

Planning Application

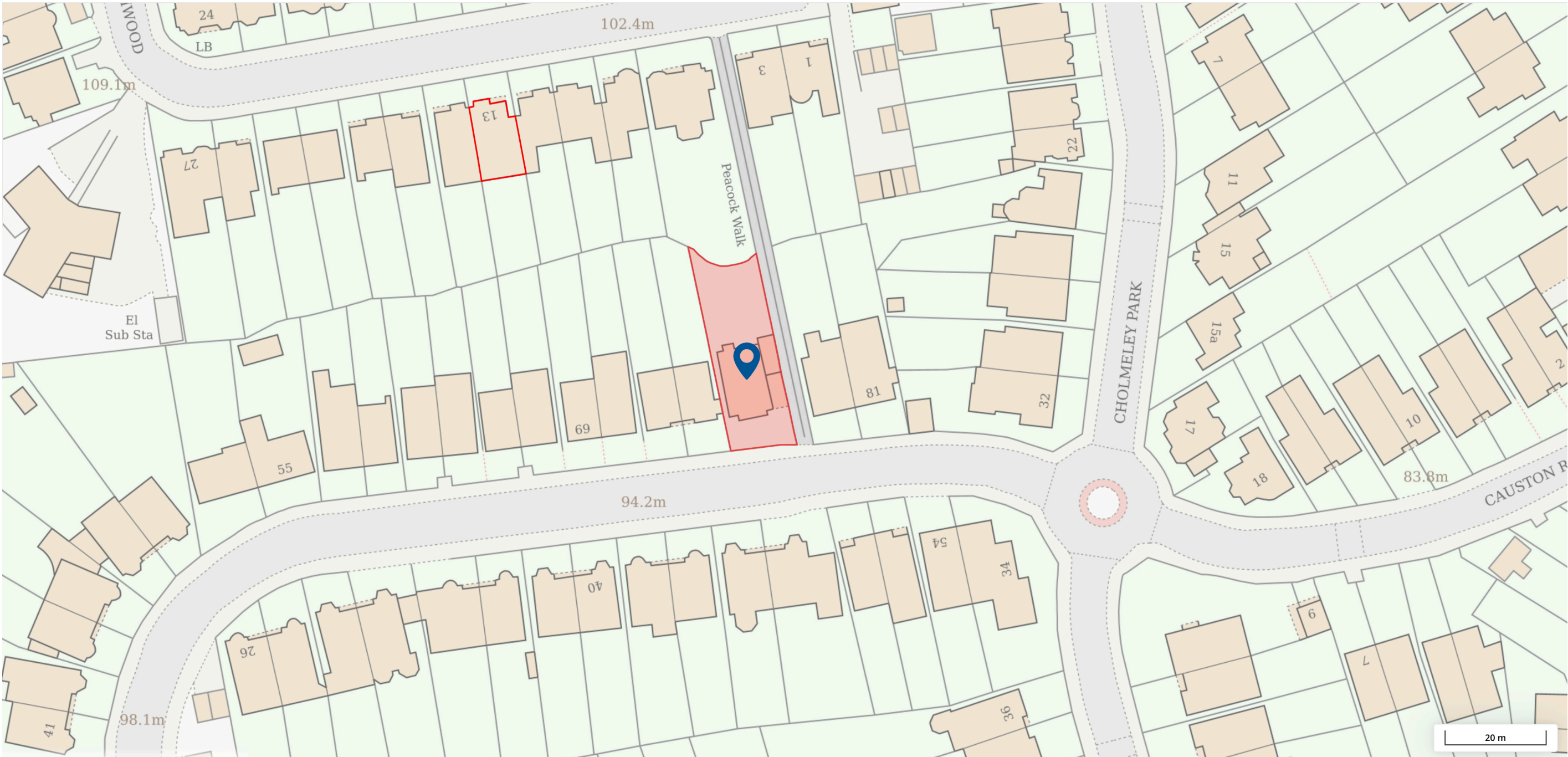
77 Cholmeley Crescent, N6 5EX

Demolition and replacement of front boundary and retaining walls,
together with reconfiguration of front access steps and associated
landscaping works.

