

Design and Access Statement

18 Cholmeley Crescent, London, N6 5HA

Application for Planning Permission to construct side single-storey extension, first floor rear extension, and roof enlargement with front facing dormer window.

This statement is designed to be read together with the submitted planning drawings.

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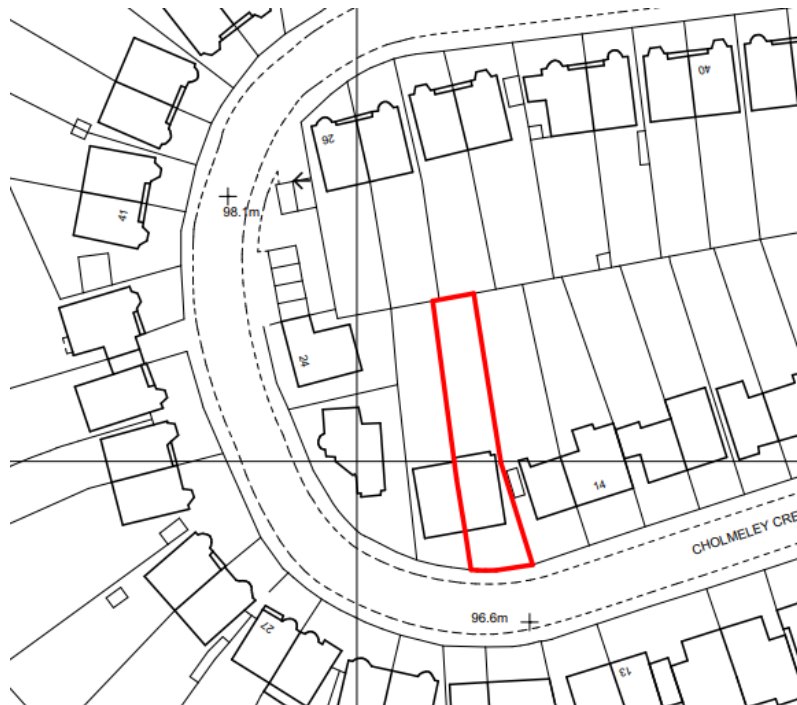
1. The Existing Building, Setting and Significance

1.1. Setting

18 Cholmeley Crescent is a semi-detached 1930's house located on the Northern side of the road. The property falls within the Highgate conservation area. It is not a listed building.

The streetscape that forms Cholmeley Crescent is varied. Predominantly frontages are composed of red brick and white painted pebbledash. There is a diverse roofscape along the street, including many roof conversions and styles of flat and pitched roof dormers and roof lights.

The surrounding area is mainly residential in character and appearance and the street consists of semi-detached and terraced houses.



Extract of site plan. No.18 Cholmeley Crescent

The street has a slight slope with the neighbouring property at No. 16 having a slightly lower garden level.

