

Design & Access Statement

Project: Extensions & Alterations
at 13 Cholmeley Crescent,
London, N6 5EZ

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Applicants: Evgeny Polishchuck
13 Cholmeley Crescent,
London, N6 5EZ

Agent: Neil Kahawatte Architects
Studio 36
Archway Studios
Bickerton House
25-27 Bickerton Road
London, N19 5JT



[Fig. 01] View of street facing facade of 13 Cholmeley Crescent

The Proposal

The existing property is a 3 storey, 5 bedroom semi-detached house, set within a crescent in the Highgate conservation area. The existing dated rear conservatory was added in 1992.

The applicants wish to demolish the existing conservatory and replace it with a full width single storey rear extension. The proposal is more suited to contemporary family living, and will improve both the aesthetics of the property and its environmental performance.

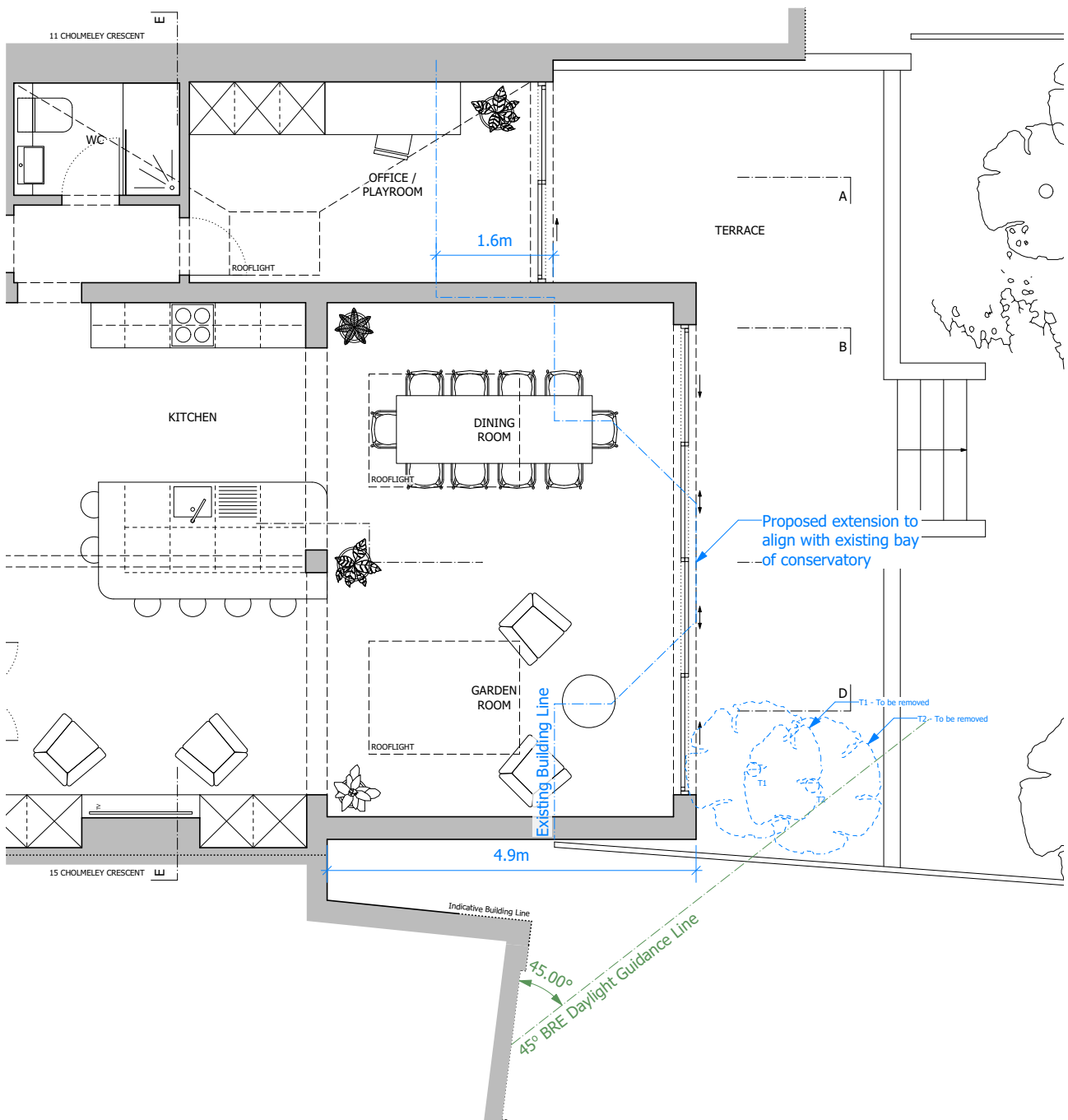


[Fig. 02] Aerial view of Cholmeley Crescent

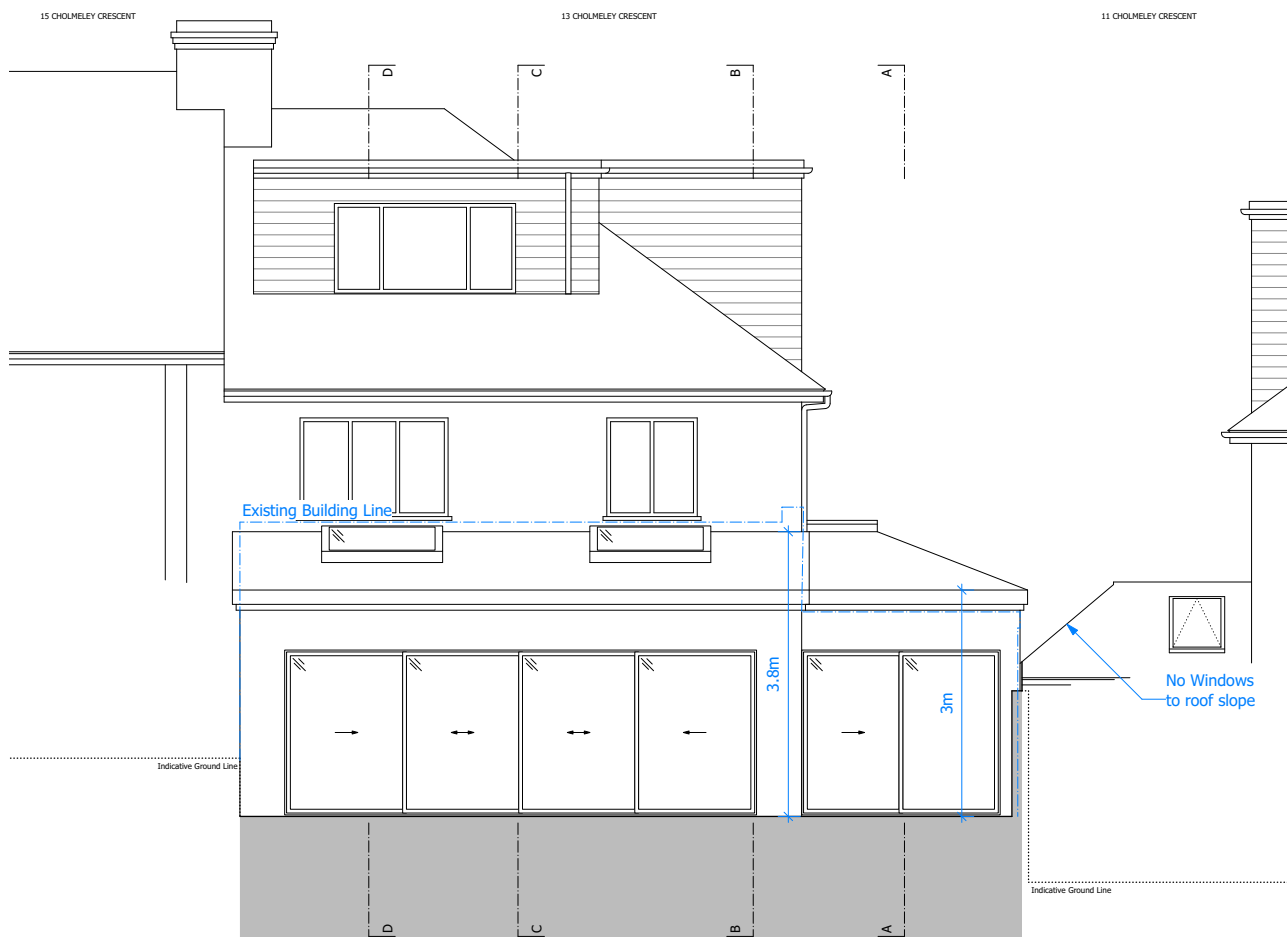
Design

The proposed alterations have been designed to sit comfortably with the existing building and wider context, while being articulated honestly as a good quality and finely proportioned addition to the building fabric. The form and materials of the design seek to avoid any negative effects on surrounding buildings and context.

