



DESIGN ACCESS AND HERITAGE STATEMENT

AUGUST/2023

REFURBISHMENT AND EXTENSION OF
SINGLE FAMILY DWELLING

INTRODUCTION

This statement accompanies the application for planning permission in relation to the proposed works to a single owner-occupied house, at 45 Cholmeley Crescent.

Namely, single storey full width extension, consolidation and extension of basement, addition of lightwells to side and rear and associated external works.

The report and proposals have been produced by Scenario Architecture, on behalf of the current owners of the property Dmitry and Marina Podpolny.



Property in context

EXISTING SITE

The site sits approximately 1km to the East of Hampstead Heath. It is on Cholmeley Crescent, a self contained horseshoe shaped road sitting between North Road to the West and Archway Road to the East.

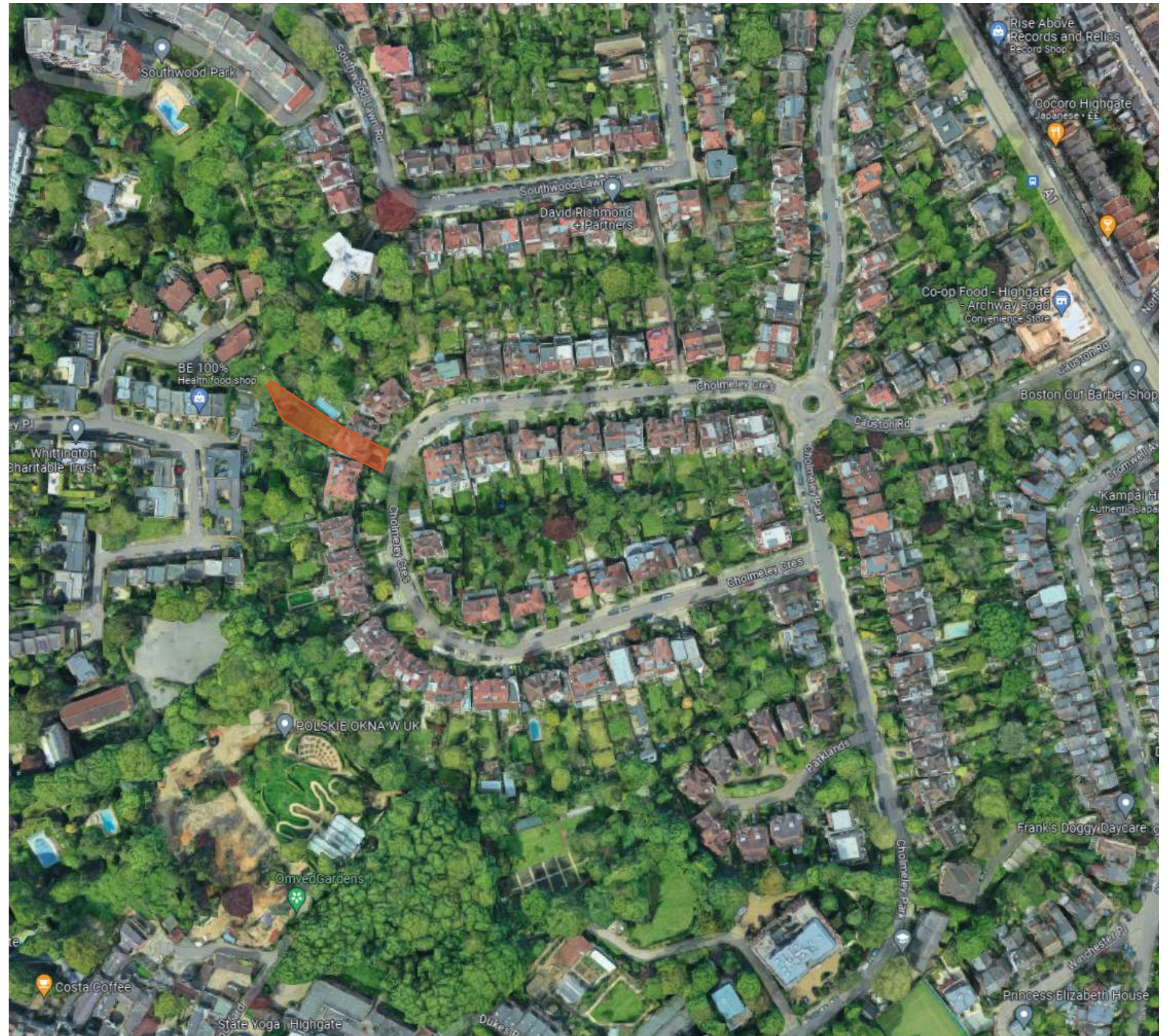
The crescent sits within the Haringey portion of the Highgate Conservation area. The Highgate Conservation Area is located within the southwest corner of the Borough and adjoins the Camden Highgate Conservation Area within the administrative Borough of Camden.

