



Design and Access Statement

24 Cholmeley Crescent, Highgate, London N6 5HA

Ref: 797/12.02A Draft

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13.07.23

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1.0 Introduction

This Design and Access Statement has been prepared by Landmark Architecture Ltd to accompany a Full Planning and Demolition in a Conservation Area application for the purchaser of 24 Cholmeley Crescent (24 CC) and should be read in conjunction with other consultant reports, where indicated in this report.

The application is submitted for:

- a) Full demolition of the existing detached house linked to the adjacent garage.
- b) Erection of new detached house with similar footprint and same height, in matching appearance and Arts & Crafts style.

2.0 Planning History

HGY/1993 /1041 - Erection of ground and first floor side extension – approved in 1994.

3.0 Site and Surrounding Environment

The property was built during the Interwar period and is in the Highgate Conservation Area. It is situated on a distinctive crescent in the form of a horseshoe with houses on the outer edge considerably raised above the road, where the inner edge contains houses that are slightly lower than the road. The houses are predominantly detached 'Arts and Crafts' or 'Metroland' with tall pitched red tiled roofs; lower storey in red brick with rough cast render to the sides, red brick quoin corner details; tall chimneys are also present, either with tiled or brick details; timber mullions and surrounds to windows with herringbone brick pattern infill and hipped bay roofs with a deep overhang on gallows brackets.



South Aerial View



West Aerial View



East Aerial View



North Aerial View

4.0 Existing House

Most of the properties on Cholmeley Crescent have had extensive work carried out including loft conversions, rear, and basement extensions.

24 CC was altered in 1994 with a 2-storey side extension, painted completely white, covering the original brickwork, and detailing of the house with the intention of making the house more contemporary and modern.

The property is not in good condition, and on closer inspection, there are the following issues with the house, as shown in the Condition Survey Report 797_12.03A supporting this application:

- Signs of structural subsidence in the foundations.
- Several structural cracks in the rendered walls.
- Uneven internal floor levels across both levels.
- External doors not aligning with the existing floor.
- General poor maintenance of the external fabric which is detrimental to the character of the road and Conservation Area.
- Poor Energy performance from a dated heating system and no insulation.
- Flat roof over side extension considered to be out of character with the house.
- Brickwork has been painted over in white, considered to be out of character with similar Arts & Crafts houses in Cholmeley Crescent.



Front street elevation



Rear garden elevation



View of the northwest side of house



View of the south side of house

5.0 Outline Design Proposal

Taking into consideration the issues identified in section 4.0 and relevant planning policies in section 6.0, as well as the initial cost estimates, it is concluded that it would be more appropriate to demolish and re-build the house, rather than refurbish it. The benefits of this are:

- New structure/ foundation and external fabric to deal with subsidence issues.
- Significant improvement to the energy performance of a newly built property to exceed CO2 emission targets, compared to the energy performance of a refurbished property.
- Size and scale of the new property is very similar to the existing and will have no impact on the neighbouring properties with regards to outlook, daylight/ sunlight, size/ massing, and amenity.
- Enhance the character of the Conservation Area by providing a sensitively designed scheme to improve the existing house. It is proposed to provide a side hipped roof to the two-storey side section, revert to the original red brick façade to the front and side of the house and provide herringbone brick infill between window stone mullions/ surrounds to the front bay window, a detail found in other Arts & Crafts properties in Cholmeley Crescent.
- Given the poor condition and fabric of the existing house, its demolition and rebuilding make better use of resources and provides a more energy efficient house than refurbishment and retrofitting could offer.



Proposed front elevation.



Proposed rear elevation.



Proposed South side elevation



Proposed North side elevation.

6.0 Relevant Policies & Proposed Design

The statutory Development Management PDP adopted July 2017 and The London Plan form part of Haringey's Local Plan.

A review of these documents reveals the following to be the key policy concerns, and for each policy, it is explained how the proposed design addresses these policies:

6.1 DM01 – Delivering High Quality Design

'All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area'.