REVISION 03 / 18.03.2026

Rev C – Bin store dimensions and enclosure clarified &
soft landscaping added to proposed plan.

Location Plan



For context only - Official location plan including in application

01. SITE AND CONTEXT

The property is a single-family dwelling located within the Highgate Conservation Area and subject to Article 4 Directions. The application relates solely to the front garden, which faces Cholmeley Crescent. The front garden currently contains a front boundary wall, a curved perpendicular retaining wall adjacent to the access steps, a small overgrown hedge along the western boundary, and a small healthy tree.

02. EXISTING CONDITIONS

- **Front boundary wall:** Constructed in mixed masonry/stone, uneven in height and vertical alignment, deteriorated with visible patch repairs, and showing water leakage. Portions exceed 1 m in height.
- **Perpendicular retaining wall:** Curved brick wall, partially above 2 m, positioned close to the upper front door steps, restricting usable width and creating a potential safety risk.
- **Access steps:** Narrow, steep, and accessed primarily from the driveway; currently impractical and unsafe.
- **Vegetation:** The western hedge is overgrown but provides privacy; a small healthy tree is present within the garden and will be retained.

The current layout limits safe and practical access to the dwelling and does not reflect the alignment and visual coherence expected in the street scene.

03. PROPOSED WORKS

- **Front boundary wall:** Demolition and rebuild using red facing brick with integrated reclaimed clinker brick panels from the existing wall. Limestone copings previously proposed have been removed in response to Heritage Officer comments, while the small new pillars retain copings to ensure continuity with the retained western boundary treatment. The wall will be realigned to create a coherent and well-defined frontage while referencing the historic material palette.
- **Perpendicular retaining wall:** Partial retention where attached to the dwelling; the remaining section rebuilt in matching red brick, straightened and stepped down from the upper landing to the front boundary to improve clearance, safety, and visual integration. Brick-on-edge detailing is maintained in line with the existing structure.

- **Access steps:** Reconfigured to provide a wider, safer, and more practical approach from the public pedestrian path. The steps remain in the originally proposed location, aligned with the main house façade, in response to steep topography and safety considerations.
- **Soft landscaping:** The overgrown western hedge will be replaced with a more compact evergreen species to maintain privacy, the small tree will be transplanted to a suitable position, and a limited number of shrubs and perennials will be added to soften the new walls and steps and provide ecological benefit.

Portions of the walls exceed 1 m (front boundary) and 2 m (perpendicular wall) as shown on the accompanying drawings; these heights are required for structural retention, safety, and accessibility.

04. DESIGN APPROACH

The design rationalises the front garden layout to create a safe and accessible approach to the dwelling while integrating with the scale, rhythm, and material palette of the streetscape.

The proposed materials (red brick with integrated reclaimed clinkers and brick-on-edge detailing) respond directly to the historic character of the property and street. The new front boundary wall aligns visually with the retained western boundary wall, reinforcing architectural coherence.

The proposal also seeks to simplify the front garden materials, creating a unified frontage while retaining important existing vegetation and maintaining appropriate privacy.