The proposed development site is situated within the area defined within the Highgate Conservation Area Character Appraisal and Management Plan 2013 as 'Archway', or Sub Area 3.

This Sub-Area is characterised by development from the turn of the century with substantial Victorian houses and flats. The houses within the area are all of a similar scale utilising a similar set of materials and are noted in the Highgate Conservation Area Character Appraisal and Management Plan 2013 as being predominantly 2-3 storeys.

The majority of properties on this road are semi-detached and detached properties with a variety of hipped and gabled roofs. Dormer extensions within these roofs are commonplace along the street, as are side and rear extensions. They are built in an Arts and Crafts influenced style typical of interwar development.

The architectural style of the street and immediate surrounding area is traditional. The materials used are predominantly red brick or white render or a combination of the two. However, tile hanging and timber are also prevalent.



Satellite view of site

CONSERVATION AREA HISTORY

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 interwar 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. Maps courtesy of National Library of Scotland 1935 Map demonstrating extensive growth and the creation of Cholmeley Crescent

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.



Historic photo of Dulwich Village

APPLICATION PROPERTY

The application site is located on the northern side of Cholmeley Crescent, a horseshoe shaped residential crescent located to the north east of Highgate High Street, consisting of 1930's semi-detached properties. This property, along with many other properties in the Crescent, sits significantly above street level and has an elevated rear garden which slopes upwards.

No. 45 is a three-storey semi-detached 1930's property and is part of a pair. The site is within Highgate Conservation Area and is located on the West side of Cholmeley Crescent.

The house is raised up from the road and has a steep sloping front drive leading to an entrance at basement level. The front elevation is constructed from red brick with a white rendered band at first floor window level. The rear and side elevation are white rendered. All existing windows are in white painted timber with multiple divisions and leaded glass.

To the rear the property benefits from an extensive garden that slopes steeply upwards from the back of the house.



Front Aerial View



EXISTING BUILDING - FRONT



EXISTING BUILDING - FRONT



EXISTING BUILDING - FRONT



EXISTING BUILDING - REAR



Existing Rear View

EXISTING BUILDING - REAR



PLANNING HISTORY

HGY/2016/3226

Introduction of new rooflights over the new loft conversion & stairwell, formation of two new dormers to the front and rear elevations (one with a Juliet balcony) with the style to match the existing adjacent neighbours, introduction of new garage door to the relocated utility room and an enlarged rear opening to accommodate the new proposed open plan layout and internal refurbishment.

Decision Made 26/9/2016
Approve with Conditions 21/11/2016

HGY/1990/1329

Erection of roof extension to provide additional bedroom in roof space.

Application Status
Closed

Date Valid 05/11/1990
Decision Withdrawn
Decision Notice Sent Date 24/9/1991

In addition there have been alterations at both roof and ground level which did not receive planning permission. These include installation of large sliding doors at ground level as well as the formation of a small balcony leading from the rear dormer. These alterations were made in 2016.



Existing Front Elevation



Existing Rear Elevation

POLICY

RELEVANT PLANNING POLICY

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

London Plan 2011

Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

Local Plan 2013 --- 2036 (17 Strategic Policies (SP))

SP0 The presumption in favour of sustainable development
SP11 Design
SP12 Conservation

Haringey Unitary Development Plan (Adopted 2006)

39 remnant saved UDP policies;
UD3 General Principles
CSV5: Alterations and Extensions in Conservation Areas

Haringey Supplementary Planning Guidance and Documents Housing SPD

SPG1a Design Guidance
SPG2 Conservation and Archaeology

DPD Policy DM12 ‘Housing Design and Quality’

Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM1 ‘Delivering High Quality Design’

Development proposals to relate positively to their locality

Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets.

Local Plan Policy SP12 and **DPD Policy DM9** set out the Council’s approach to the management, conservation and enhancement of the Borough’s historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions,

Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The Highgate Neighbourhood Plan 2017 Roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear, where they are part of the established local character. A new extension or dormer should not have an adverse impact on the amenity of the area or the significance of heritage assets.

