

Design & Access Statement

incl. Heritage Statement

Rear ground floor extension, internal alterations and standalone garden studio at
43 Cholmeley Crescent,
London
N6 5EX

Produced by

CAN

Contents

- 1. Introduction**
- 2.0 Context**
- 3.0 The Site**
- 4.0 Planning Context**
- 5.0 Proposal**
- 6.0 Materials**
- 7.0 Precedents**
- 8.0 Access**

1. Introduction

This Design & Access Statement has been produced by CAN on behalf of our clients. It describes the proposals for the rear ground floor extension, standalone garden studio and internal re-arrangements to 43 Cholmeley Crescent, N6 5EX.

2.0 Context

2.1 Cholmeley Crescent is in the form of a horseshoe which follows on a small scale the shape of the perimeter of the Highgate Bowl. It nestles within the steep sides of the Bowl, with houses on its outer edge considerably raised above the road and those on the inner edge sometimes slightly lower than the road. Most are semi-detached and detached Arts & Crafts or 'Metroland' design.

2.2 There are a great number of typical details which are brought together in different combination such as:

- Hipped bay roofs, overhanging or deeply overhanging with and without gallows' brackets
- Gables over bays in rough cast render, half timbered or clay tile hung and with and without gallows' brackets
- Gambrels over bays in pebble dash (with and without the plain render horseshoe detail), half timbered or clay tile hung and with and without gallows' brackets.

2.3 Chimneys are a significant feature to the flank and party walls. A few are plain in brick and retain tile and brick patterns.

2.4 The façades have full height bay windows over two storeys either semicircular or canted with spandrels in pebble dash, clay tile hung or herringbone pattern brickwork set in white timber frames.

2.5 There are several types of porches :

Semi-circular brick arches with keystones at the top

Rectilinear framed in oak, some with light or heavy section gallows' brackets

Projecting half timber first storey supported on pebble dashed piers with tiled band courses

Small three sided pebble dashed bays above semi circular arched porches

2.6 In addition to the Arts and Crafts houses there are contemporary homes on the Crescent:

Nos. 1A & B are modern two storey houses with mansard roofs and rooflights

No. 2A is a modern house behind a high wall and gates; in brown brick and mono pitched roof

No. 7 is a Brutalist concrete house with glazed studio roof white balustrades at floor level



Brick detailing of chimneys along Cholmeley Crescent



Front Elevation of No. 45 showing semi-circular brick bay window

3.0 The Site

3.1 No. 43 (the site) is located approximately halfway down Cholmeley Crescent, a horseshoe-shaped road that loosely follows the perimeter of the Highgate Bowl.

3.2 No. 43 is a semi-detached house arranged over 3 floors designed in the Arts & Crafts style and bears many similarities to its neighbours. The houses have tall steeply pitched clay tiled roofs dominating the lower storeys which are variously red brickwork, rough case render or tile hung. Flank walls are generally rendered painted white with red quoin detail returning from the front walls. Chimneys have retained, in some cases, tiled or brick details showcasing a diverse material palette of which 43 Cholmeley Crescent is a good example.

3.3 At the top and rear of the garden there is a shed constructed on a concrete base with a shallow retaining wall, separating it from an accumulation of loose garden waste on the upper level. The existing shed does not currently contribute anything of value to the character of the conservation area or the existing property. It is overgrown by vegetation and obscured by trees and is difficult to access.