- The proposed house relates positively to the neighbouring houses as it largely retains the existing positioning.
- It will improve the character and quality of the area by reverting to the original architectural features/ materials found in Cholmeley Crescent. For example, red brick and rendered walls will be similar to details on neighbouring houses, with a more balanced roof design and small dormers that are not overbearing to the roofscape. Further details are found on the proposed drawings.
- The proposed house is no higher than the existing house in accordance with DM06, the overall footprint is almost identical, and the overall volume/ mass is very similar.
- The orientation of the property has been changed very slightly and it follows closely the existing building line so that it maintains the same spatial relationship with neighbouring houses.
- The open frontage to the house, including dwarf bricks walls with brick piers/ cast stone cappings, low level shrubs and planting creates an inclusive appearance on the street frontage.
- Landscaping and Amenity - Replacement of the existing fence is proposed using horizontal slatted timber fencing, together with low-level planting and hedges to the boundary, paved/ decked seating areas, lawn and four new trees provided in the proposal. The overall size of the garden is the same as the existing, however the utilisation of the space is more efficient due to the removal of the narrow, raised terrace on the rear of the house, with a new terrace being added at the side of the house.

6.2 DM04 – Provision & Design of Waste Management Facilities

The proposal will provide a designated area to the house for bins in a screened enclosure to avoid adverse nuisance/ visual impact on the street and neighbouring properties. The bins will be wheeled to the front gate by the occupier on collection day.

6.3 DM06 – Building Heights

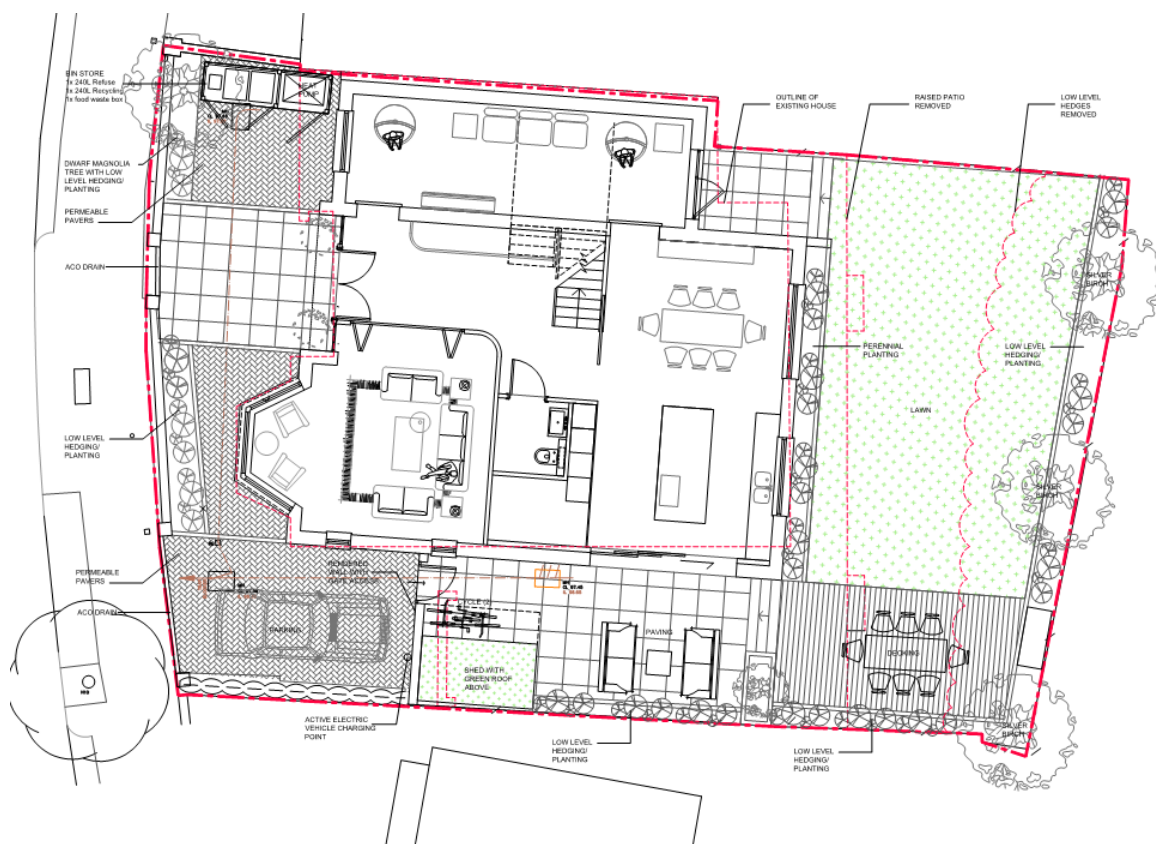
The maximum proposed height is the same as the existing house.