PROPOSALS

The main proposals can be split into three groups

1. Changes to the front of the property which include:

- replacement of existing steps
- resurfacing of driveway
- addition of purpose built storage for bicycles and bins
- alterations to fenestration of existing entrances

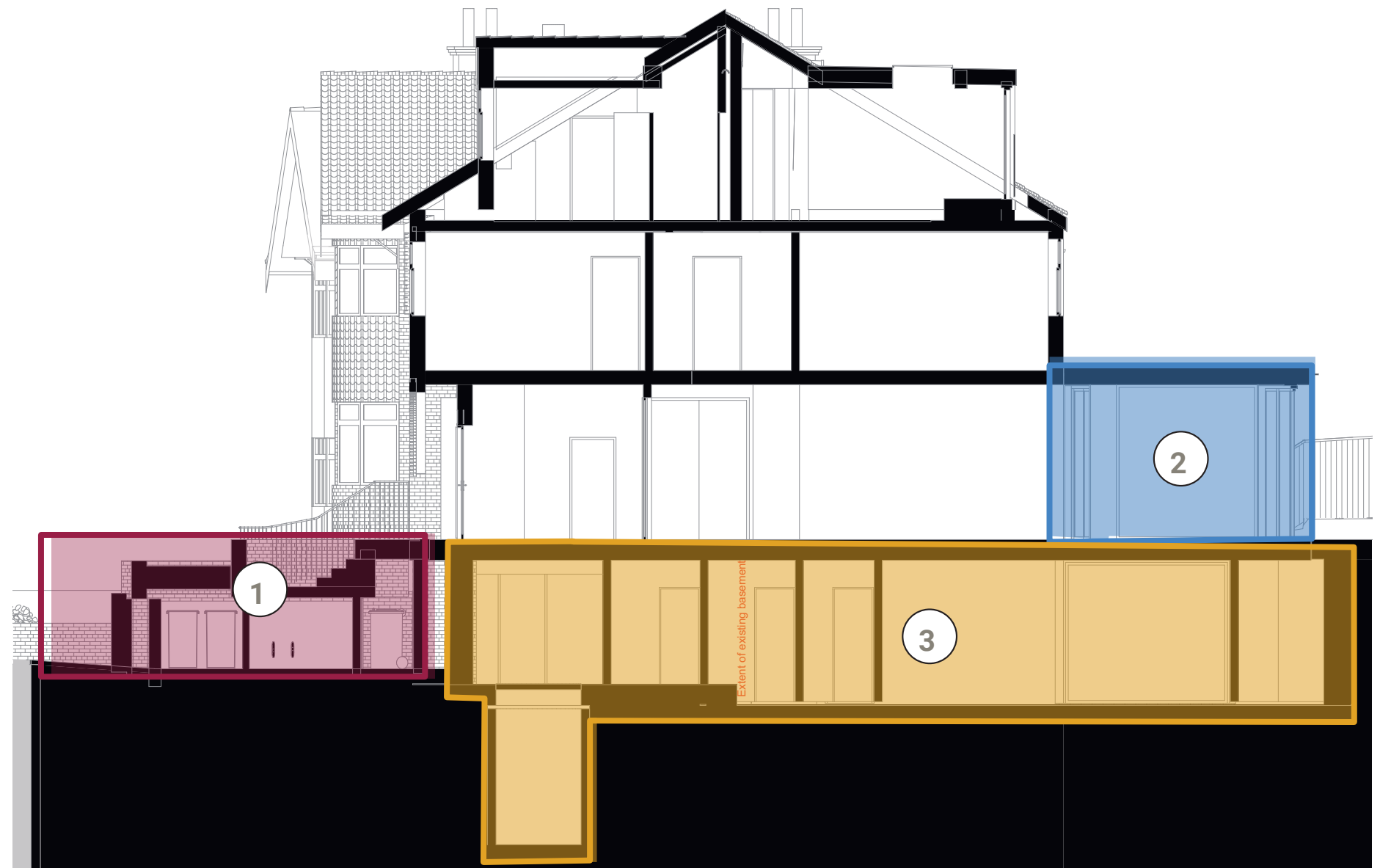
2. Rear extension

- Full width rear extension
- Extension to rear by 5m

3. Extension of basement

- Consolidates and extends the existing basement space
- Extends beneath the footprint of extended house
- Addition of lightwells to rear and side

Other changes include minor alterations and replacement of existing timber framed windows on a like for like basis, changes to side facing fenestration to serve the new staircase and removal of cover to side access.