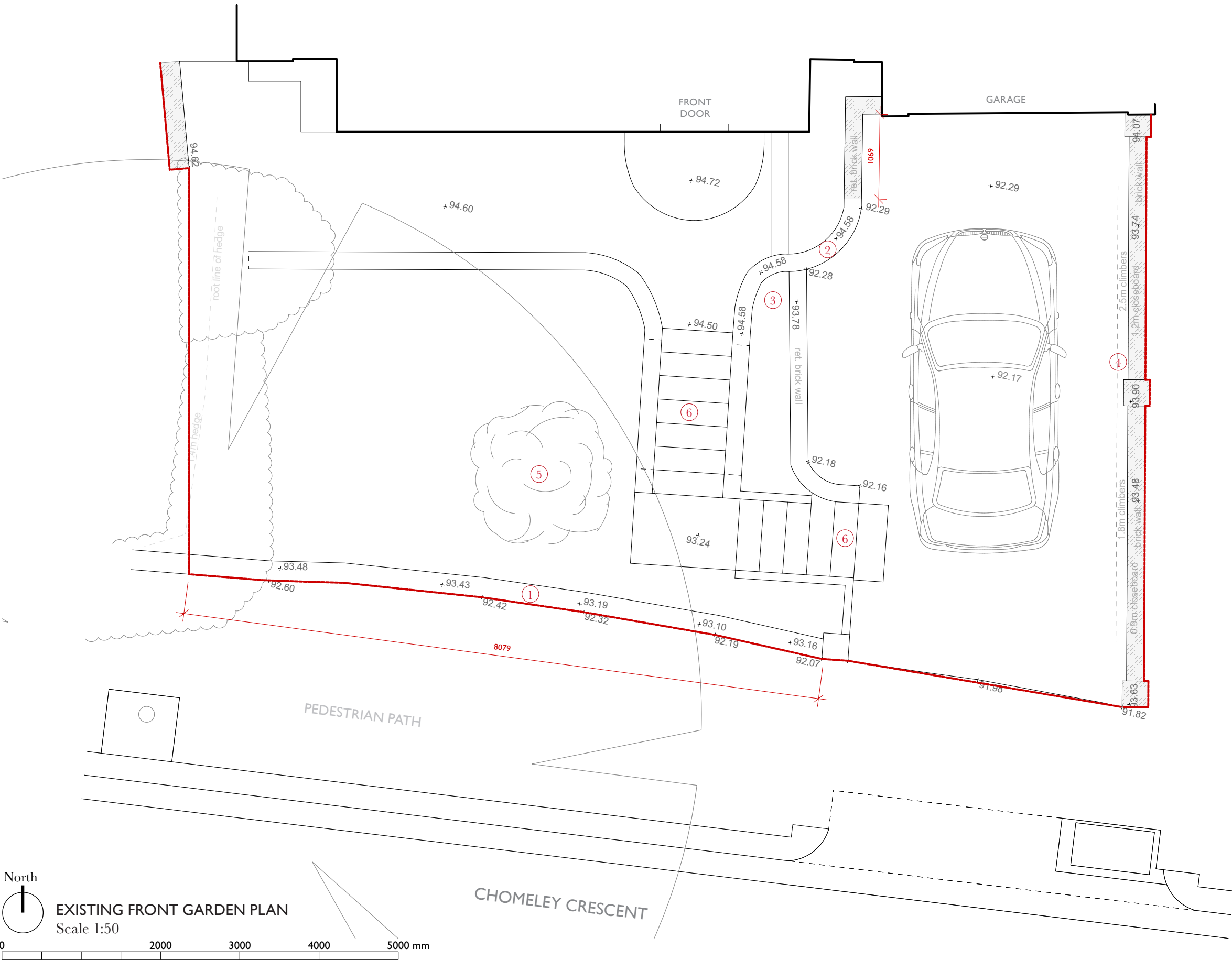
05. IMPACT ON CONSERVATION AREA

The design rationalises the front garden layout to create a safe and accessible approach to the dwelling while integrating with the scale, rhythm, and material palette of the streetscape.

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The proposal also seeks to simplify the front garden materials, creating a unified frontage while retaining important existing vegetation and maintaining appropriate privacy.

Existing Plan



LEGEND

- ① Existing front boundary wall
- ② Existing curved retaining wall
- ③ Area of risk due to wall proximity to steps
- ④ Existing western boundary wall (retained)
- ⑤ Existing small tree to be retained and transplanted
- ⑥ Existing narrow and steep steps with access only via driveway - impractical and unsafe

NOTE

The existing front garden layout comprises deteriorated and impractical hard landscaping serving the main entrance to the dwelling. The current access steps are narrow and steep and are not adequately arranged to provide safe pedestrian access, presenting a risk of falls.