6.4 DM09 – Management of Historic Environment

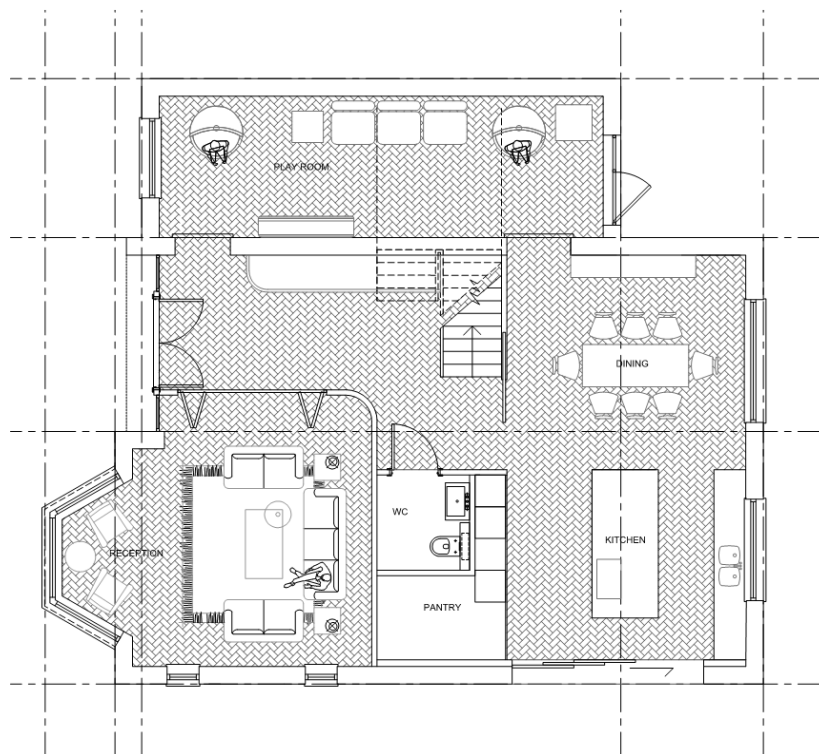
A Heritage Statement has been prepared by Brindle Green and has been submitted to support the planning application. The report concludes that the proposed scheme, which is a reproduction of the original, has been sensitively designed with some minor adjustments by reverting to some original features that had been lost and incorporation of typical features found in neighbouring Arts & Crafts houses, to improve the character of the surrounding Conservation Area.

6.5 DM12 – Housing Design and Quality

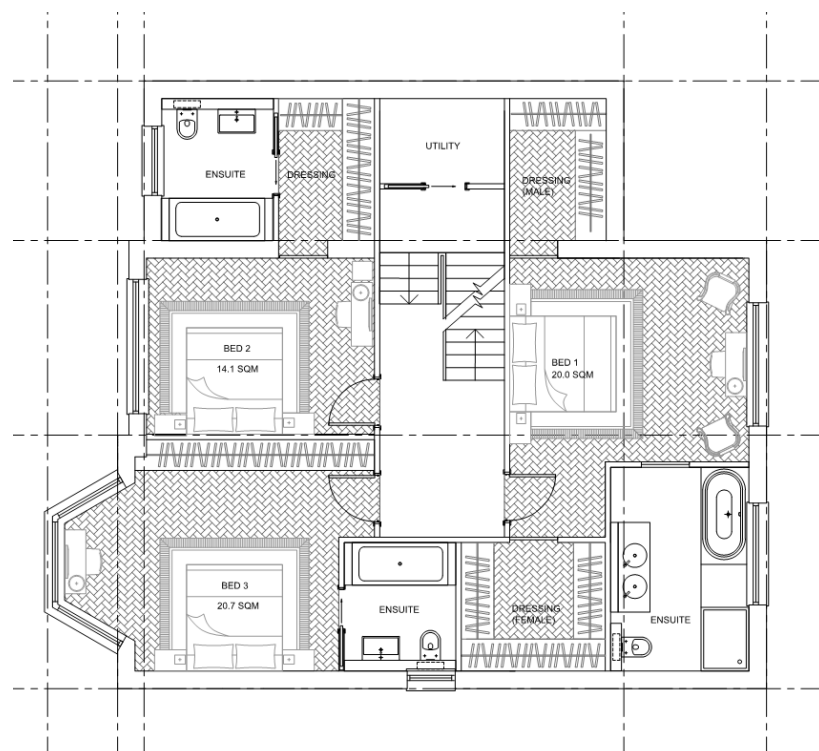
- The proposal exceeds the minimum internal and external space standards of The London Plan and the Mayor's Housing SPG.
- Access to the garden is provided at ground floor level, via two terrace areas.
- Improvement of the garden and landscaping.