PROPOSALS

1. Changes to Front

The existing front garden is largely occupied by a sloping driveway and a large set of entrance steps. There is no clearly defined area for bin storage.

As a consequence of the proposed changes, a more defined parking space is created that still uses the existing dropped kerb.

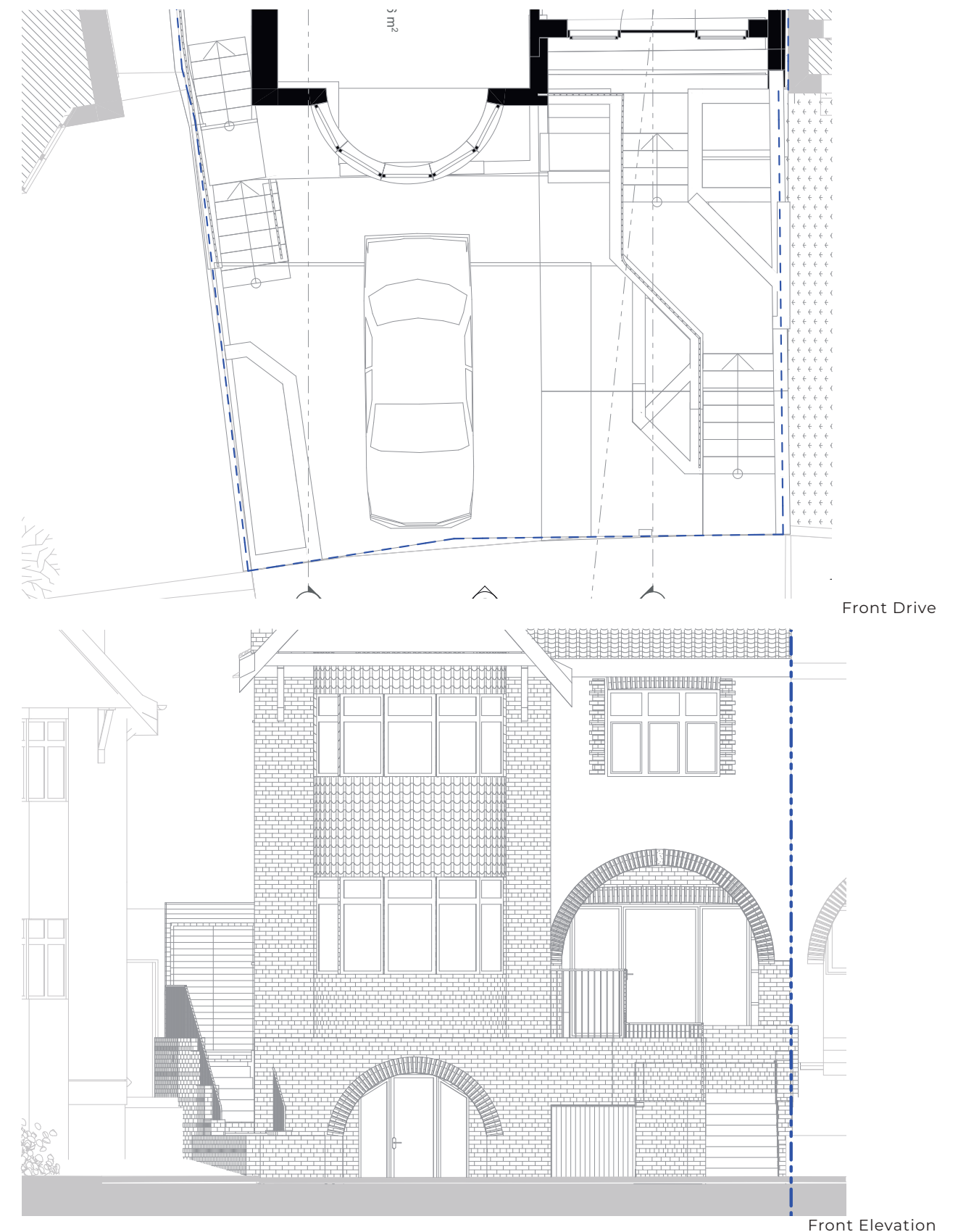
Replacement of existing steps

It is proposed to reconfigure and reduce the size of the steps leading to the entrance in order to create purpose built bin and bike storage beneath. This is accessed via timber doors and allows storage of 4 bins and 4 bikes. Additional planting is also incorporated.