The scheme creates a more efficient use of the internal space at ground floor level, enhancing the living spaces to better suit the needs of the applicant. Improved utility spaces are located towards the north side of the property, with the living spaces to the south. Rooflights will bring more light to the interior spaces that sit deeper within the plan.



[Fig. 03] Ground Floor Plan showing the proposed extension and the relationship to the existing conservatory footprint 3



[Fig. 04] Rear Elevation showing the proposed extension and the relationship to the existing conservatory footprint

The proposal is designed to be subordinate to the original building, with the dimensions relating directly to the existing conservatory footprint as demonstrated in Figures 03 and 04 and as follows:

- The maximum depth of the proposed rear extension is in line with the deepest part of the existing conservatory (approximately 4.98m from the rear of the existing main house)
- The shallowest depth of the proposed rear extension, which sits to the east of the property, is in line with the shallowest part of the existing conservatory (approximately 1.6m from the rear of the existing house)
- The width of the deeper part of the proposed rear extension is in line with the width of the existing conservatory.
- The height of the proposed rear extension does not sit higher than the highest part of the existing conservatory at just under 3m at the eaves and 3.8m at the ridge.

The large garden is retained, and the relationship to the neighbours on both sides has been carefully considered. Following the BRE '45 degree approach' in plan, the proposal does not encroach on the daylight of No. 15 Cholmeley Crescent (see Figure 03).

The portion of the proposed roof along the boundary with No. 11 Cholmeley Crescent is pitched down towards the front of the house and concealed neatly behind the existing parapet. It is set back from both the front and rear boundary lines of No. 11. The Crescent sits on a slope, with No. 13 sitting higher than No. 11 and so the proposed roof is pitched down towards No. 11 to reduce the massing at the boundary. There are no rooflights in the pitched roof of No.11, and the windows at first floor level sit forward of the proposed roof and serve non-habitable rooms, so there is no risk of the proposal encroaching onto the daylight of No.11.



[Fig. 05] Existing photograph of boundary with No. 11 Cholmeley Crescent

In order to retain a height profile not exceeding that of the existing conservatory, the pitch of the proposed roof remains shallow. Therefore, a metal roofing material is proposed. The walls are to be masonry with render to match and complement the existing house.

The new fabric of the infill extension and new facade will be highly insulated and the glazing will be carefully selected to maximise natural daylight, while minimising heat loss. This will improve comfort levels and help minimise the energy demand of the property.