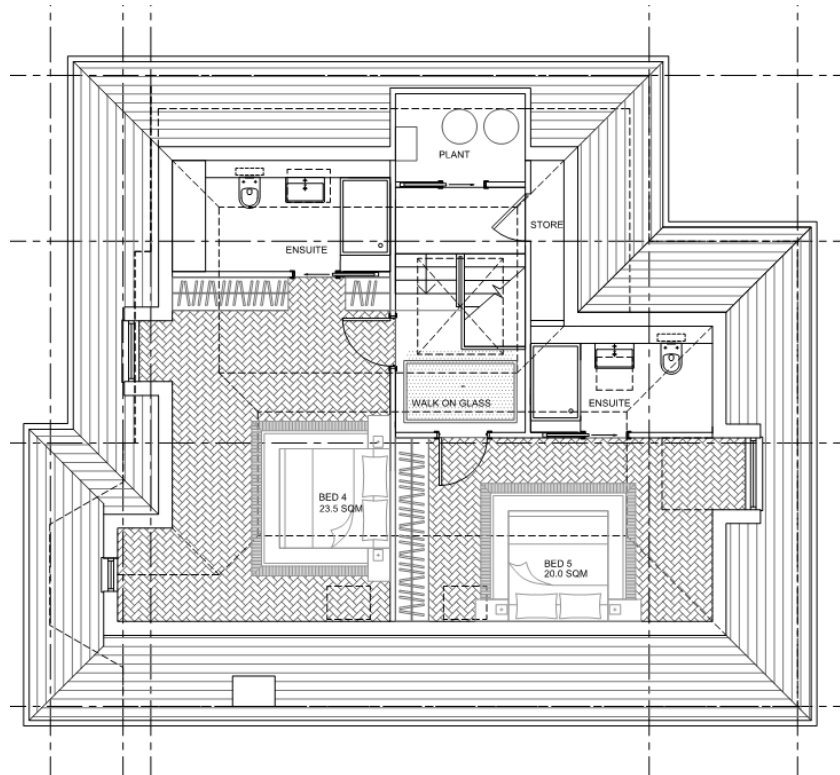
Proposed site plan



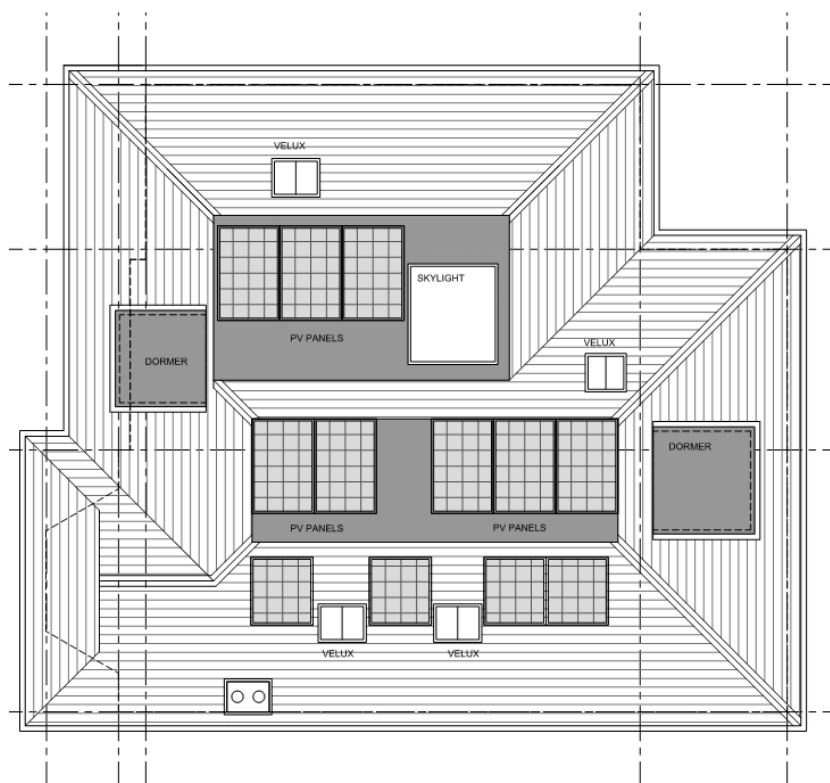
Proposed ground floor plan



Proposed first floor plan.