The existing steps leading to the side access are also reconfigured and replaced.

New door with arch topped opening

There are arch topped openings at both ground and basement level and the existing doors and windows to these openings are to be replaced with more minimal contemporary glazing.



PROPOSALS - EXTERNAL

2. Changes to Rear

Rear Extension

A rear extension is proposed across the majority of the width of the rear. This starts at the boundary with number 47 and angles in towards the rear wall of the house terminating just inboard of the flank wall. The depth of the extension for the portion nearest the corner of the building is less than 1m. The extension is 2.8m in height from the existing external ground level adjacent to number 47 and 3.25m tall from the proposed ground level at the opposite side of the rear facade. The greatest extent of the proposal sits 8.7m from nearest corner of number 43 when measured in plan.

Landscaping

The hard landscaping adjacent to the extension is proposed to provide outdoor dining space and soften the transition to the garden that rises up from the rear of the house.

Reconfiguration of Balcony to Dormer

The existing loft benefits from a balcony that was never officially granted planning permission. It is proposed to convert this to a Juliet balcony. This reduces the overlooking to the neighbours as well as slightly increasing the internal space.



PROPOSALS

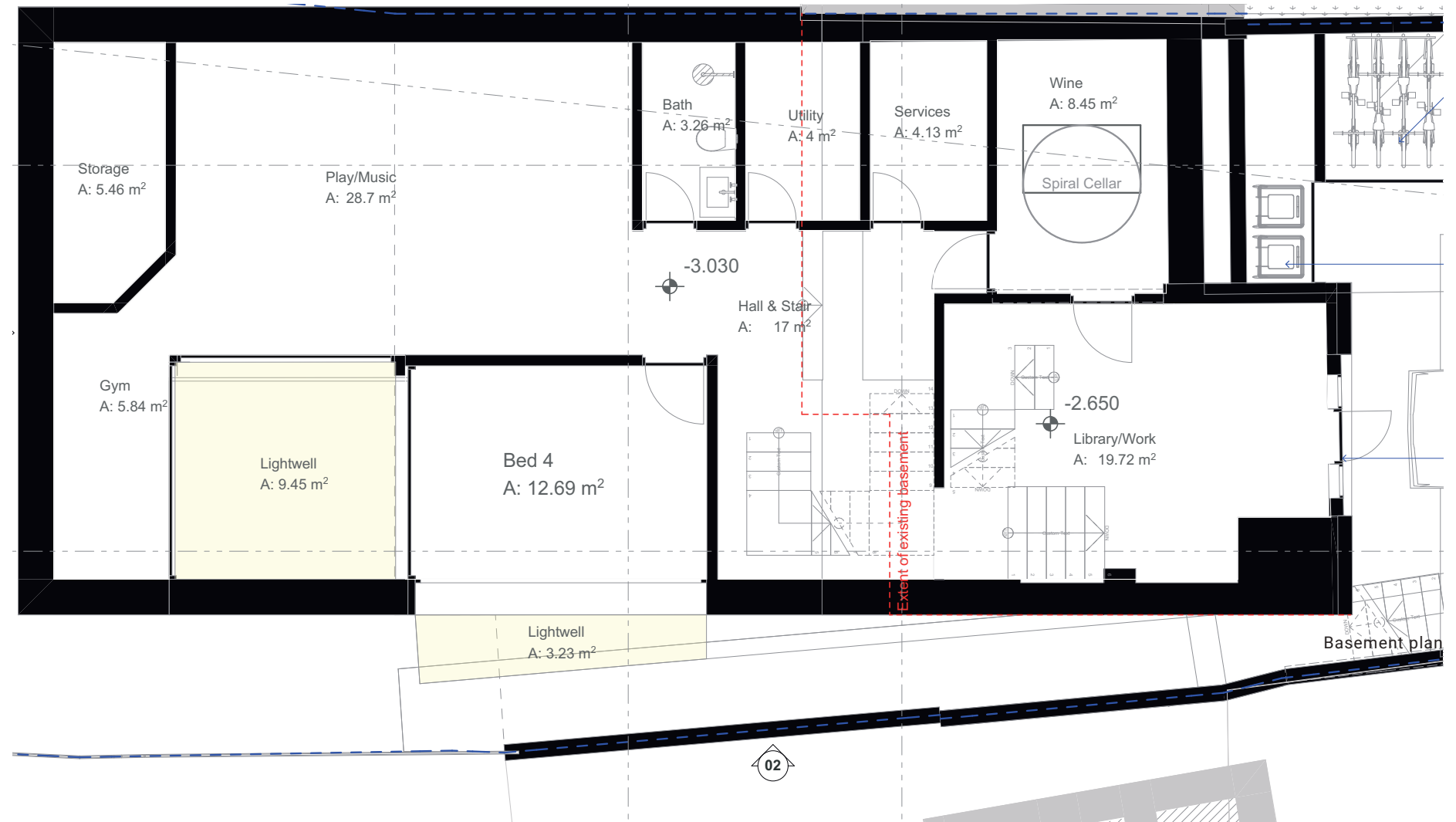
3. Extension of basement

This intervention consolidates and extends the existing basement. It currently extends only beneath the front part of the footprint of main house.