The front boundary wall is in poor condition, uneven in height and vertical alignment, with visible deterioration, localised patch repairs, and evidence of water leakage. Owing to its condition, the wall would require replacement in the short to medium term.

The existing curved retaining wall does not reflect the prevailing character of the street and its proximity to the access steps further restricts usable width, increasing safety risks for users approaching the front door.



PHOTO 01 - Overall view of the existing front garden at 77 Cholmeley Crescent, N6 5EX

Photograph taken on 14.01.2026



PHOTO 03 - Existing upper steps, showing narrow, steep steps with low retaining walls to either side

Photograph on 14.01.2026



PHOTO 05 - Existing front boundary wall, showing uneven height and lack of vertical alignment

Photograph taken on 14.01.2026



PHOTO 02 - Existing access to the front door, showing entry to steps via the driveway with first steps located on the drive

Photograph taken on 14.01.2026



PHOTO 04 - Existing upper landing at top of steps, showing unprotected level change to the driveway below

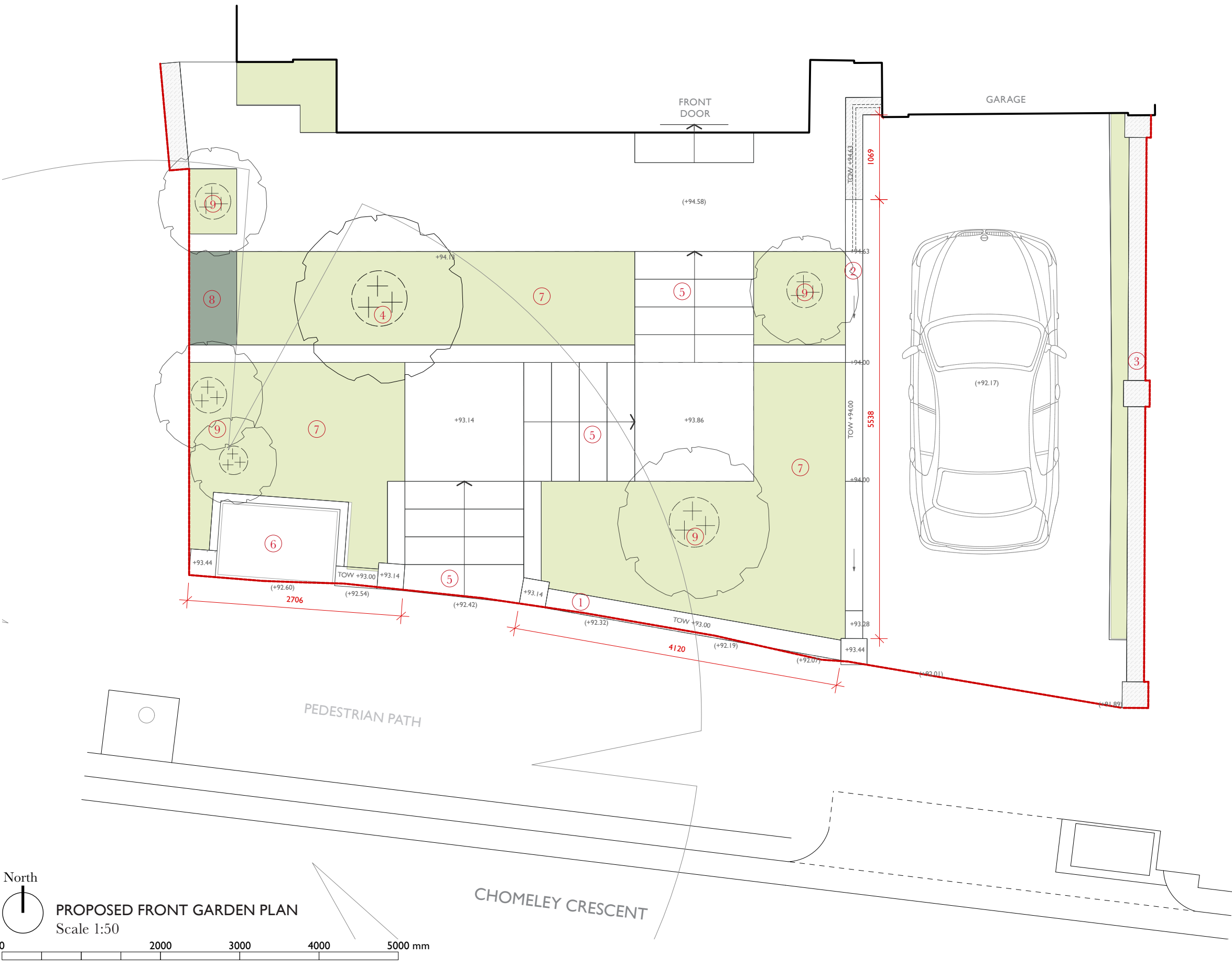
Photograph taken on 01.07.2025



PHOTO 06 - Detailed view of front boundary wall, showing previous patch repairs, materials deterioration and evidence of water leakage

Photograph taken on 14.01.2026

Proposed plan



LEGEND