Precedents

Along the street, there have been a number of planning approvals with varying degrees of alterations, demonstrating the level of development in the area. The following applications should be noted:

20 Cholmeley Crescent

- Householder planning permission HGY/2023/0096
- Replacement of rear extension with one of similar size
- Permitted March 2023

5 Cholmeley Crescent

- Full planning permission HGY/2022/0620
- Erection of single storey side and rear extensions. Erection of roof extension and thermal improvements
- Permitted April 2022

34 Cholmeley Crescent

- Full planning permission HGY/2021/2805
- Construction of a single storey rear extension
- Permitted November 2021

40 Cholmeley Crescent

- Full planning permission HGY/2020/2754
- Construction of single storey rear extension, replacement of single glazed timber framed windows with matching design timber framed windows, alterations to side elevation windows, installation of new door to left hand elevation and infilling of existing door opening. Forming lowered floor level to basement, construction of one new timber outbuilding, installation of air conditioning condenser and acoustic enclosure to rear of rear garden
- Permitted December 2020

36 Cholmeley Crescent

- Full planning permission HGY/2020/2593
- Erection of single storey rear extension and associated replacement raised patio; alterations to and replacement of windows and doors; replacement of existing roof covering; demolition of existing rear garden outbuilding and erection of replacement outbuilding to rear of garden with installation of AC unit (in acoustic housing) within; erection of bin store in front garden
- Permitted November 2020

16 Cholmeley Crescent

- Full planning permission HGY/2020/1392
- Erection of part single/ part two-storey rear, side and roof extensions, excavation and creation of basement level with front and rear lightwells
- Permitted July 2020

14 Cholmeley Crescent

- Full planning permission HGY/2020/1316
- Construction of single storey rear extension and fenestration alterations to front and rear. Replacement rear dormer and construction of side dormer roof extensions
- Permitted July 2020

Highgate Conservation Area - Heritage Statement

The property lies within the Highgate Conservation Area, specifically Sub Area 3 - Archway. According to the Highgate Conservation Area Character Appraisal the streetscape along Cholmeley Crescent is deemed significant in character. No. 13 Cholmeley Crescent possesses features such as full height two storey bay windows, brick arch with keystone over the front entrance and rough case render to the exterior.

The proposal has been designed sensitively given its location and will not negatively impact the area. The sloping form of the proposal ensures that the distance between No.s 13 and 11 Cholmeley Crescent will be respected and the roof slopes behind the existing parapet so that views of the front facade from the street will be maintained (Figure 06).

In order to maintain a low profile, the roof pitch cannot be tiled to match the existing main roof. Therefore a metal roof is proposed, in a tone to match the existing colour palette of the house. A good quality finish to the roof is in keeping with the quality of the house and of Cholmeley Crescent.



[Fig. 06] Street View of 13 Cholmeley Crescent with proposed roof.

Daylight & Sunlight

The proposed works have been designed to limit any negative impact on the daylight or sunlight available to neighbouring windows or external spaces, particularly no. 15 Cholmeley Crescent. The new extension sits behind the 45° line from the habitable rooms of no. 15 (as shown in Figure 03) and is designed to minimise the impact to the outdoor amenity space.

Parking Provision

There is no change to the parking provision by these proposals.

Flood Risk

The Environment Agency's flood risk maps shows the site to be at medium risk of flooding by surface water, very low risk of flooding by rivers and the sea, and unlikely by reservoirs or ground water. The extension is proposed to be built upon existing hardscaped land, and will therefore have no significant effect on the overall drainage condition of the property, site, or surrounding area.

Sustainability

The proposed works will be built to contemporary standards, providing a highly insulated external envelope and reducing the overall energy requirement of the property. Generous amounts of natural light will be provided via large glazing to the rear, flat and pitched rooflights, reducing the need to artificially light the space during hours of daylight. The glazing selected will be double glazed to minimise both heat loss in winter and heat gain in summer.

Trees

There are no registered Tree Protection Orders on the property. There exists two young trees within falling distance, and the proposal seeks to remove them. The proposed works propose no change to other trees within the rear garden.

Access

Access to and from the property will not be affected by the proposed works.