The existing basement has floor levels 2.65m below the finished floor level at ground floor giving a ceiling height of 2.45m. The basement extension is 3.1m below the floor above giving a ceiling height of 2.65m.

The basement receives adequate daylight provided by the door at the end of the sloping driveway to the front and a pair of lightwells to the rear and side. The larger of these is a courtyard approx. 3m x 3m. The second is a slot allowing light in from the side of the property.

The basement incorporates additional living space, a library, a wine cellar, additional bedroom and bathroom as well as various service and storage areas.



Section through lightwell

30 degree line from basement window

PROPOSALS & POLICY

Rear extension

The extension does not significantly reduce the available external amenity space which is approximately 400 sq m.

It also does not adversely impact on the privacy or amenity of the neighbouring properties at 43 and 47 Cholmeley Crescent.

It presents no additional overlooking opportunities. It does not intersect a 45 degree line struck in elevation. It does intersect a 45 degree line in plan. This means The 45° test is used to check extensions that are perpendicular to a window - as in the example below.

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If the centre of the neighbour's window lies on the extension side of both of the 45° lines (on plan and elevation), then the more detailed BRE tests are required. Otherwise, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received either over the roof, or beyond the end of the extension.

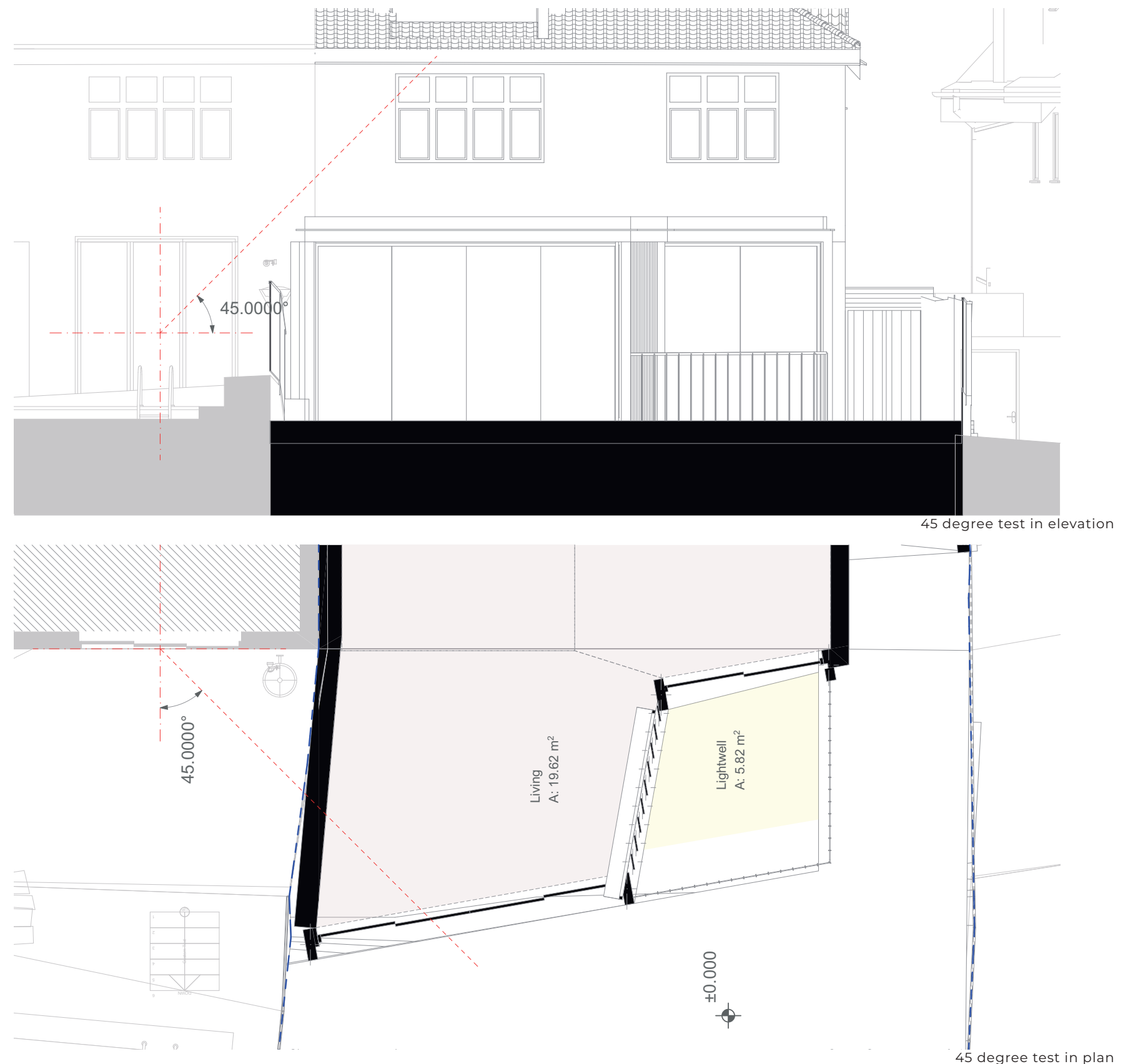
It is also only 3m above the existing ground level at this side of the building.