- ① Proposed front boundary wall and pillars
- ② Perpendicular retaining wall partially retained and rebuilt, realigned and stepped down in height
- ③ Existing western boundary wall (retained)
- ④ Existing small tree to be retained and transplanted to a suitable location
- ⑤ Proposed reconfigured steps providing wider and safer access to the dwelling
- ⑥ Proposed integrated bin store (softened by planting)
- ⑦ Proposed planted areas - mix of deciduous and evergreen species
- ⑧ Proposed hedge - compact and evergreen for privacy
- ⑨ Proposed small trees/large shrubs

NOTE

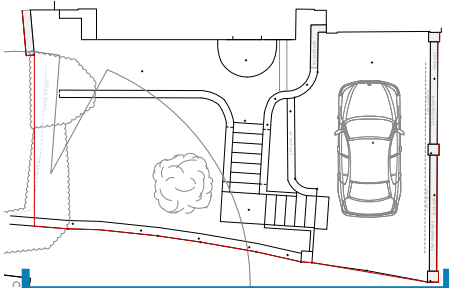
The proposed works rationalise the front garden layout to provide a safer, clearer, and more practical means of access to the dwelling. The front boundary wall is rebuilt in red facing brick incorporating reclaimed clinker brick panels, providing a consistent and well-aligned frontage that responds to the architectural character of the property and surrounding streetscape. The limestone coping previously proposed has been removed and replaced with a brick-on-edge coping detail.

The perpendicular retaining wall is partially retained where attached to the dwelling, with the remaining section rebuilt and straightened to improve clearance adjacent to the access route, stepping down progressively in height towards the front boundary to reduce visual mass and improve safety.