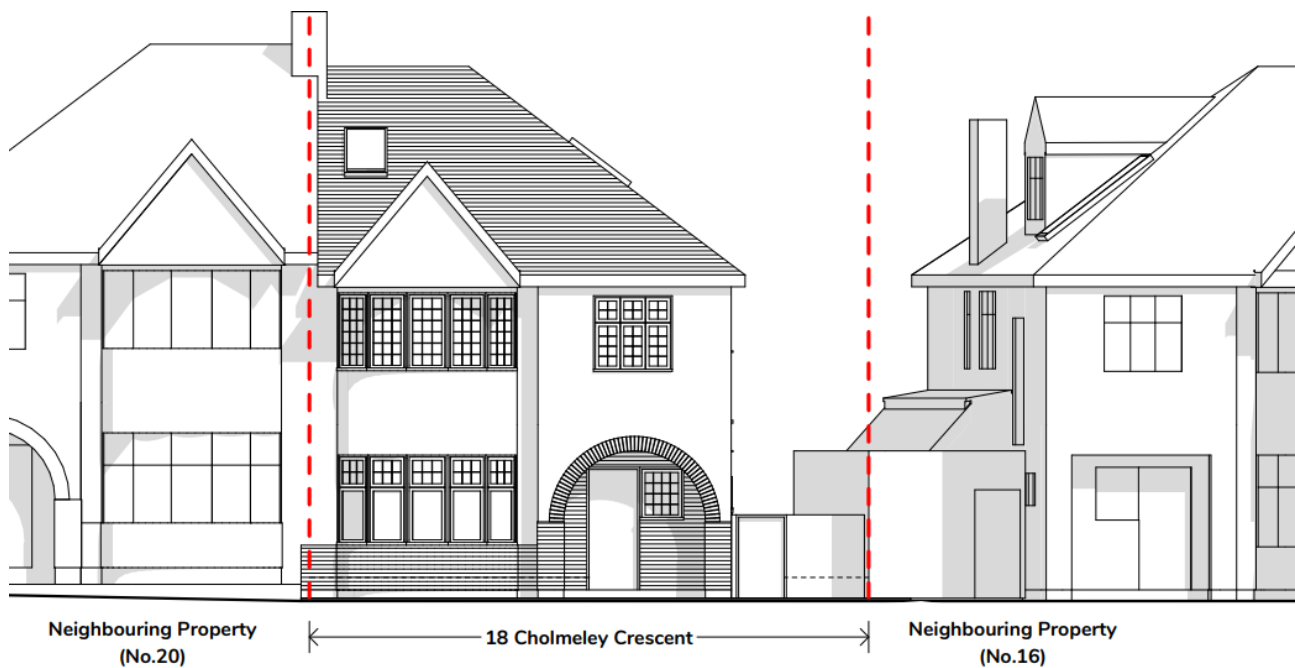




Above: No. 18 Cholmeley Crescent within street scene

18 Cholmeley Crescent is the right hand of a pair of semi-detached houses as seen from the road.

1.2. The Existing Building



The existing house has a hipped roof and is arranged over 3 stories. There is a side passage that widens towards the front of the house.





Photograph towards rear of house.

At the rear of the house is an existing rear extension with full height glazed doors and windows that open on to a long rear garden. The rear roof slope has a dormer window.

2. Design Concept and Impact of the Proposed Development

2.1. Design Intentions

The main design principles and concepts that underpin the design for the extension at 18 Cholmeley Crescent can be described as follows:

a) To extend and improve the amenity of the property

The proposal creates more space for utility and storage areas. It also enlarges the existing bedroom areas.

The proposal includes the renovation of the existing ground floor rear extension including a new glass roof to bring lots of natural sunlight into the ground floor dining and living spaces.

b) To use high quality design, construction and materials and improve energy use and environmental impact of the house

The proposals will replace a poorly designed and constructed part of the house to the rear and side of the building with a single well-designed and high quality proposal.



New modern insulation methods and construction will replace very poorly insulated construction and contribute towards a much more efficient thermal envelope.

c) To respond sensitively to the character of the wider context

The extension proposal at the side of the house can be seen from the street. However, it is single storey and sized to be in keeping with the side extension of the neighbouring property and the wider street scene.

Materials used match with the materials of the existing house.

The first floor extension is set away from the boundaries and uses a traditional design with pitched roof form that is in keeping with the style of the property and reflects the style and design of the recently approved first floor extension of the neighbouring property at number 16.

At roof level, the enlarged roof will be in keeping with the myriad of traditional roof styles in the area. The front dormer is set down from the ridge and sized and situated to be clearly subordinate to the main roof slope. Given the context and size of the proposed dormer it will not be obtrusive in the street scene.

d) To safeguard the character and amenity of neighbouring properties

The side extension is single storey and reflects the size of the neighbour's extension that it sits next to.

The first floor extension is set away from neighbouring properties and does not cause issues of over-looking.

The proposal is considered to respect and safeguard the amenities of neighbouring properties. Likewise, the proposed dormer will have no impact on amenity, daylight, sunlight or overlooking and will therefore have no impact upon neighbouring properties.