3.4 The property isn't listed but is located in the Highgate Conservation Area.



Rear Elevation of No. 43

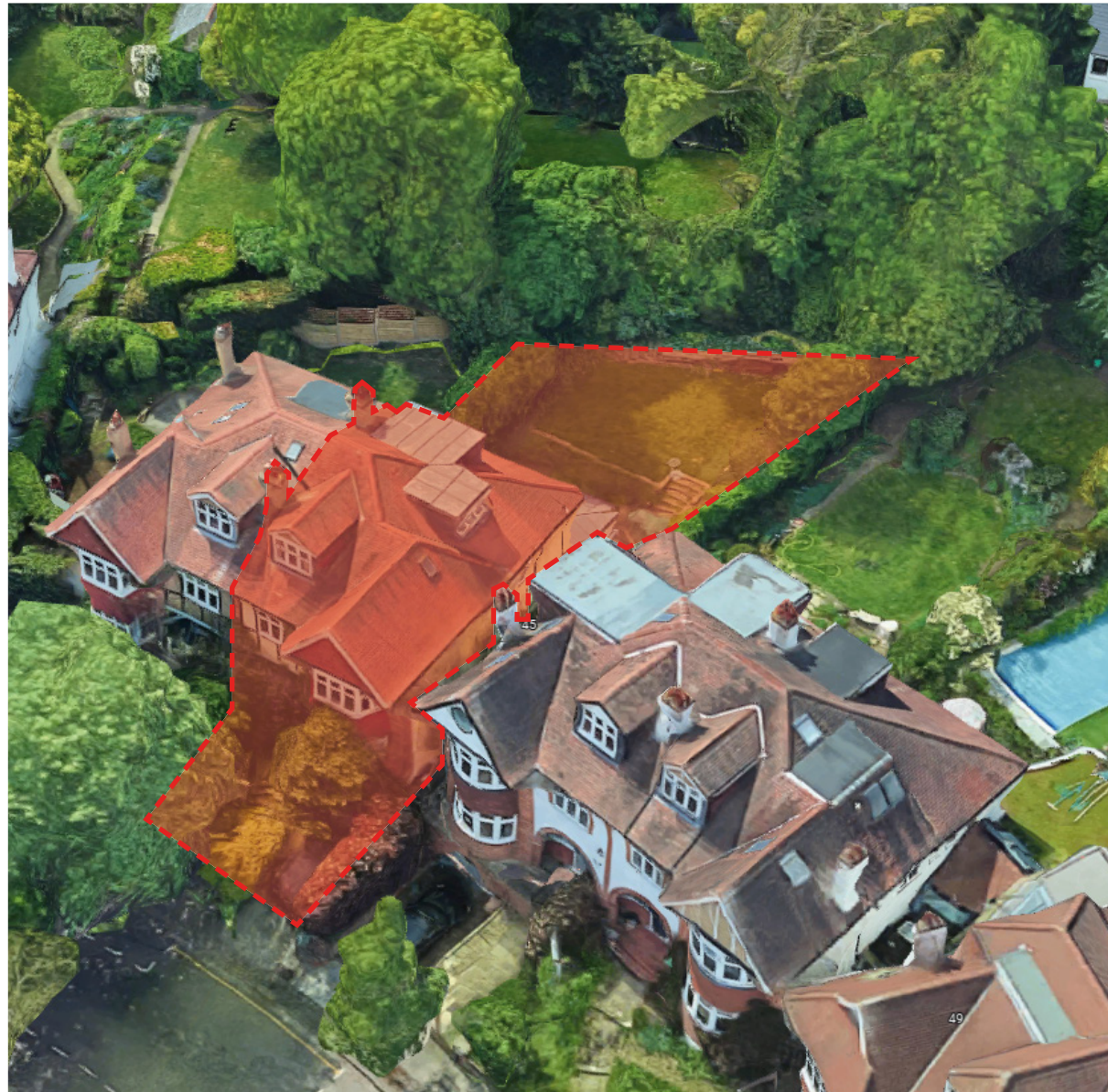


Rough render, brickwork and painted timber of No. 43



Front Elevation - No. 43

3.5 Aerial Photographs



Aerial photograph looking south west - Site in red



Aerial photograph looking south east - Site in red

4.0 Planning Context

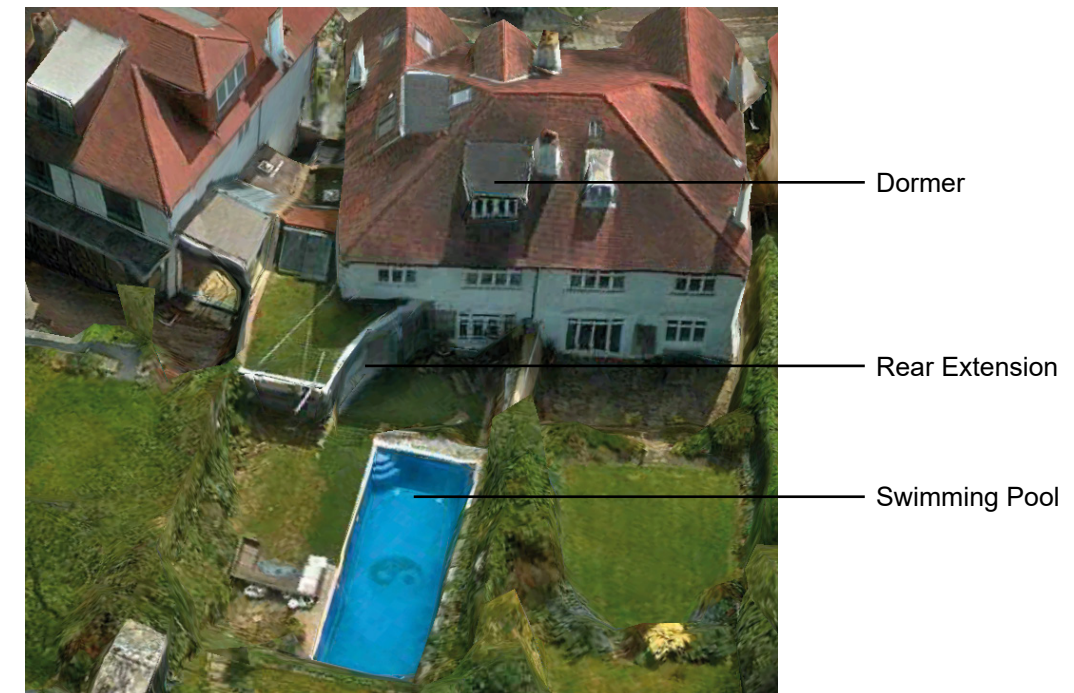
4.1 There are two planning applications related to this property both of which were granted. The first is the permission granted in 2005 for the conversion of the loft to accommodate a study and 1 bedroom with en-suite bathroom, involving the construction of front, rear and side dormers and the installation of 2 rooflights in the side roof slope (ref: HGY/2005/0815). The second is the permission granted in 2013 for a full-width single storey rear extension, granted in 2016 (ref: HGY/2013/0134). Both of these have been built.

4.2 A significant number of properties on the Crescent have seen major additions:

4.3 No. 39 has seen the construction of significant ground floor side and rear extensions, a dormer window and associated landscaping alterations including conversion of the garage into habitable space as well as the construction of a large swimming pool (see photograph opposite).

4.4 No. 55 has seen a double storey rear extension with an additional single storey extension added with associated landscaping alterations (see photograph opposite)

4.5 Almost all the neighbouring houses have seen significant changes and additions including ground rear and side extensions as well as dormers and skylights added with the pebble dash render sometimes maintained or changed.



No. 39 Aerial Photograph showing extensions



No. 55 Aerial Photograph showing extensions

5.0 Proposal

5.1 Rear Extension

The proposal seeks to replace the current extension with a new rear and small side extension. The existing extension is full width but steps back towards the boundary with No. 41. The proposal seeks to increase this to take up the full width of the rear facade. The diagram opposite demonstrates the modest increase in floor area of the proposal. The proposal seeks to reuse some of the existing foundations.

5.2 The proposed extension is broken down into two volumes. The left side is a tapering cylinder in form echoing the semi-circular curved bay windows found on houses along Cholmeley Crescent. The second volume on the right side is rectilinear, similar in form to the existing extension.

