

Heritage Statement
Homeowner Full Planning Application - Residential Dwelling
at
57 Cholmeley Crescent, Hornsey, London, N6 5EX

This document has been prepared by

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1. INTRODUCTION

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1. Introduction

This Heritage Statement accompanies the planning application for the proposed works for 57 Cholmeley Crescent, Hornsey, London, N6 5EX. The statement is in accordance with the advisory document Design And Access Statements: How to Write, Read and Use Them. It provides details for the reader to acknowledge that the design, access, area and environment have all been considered leading up to the application process.

57 Cholmeley Crescent, is located in the Conservation Area (Highgate) The property is located in Haringey and is not listed. There is a mix of housing types from traditional Victorian to Edwardian within the Crescent.

Please refer to site plans B.EX.0.1, B.EX.0.2, and D.PR.0.1.

2. HISTORY OF THE SITE - SITE ANALYSIS

Current Property Review:

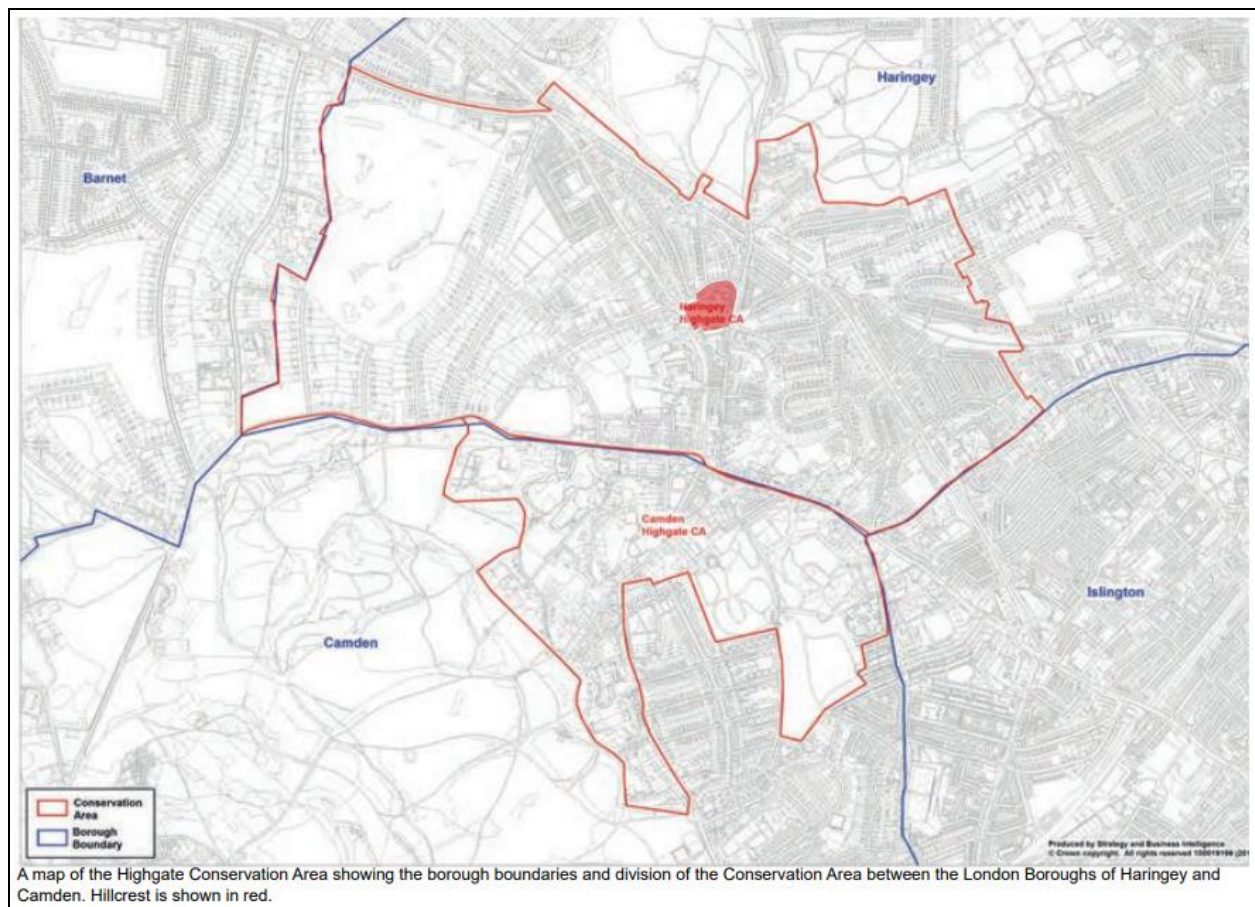
The house is an Edwardian semi-detached property, set over two floors with a double hipped roof.

The property has been extended in the past in the form of a partial single and partial two storey rear extension, with conservatory structure and garden landscaping. With the exception of some of the windows the front of the property is generally in its original form.