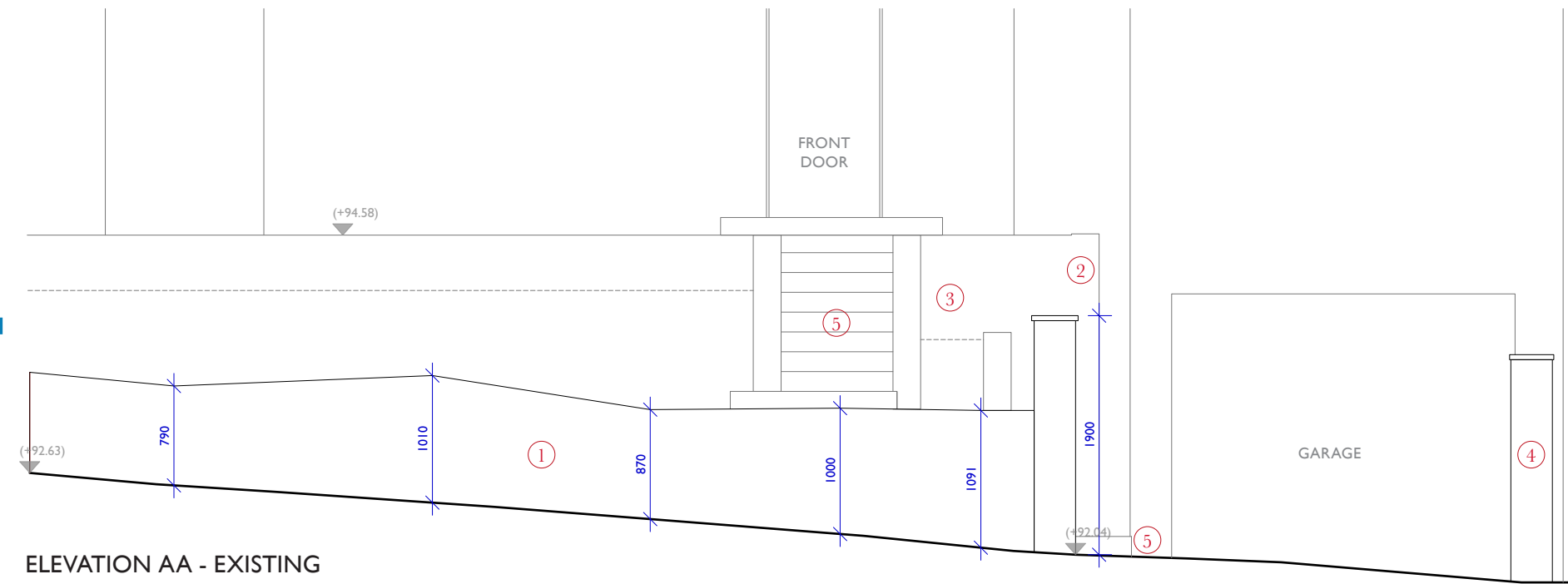
The access steps are reconfigured to provide increased width, improved proportions, and a safer approach from the public footway. All planted areas are fully planted with no proposed lawn. The planting scheme combines perennials and shrubs, including a mix of deciduous and evergreen species, to create a naturalistic and layered frontage that softens the retaining walls and steps and brings year-round interest and verdancy to the garden.