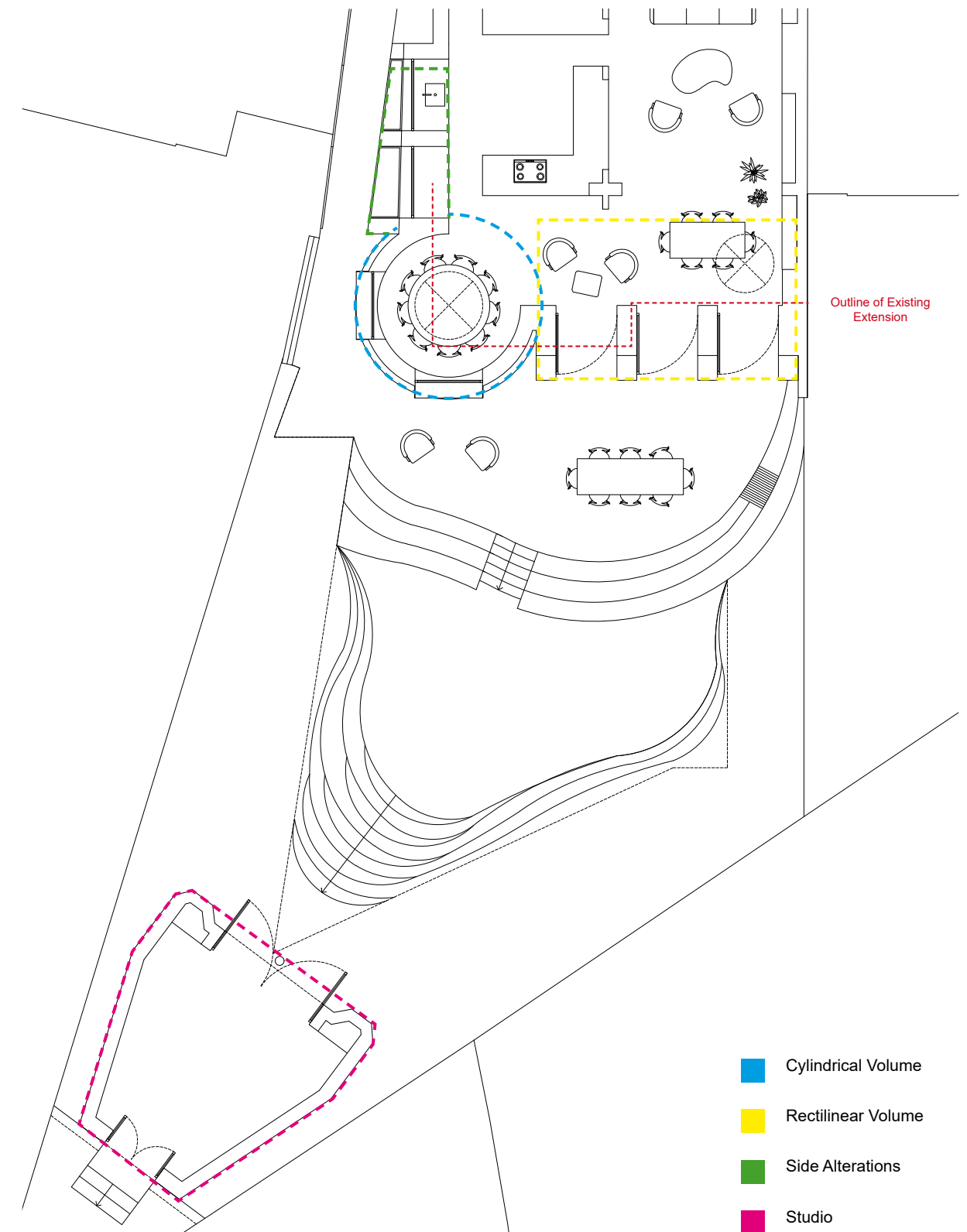
5.3 The cylindrical volume houses a new dining area with windows onto the patio and garden. The rectilinear volume on the right creates new openings at the ground floor with aluminium framed glass doors that provide access from the proposed living and dining area to the external patio. The side alterations to the left of the ground floor replace the existing windows with larger windows to allow light into the deep plan of the interior.

5.4 Studio

In addition to the rear extension, the proposal also replaces the existing garden shed that sits at the rear of the garden in the north west corner with a single storey studio with guidance from an arboriculturist to maintain the health of the existing trees and identify which trees are to be removed.

5.5 Landscape Changes

To access the studio at the end of the garden the proposal includes the creation of a new landscaped terrace that surrounds the garden. This involves no excavation in the root protection areas.



