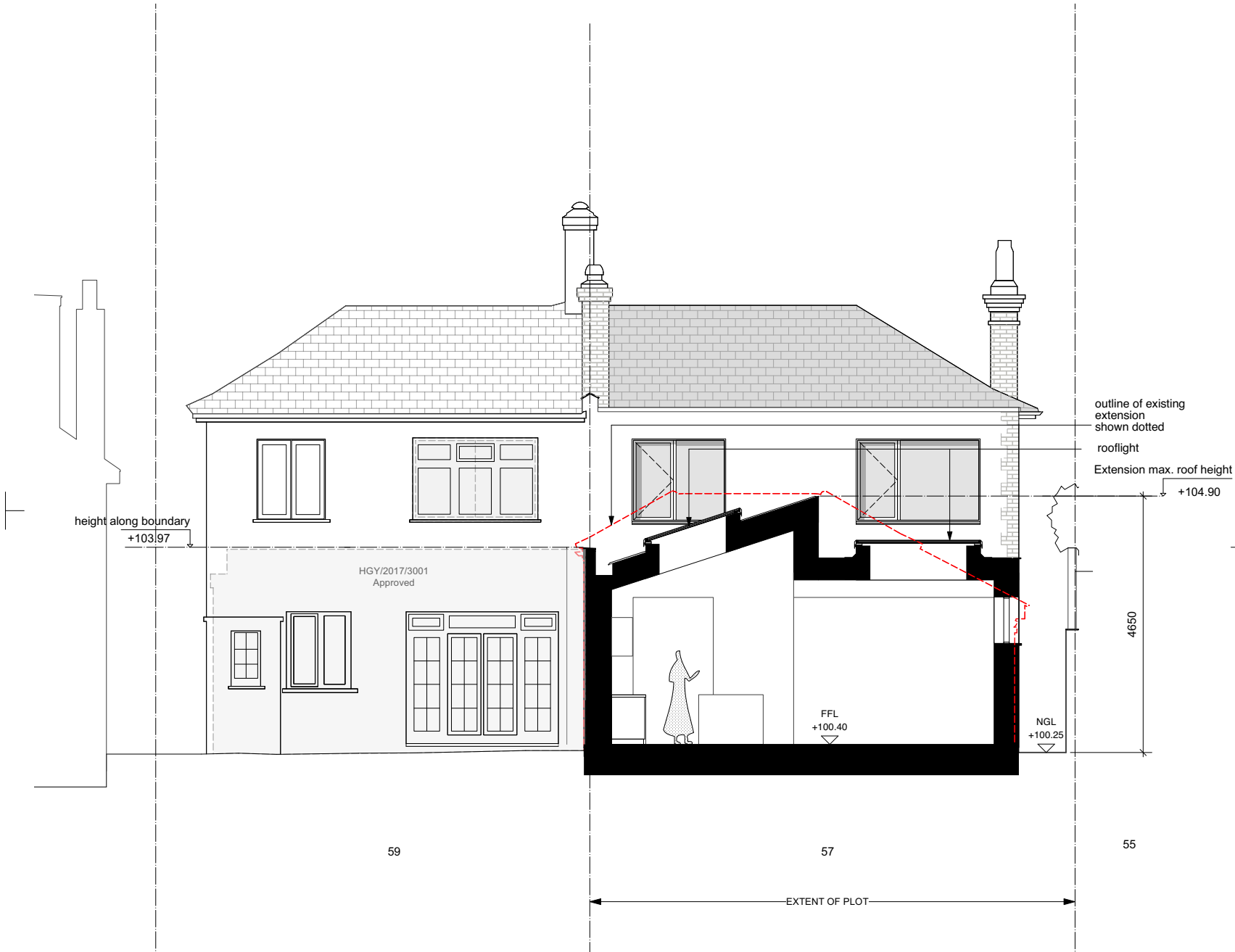
Proposed Extension Long Section A



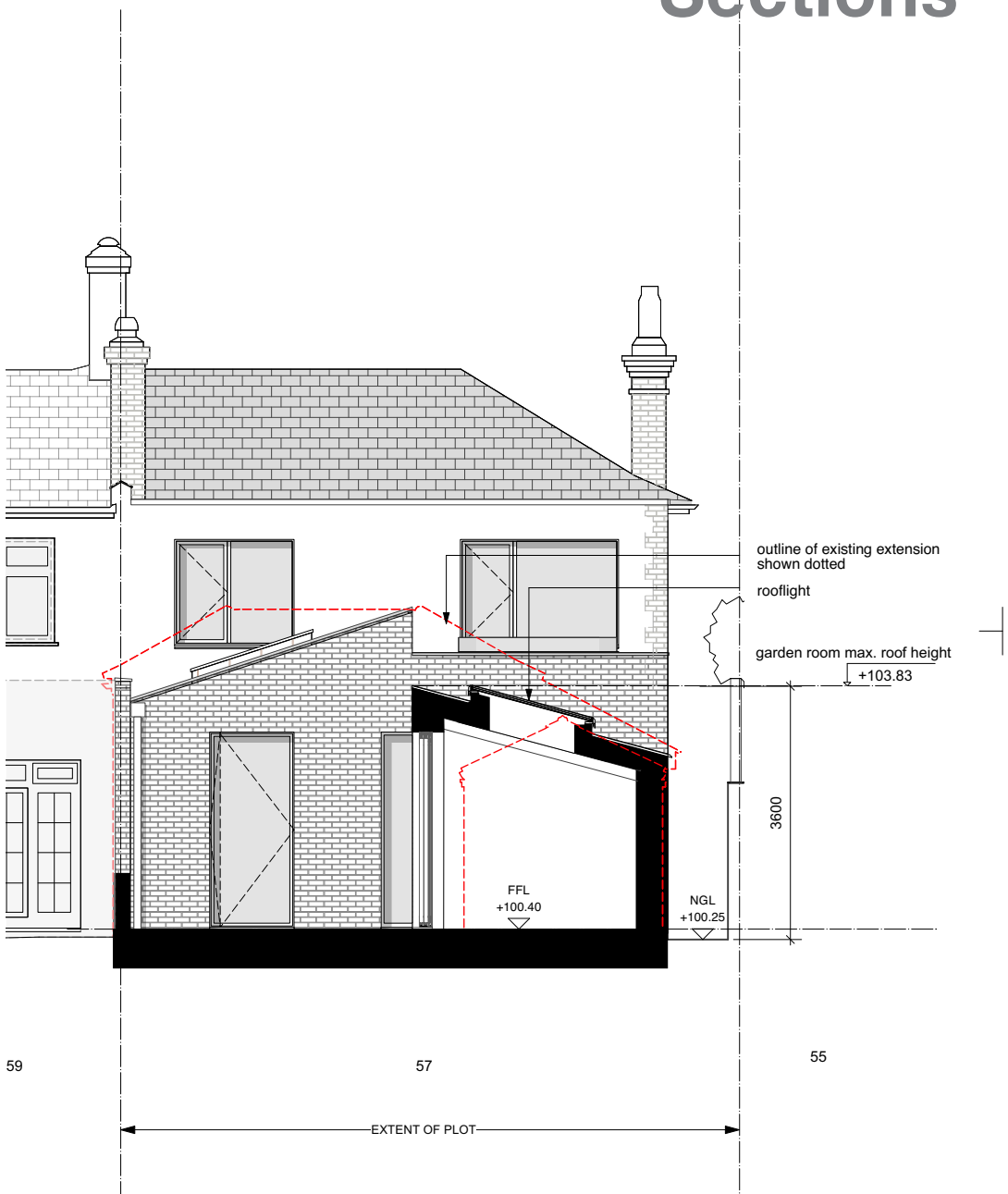