Elevation AA | Front boundary wall

EXISTING



Location Plan - Elevation AA

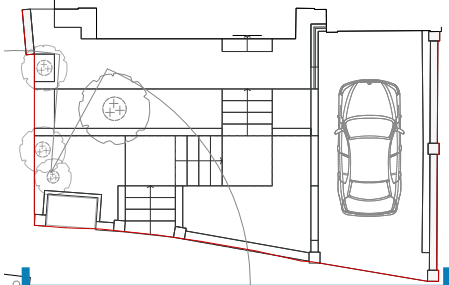


ELEVATION AA - EXISTING
Scale 1:50

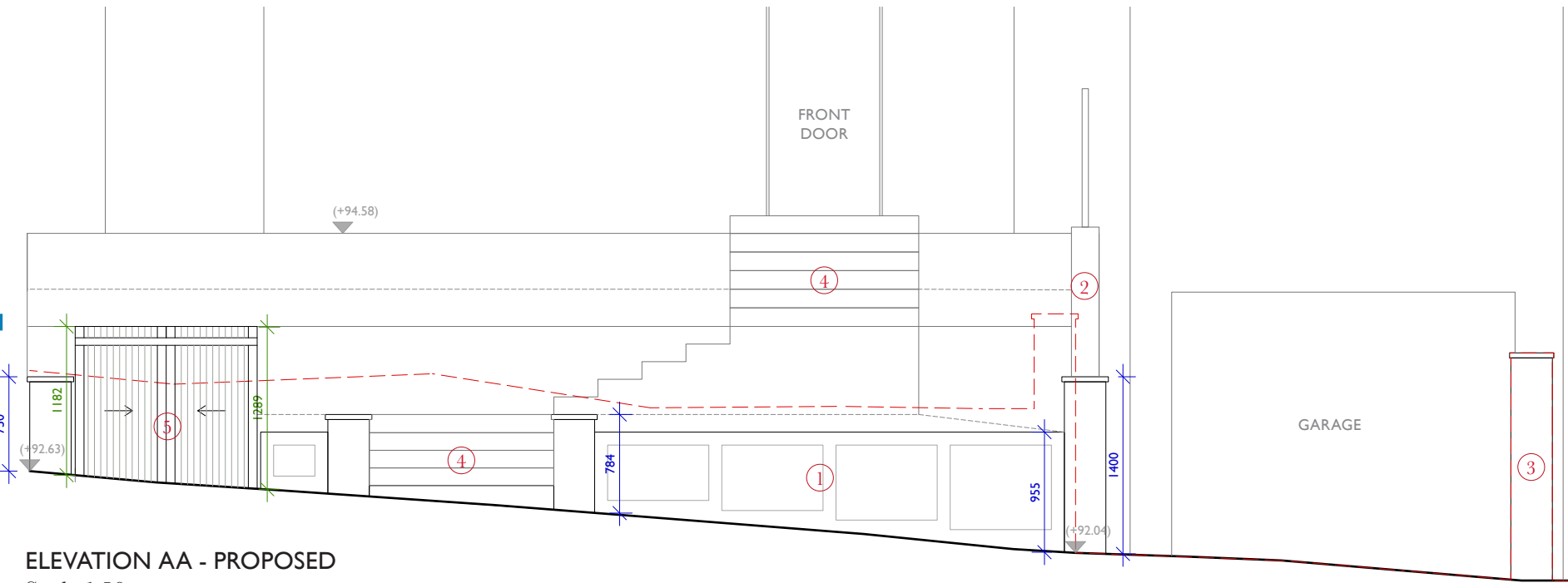
LEGEND

- ① Existing front boundary wall
- ② Existing curved retaining wall
- ③ Area of risk due to wall proximity to steps
- ④ Existing western boundary wall (retained)
- ⑤ Existing narrow and steep steps with access only via driveway - impractical and unsafe

PROPOSED



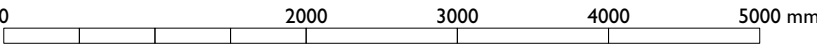
Location Plan - Elevation AA



ELEVATION AA - PROPOSED
Scale 1:50

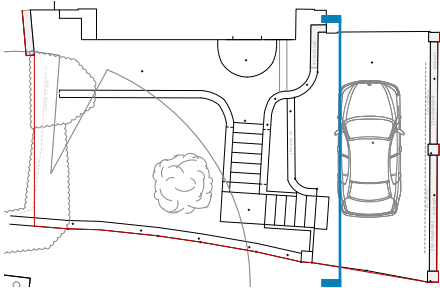
LEGEND

- ① Proposed front boundary wall and pillars in red facing brick with reclaimed clinker brick panels (indicative locations shown) and brick-on-edge coping
- ② Perpendicular retaining wall partially retained and rebuilt in red brick with brick-on-edge coping detail to match existing, realigned and stepped down in height
- ③ Existing western boundary wall (retained)
- ④ Reconfigured steps - for context only
- ⑤ Recessed bin store, fully enclosed with roof, front face flush with and not projecting beyond the front boundary wall - total height 1289mm. Bin store sliding door mechanism - doors do not open onto public highway at any time