6.0 Materials

6.1 Rear Extension

The Arts and Crafts movement is renowned for its creative use and celebration of materials. Our material approach is a contemporary take on the architectural elements and materials typical of the Arts and Crafts movement and found in some of the houses along Cholmeley Crescent. Taking cues from the existing houses we use a combination of different facing materials and forms which seek to uphold the historical context while creating distinctive and harmonious additions.

6.2 Some of the characteristics of the existing houses include half timbered framing with a variety of infills, rough white render, terracotta tiles and brick utilising a variety of patterns. By incorporating materials such as brick, stone, timber, and render, the proposal pays homage to the distinctive character of Arts and Crafts houses.

6.3 Instead of using one homogenous material across the whole extension we have split the proposal into two separate volumes. Not only does the arts and crafts style combine different materials it also combines different forms.

6.4 The red brick is a direct reference to existing brick used and forms a prominent component of the proposed design. Our use of stone is looking forward to low carbon forms of construction by acting as a structural material as well as a facing material. Using stone like this replaces the need for steel which is carbon intensive.



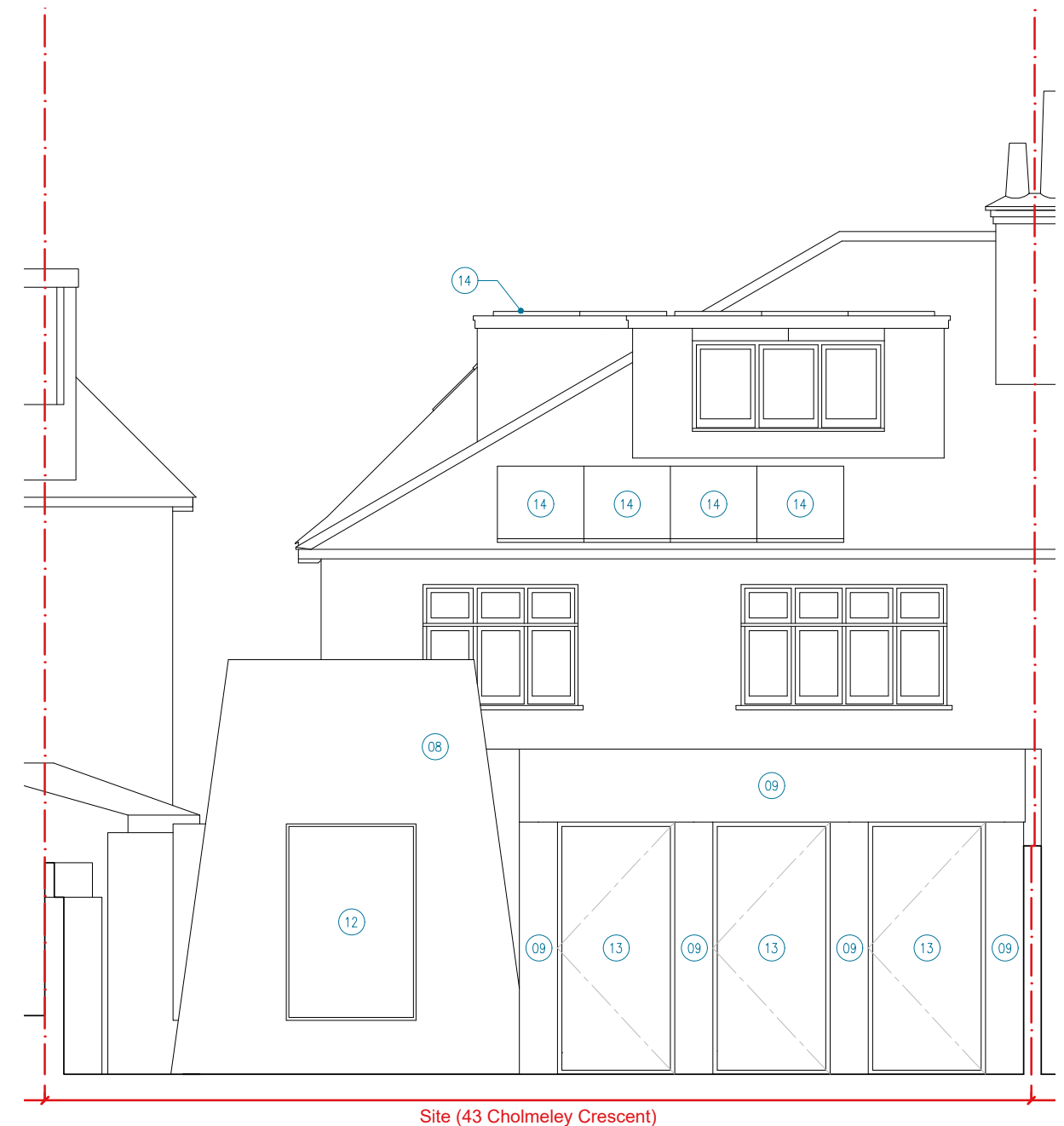
08 Red Brick



09 Rough Cut Structural Stone



10 Rough White Render



- 08 Red Brick