The extension has been designed to harmonise with the scale and architectural style of the original building. Although a contemporary approach has been taken, ???

It is subordinate to the host building as it sits comfortably within the height of the ground floor without encroaching on the windows at first floor level. It also extends only across on part of the building width. The proposed scale means that it does not dominate either the host building or the neighbouring property.

The extension is single storey, does not reach more than 3m above the existing ground level but increases the internal height through being set down from the general internal floor level.

Although the extension is slightly greater in depth than 3m at 3.8m the host property is extremely large and detached with a generous garden that extends more than 40m to the rear of the property. .



PRECEDENTS

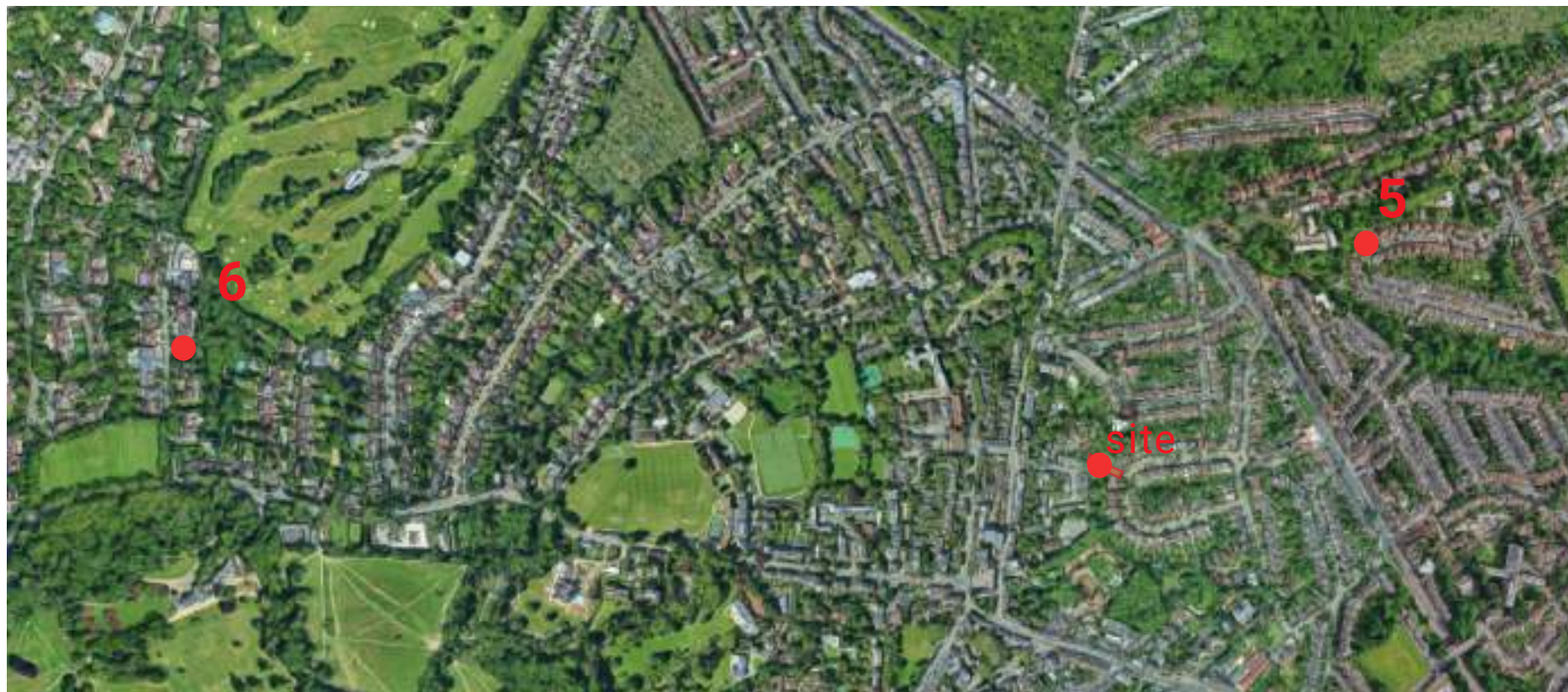


1. HGY/2023/0108 / 57 Cholmeley Crescent Hornsey London N6 5EX
Demolition of existing rear extension and first floor rear hipped roof projection. Erection of part single, part two storey rear extension, replacement of windows and landscaping works.
Approve with Conditions / 07/3/2023

2. HGY/2023/0096 / 20 Cholmeley Crescent Hornsey London N6 5HA
Replacement of rear extension with one of similar size.
Approve with Conditions / 14/3/2023

3. HGY/2021/2164 / 7 Cholmeley Park London N6 5ET
Erection of single storey rear extension (following demolition of conservatory) with associated raised terrace and boundary treatment; erection of front bin store and bike stand in association with re-landscaping; erection of rear store; and replacement and repositioning of side window Decision Made
Approve with Conditions / 20/9/2021

4. HGY/2022/3533 / 38 Cholmeley Park London N6 5ER
Demolition of existing rear extension and erection of a new ground floor rear extension, and alterations to side fenestrations with associated works.
Approve with Conditions / 07/2/2023



5. HGY/2022/4074 / 43 Stanhope Gardens Hornsey London N6 5TT
Erection of a single storey side extension and a rear dormer window, enlargement of existing basement cellar, installation of solar panels and rooflights in side roof slope, re-rendering parts of property with external wall insulation, and replacement of single glazed timber doors and windows with triple glaze.