Proposed second (loft) floor plan



Proposed roof plan

6.6 DM14 – Self Build and Custom-Built Housing

The property will be custom-built for the applicant to inhabit and establish as their sole family home.

6.7 DM19 – Nature Conservation

A Preliminary Ecological Appraisal and Preliminary Roost Assessment and has been carried out by Arbtech and this is submitted to support the planning application.

The report advises the following:

- No protected or non-native invasive plant species (as listed under Schedules 8 or 9 of the Wildlife and Countryside Act 1981) were identified on the site.
- The property is assessed to have low habitat value for roosting bats. However, due to some existing dislodged roof tiles, a bat emergence and re-entry survey (BERS) is required and this will be carried out during the active bat season (optimal May to August, suboptimal September). The BERS report will be submitted shortly after the planning application and well in advance of the determination date.
- A low impact lighting strategy will be adopted for the site during and post-development.
- A precautionary working method will be implemented during construction.
- Hedgerow removal should be undertaken outside the period 1st March to 31st August.
- The installation of one bird box at the site will provide additional nesting habitat for birds.

An Arboricultural Survey, Impact Assessment, Method Statement and Tree Protection Plan have been carried out by Arbtech and these are submitted to support the planning application.

The reports identify that there are hedges to the front and rear within the site but there are no trees within the site. Protection measures are provided for the hedges and trees outside the site and, as tree planting will form part of the landscaping proposal, measures to protect their roots are also set out.

6.8 DM21 - Sustainable Design Layout and Construction

'All new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques'.

An energy report was carried out by The PES and is submitted to support the application.

The report advises that the proposal has been designed to achieve the highest environmental performance standard, as set out in the London Plan and Haringey's Local Plan. Guidance now seeks a minimum on-site improvement over Part L 2021 at 35%, with a benchmark improvement over Part L 2021 at 50%. A 'Lean, Clean, Green, Be Seen' has been adopted and the development achieves an improvement in build fabric at over 7.97% at the "Be Lean" stage and an overall improvement (DER/TER) in regulated emissions at over 85.59% above Part L 2021 standard, through the adoption of very high standards of insulation, heat pump driven heating and hot water systems and a roof mounted PV array.

Other sustainable features intended in the proposal are:

- Use of traditional masonry construction to provide sufficient thermal mass to reduce overheating in the summer and avoid reliance on mechanical cooling in the summer.
- Use of building materials with high environmental performance ratings wherever possible.
- Use of local and sustainably sourced materials by local suppliers.
- Reuse of materials and recycling of any unusable materials.

6.9 DM25 - Sustainable Drainage System

Due to site constraints, the site is unable to provide SuDS to manage surface water discharge. It is noted that the overall size of the property is almost identical to the existing house and therefore the load on the main sewer will not increase.

Where possible, the following improvements are proposed to reduce the discharge into the main sewer:

- Permeable block pavers to the external garden, where there is currently concrete paving slabs.
- No reduction to the size of the garden.
- Water butt to collect rainwater for re-use.

7.0 Proposed Access

The proposal retains the existing access routes into and out of the house, onto a paved terrace and this route will be step-free. The main front entrance door is situated to the centre of the house as per the existing arrangement. The side main access remains onto a paved terrace at the same level as the floor level of the house. A second decked terrace is connected to the paved terrace and steps down to follow the natural fall in the garden.

The internal layout of the house has been designed to comply with Part M2 (2) and meets the standards set out in The London Plan.

8.0 Conclusion

It is the firm intention of the Applicant to build a house that is aesthetically beautiful, as well as sustainable with energy performance that far exceeds the current 35% target which would be hard to achieve via refurbishment without major compromise to the internal space. This house will be a family home for their growing family and with the proposed design will be future-proof for many generations.

The proposed scheme respects the existing house and its neighbours in Cholmeley Crescent. The overall size and height are the same and the orientation has been slightly adjusted to rationalise the overall shape internally and externally. The hipped roof has been extended across the entire house which is an improvement on the 'out of character' existing flat roof to the side, exposed face brickwork is reinstated as an original feature and herringbone pattern brick infill proposed in the bay window is a detail borrowed from other Arts & Crafts houses in Cholmeley Crescent.

It is intended that these small adjustments will improve the overall setting of the house on the street. The proposal has been carefully designed to retain the style, materials, and appearance of the original house before it was altered resulting in the loss of many of its redeeming features. The proposal also integrates design features found on Cholmeley Crescent, and overall, enhances the streetscape and Conservation Area.