- 09 Rough Cut Structural Stone
- 10 Rough White Render
- 11 Aluminium Framed Window
- 12 Aluminium Framed Window with Steel Window Box
- 13 Aluminium Framed Door
- 14 Solar Panel

6.5 Studio

Echoing the design approach of the new extension, the proposed garden studio follows the same Arts and Crafts and decorative arts material strategy of using a combination of materials. The different materials are selected to be appropriate to the intended use of the studio.

6.6 Playing on the idea of the English folly, the studio expresses an aspect of national character by placing the studio at the end of the garden landscape. While the historical precedents are acknowledged, the primary focus of the design is to create a serene and peaceful space, separate from the main house, where one can engage in artistic pursuits, relaxation, or personal reflection.

6.7 The front facade is tiled with decorative pre-cast elements sitting above the main entrance. The studio's roof will be finished in a green copper standing seam, creating a distinctive and durable roofing material that ages gracefully over time and coupled with the green painted timber sides and rear elevations will merge into the vegetation and tree cover. This choice not only contributes to the aesthetic of the studio but also provides a sustainable and long-lasting solution.

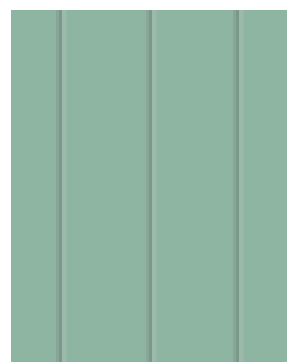
6.8 To ensure a well-lit and inviting interior, rooflights allow the studio to be top lit which prevents overlooking to the neighbours and maintains privacy.