Proposed Extension Long Section B



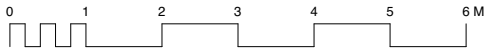
Proposed Cross Sections



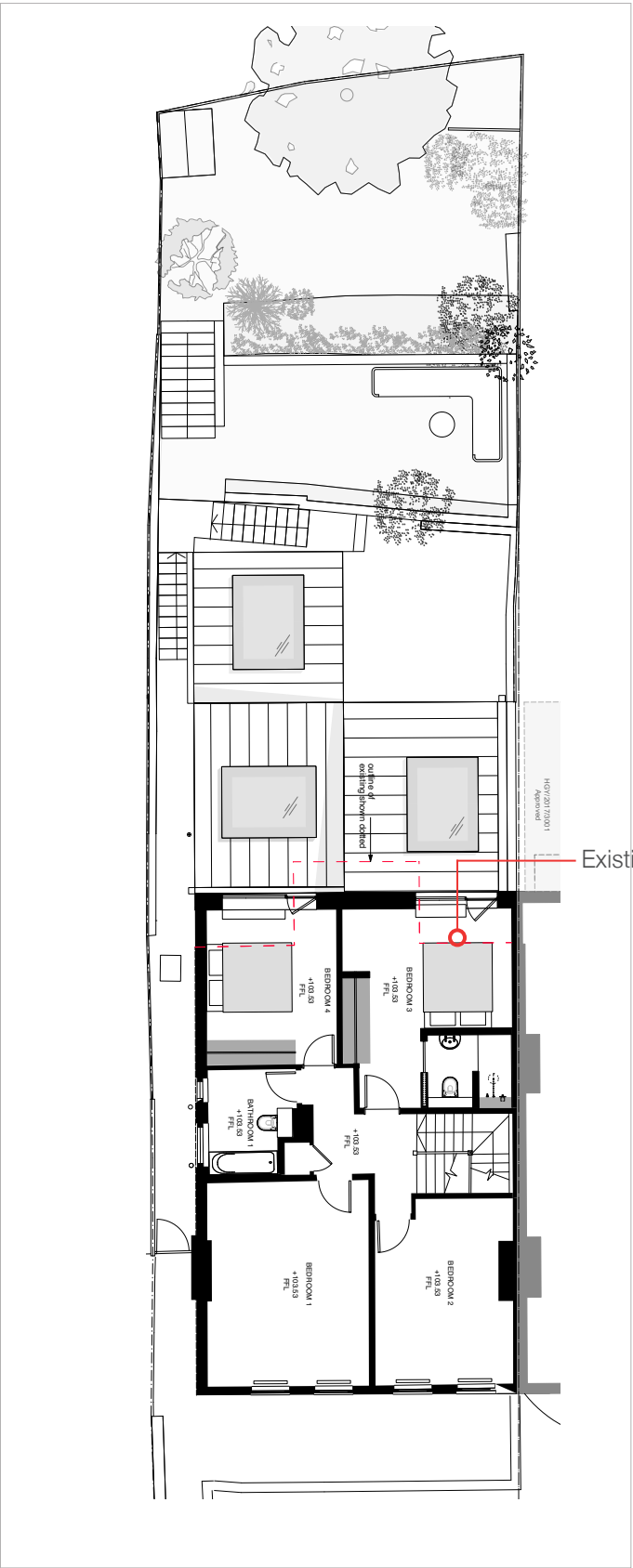
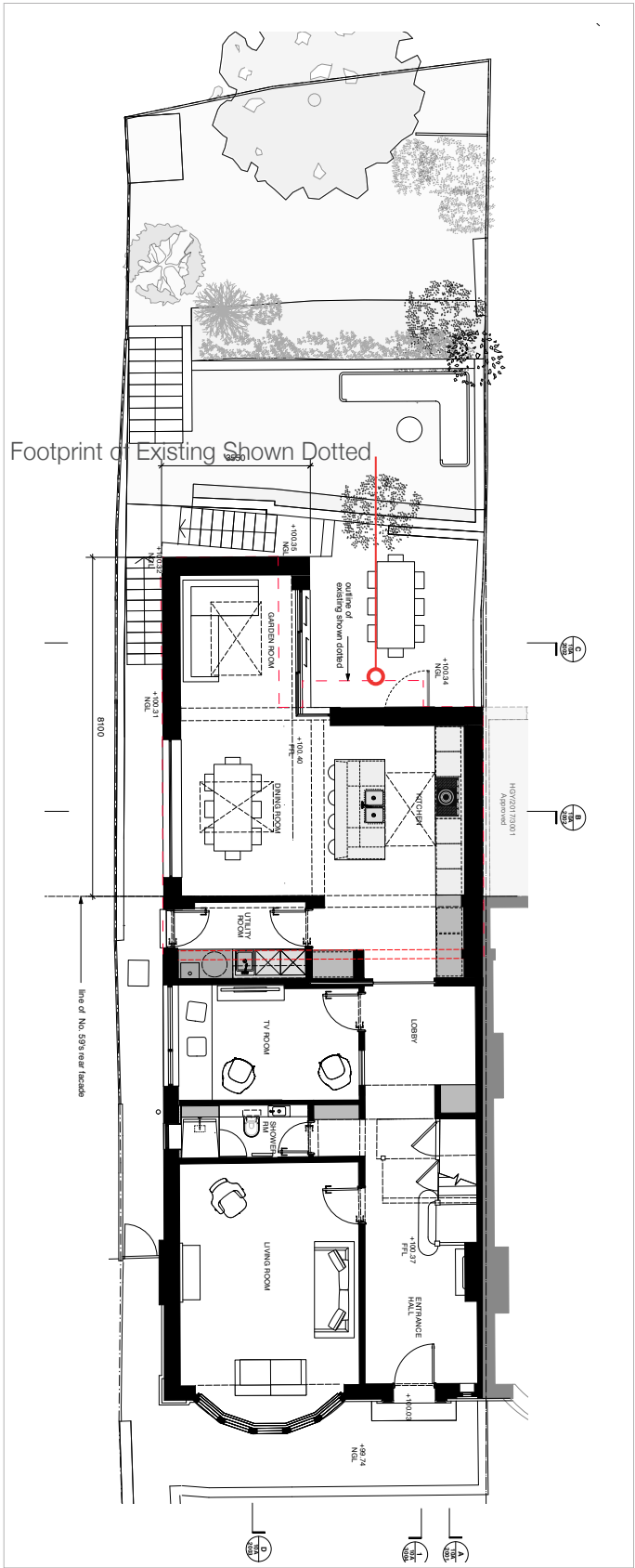
1 Proposed Cross Section B