Approve with Conditions / 06/4/2023

6. HGY/2022/4316 / 2 Courtenay Avenue Hornsey London N6 4LP
Extension and refurbishment work to existing dwelling, including: installation of new roof to main house, erection of second floor side extension, erection of part ground floor and part first floor rear extension, construction of basement extension, replacement/new windows and other external alterations.
Approve with Conditions / 20/2/2023

ADDITIONAL CONSIDERATIONS

ACCESS

Access to the house remains unchanged.

USE

The property is to remain as a single family dwelling (C3 residential). The alterations are necessary to enable the continued use of the property by a family.

MATERIAL STRATEGY

The materials proposed are either to match existing, Render, brick or tile, or they are High quality and durable. Examples of the latter approach are minimal aluminium framed glazing and natural stone paving and cladding to the rear. .

CONSERVATION ASPECTS

The house is not statutorily or locally listed, however, it is located within the Highgate Conservation Area. The rear extension and is not visible from the street and preserve the side gap to the property. Hence the proposed development does not adversely impact the views from the adjoining conservation area.

The proposal is sympathetic to the original design of the host building and in keeping with the existing property and the Cholmeley Crescent street scene. Changes to the front of the property have been carefully considered in the context of the conservation area and additions such as the lightwell have been designed to follow all guidance.

ENVIRONMENTAL IMPACT

Regarding the conservation of energy and materials, there are the following design considerations:

- The proposal seeks to maximise direct daylight to the existing ground floor, which is likely to be occupied in daylight hours. The proposed basement also receives adequate daylight through the use of modest lightwells to both side and rear. This leads to improved solar gain, reducing the heating requirement, and gives higher natural light levels.
- Insulation levels will meet the requirements set by Building Regulations, and the proposed windows to the extension will be double-glazed units.
- The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.
- No trees will be affected by the proposal.