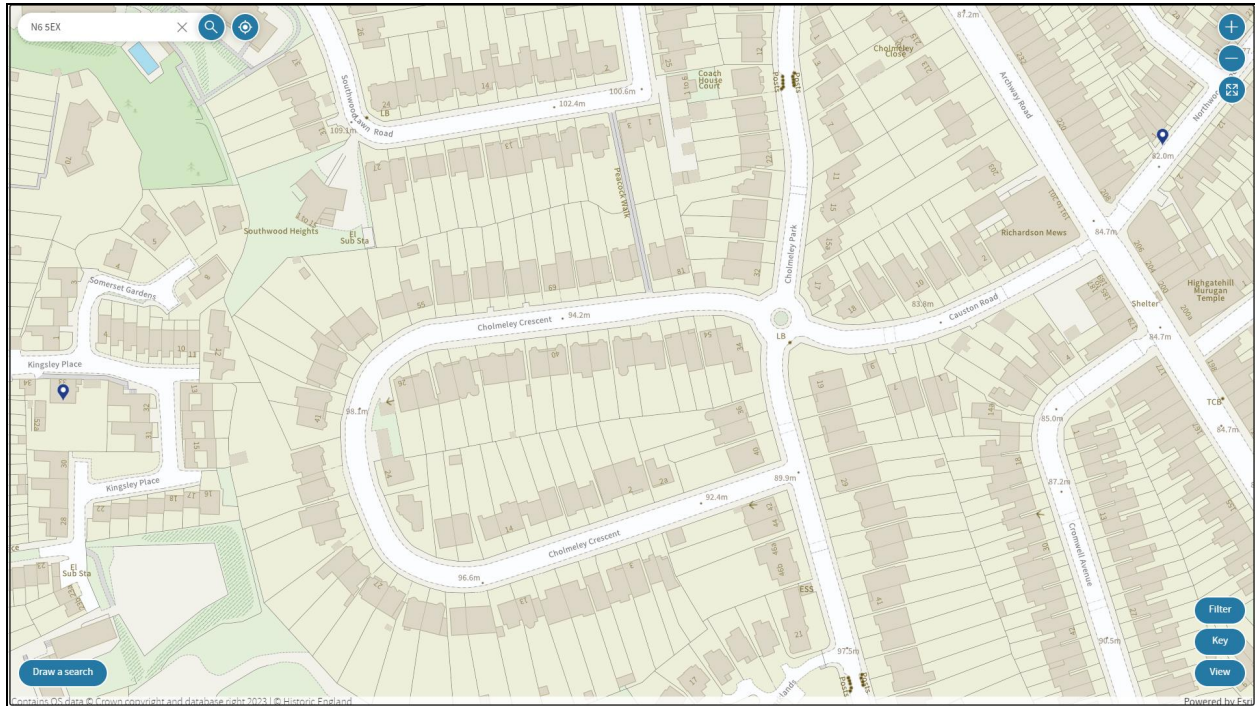
No public footpath or other public means of access is affected by the scheme.

3. HERITAGE – ASSESSMENT OF SIGNIFICANCE

The maps below identify the nearby heritage assets near to the property.



1.0 Map showing Conservation Area (please note the house is just within)



1.1 Map showing Heritage Assets

3.1 CONSIDERING THE SIGNIFICANCE OF THE NEARBY LISTED BUILDINGS AND STRUCTURES

There are a few listed buildings within the area:

- Southwood Lodge - Grade: II
- Lamp posts outside 1 Northwood Road, Highgate - Grade: II

Both these heritage assets would not be affected by the proposed works.

4. PROPOSAL

Design

A key consideration of the design is to incorporate good quality domestic architecture with adaptable space for all generations.

The proposed extension is designed to match the style, scale and overall appearance of the current house, current additions and previously approved planning application ref HGY2023/0108.

The proposed extension is partial two storey (mirroring the neighbours), partial single storey extension with flat roof (with small sloped element), and single storey outrigger with single mono pitched roof. The conservatory will be removed.

Design Solution

The aim of the proposal is to be sensitive to the current house in terms of proportion and appearance, while adding a few design features including corner windows and large doors that open out towards the beautiful garden. The proposed scheme also allows the house to have open-plan living perfect for a family.

As mentioned the form of the new extension is to match proportions of the current property. The single storey part of the extension is to match the depth of the current built form. While the first floor element, is a mirror of the neighbours extension with matching depth and roof form.



1.2 Above views of the current property

5. CONCLUSION

To conclude, we believe the proposed scheme will cause no harm to the surrounding area and its neighbours. The proposed design will complement and reflect the properties within the area. The proposed scheme is in keeping with the size and proportion of other dwellings within the area. The proposed scheme has been positioned without being visually obtrusive. The historical, cultural and aesthetic significance of all surrounding listed building(s) would remain unaffected.