2 Proposed Cross Section C



Proposed Plans



Ground Floor
Total GIA Ground Floor Proposed - 122m²

First Floor
Total GIA First Floor Proposed - 82m²

Sun Path Diagrams with Proposed Extension



Materials



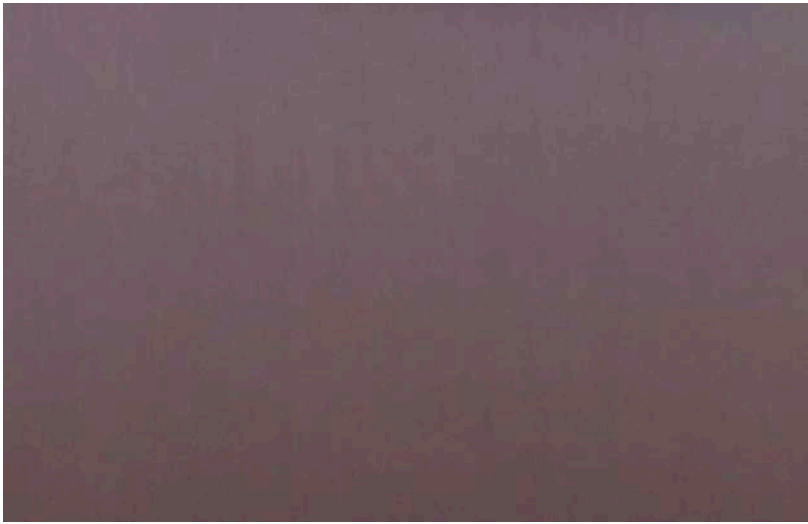
red clay tiles



first floor render



red brick to ground floor and corner walls



pigmento red zinc



oak window framing

The materials being considered would be selected from the material palette already present and based on the 'weathered' colours found in the street. The proposal primarily uses the simple palette of red brick and tile, pale visually textured render to first floors and black rainwater goods. Secondary elements proposed include zinc cladding to the dormer windows and window seat.

Our aim is to deliver a house built from long lasting materials that complements the character and appearance of the surrounding area. Our clients are the end users have a vested interest in building an exemplary house and home.

Views of 3-D Model of Proposed Extension



View From Top Terrace Looking Back to No. 57 Existing Garden Elevation



View From Top Terrace Looking Back to No. 57 Garden Elevation of Proposal



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