15 Tiles
Colour/design TBC
(request for this to be conditioned)



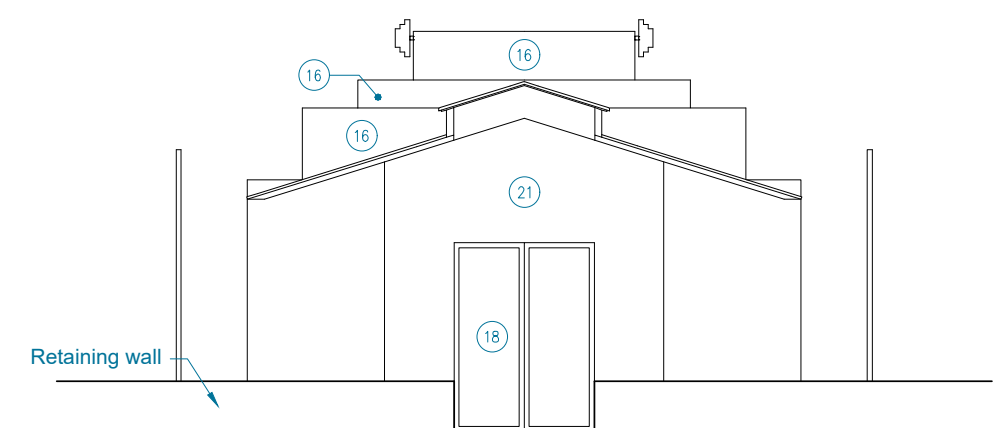
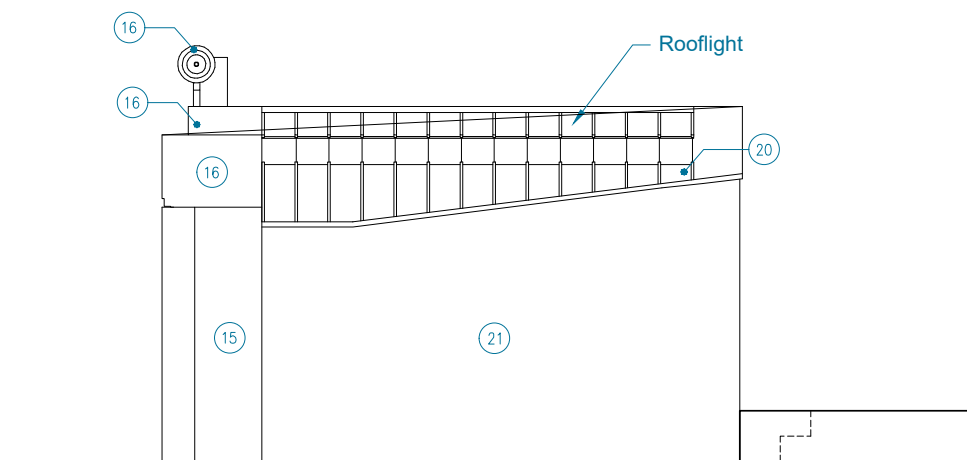
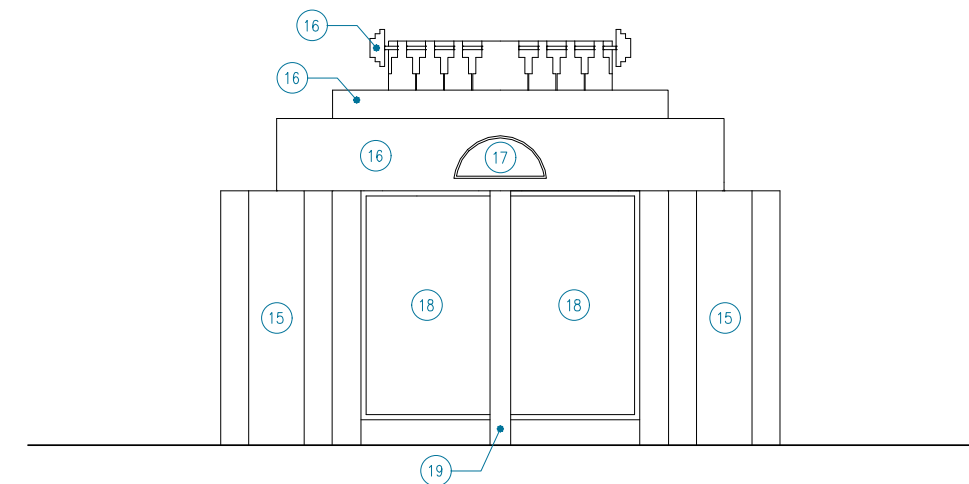
16 Pre-cast Concrete
Colour/design TBC
(request for this to be conditioned)



20 Green Copper
Standing Seam Roof



21 Green Painted
Timber



- | | |
|----------------------------|------------------------------------|
| 15 Tiles | 19 Painted Steel Column |
| 16 Pre-cast Concrete | 20 Green Copper Standing Seam Roof |
| 17 Aluminium Framed Window | 21 Green Painted Timber |
| 18 Aluminium Framed Door | |

7.0 Precedents - Rear Extension



Clerkenwell Close, Groupwork + Amin Taha



Per Kirkeby, Brick Sculptures



Oast House, Tunbridge Wells



David Leech Architects

7.0 Precedents - Studio



Rice Terraces



Queen Caroline Temple, Hyde Park



Decorative Pre-cast Panels, 31/44 Architects



Ishtar Gate



Yoga Studio, Invisible Studio

8.0 Access

8.1 There are no changes to the access of the property or parking provision requirements.