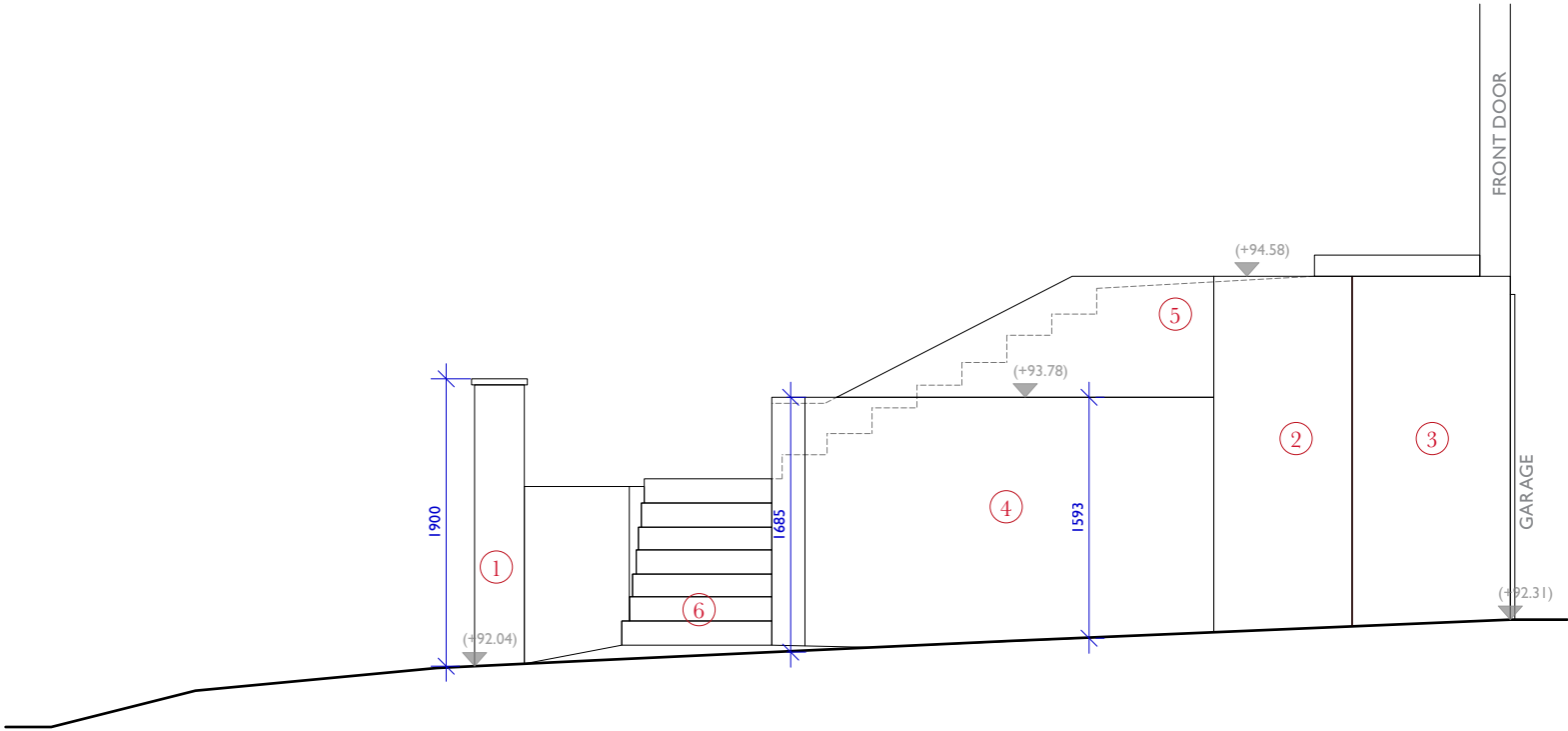


Elevation BB | Perpendicular retaining wall

EXISTING



Location Plan - Elevation BB

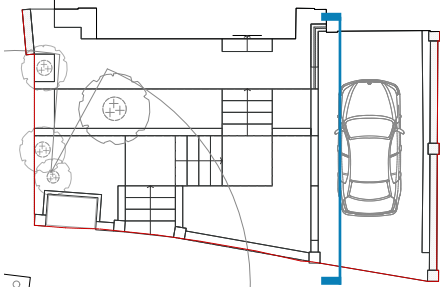


ELEVATION BB - EXISTING
Scale 1:50

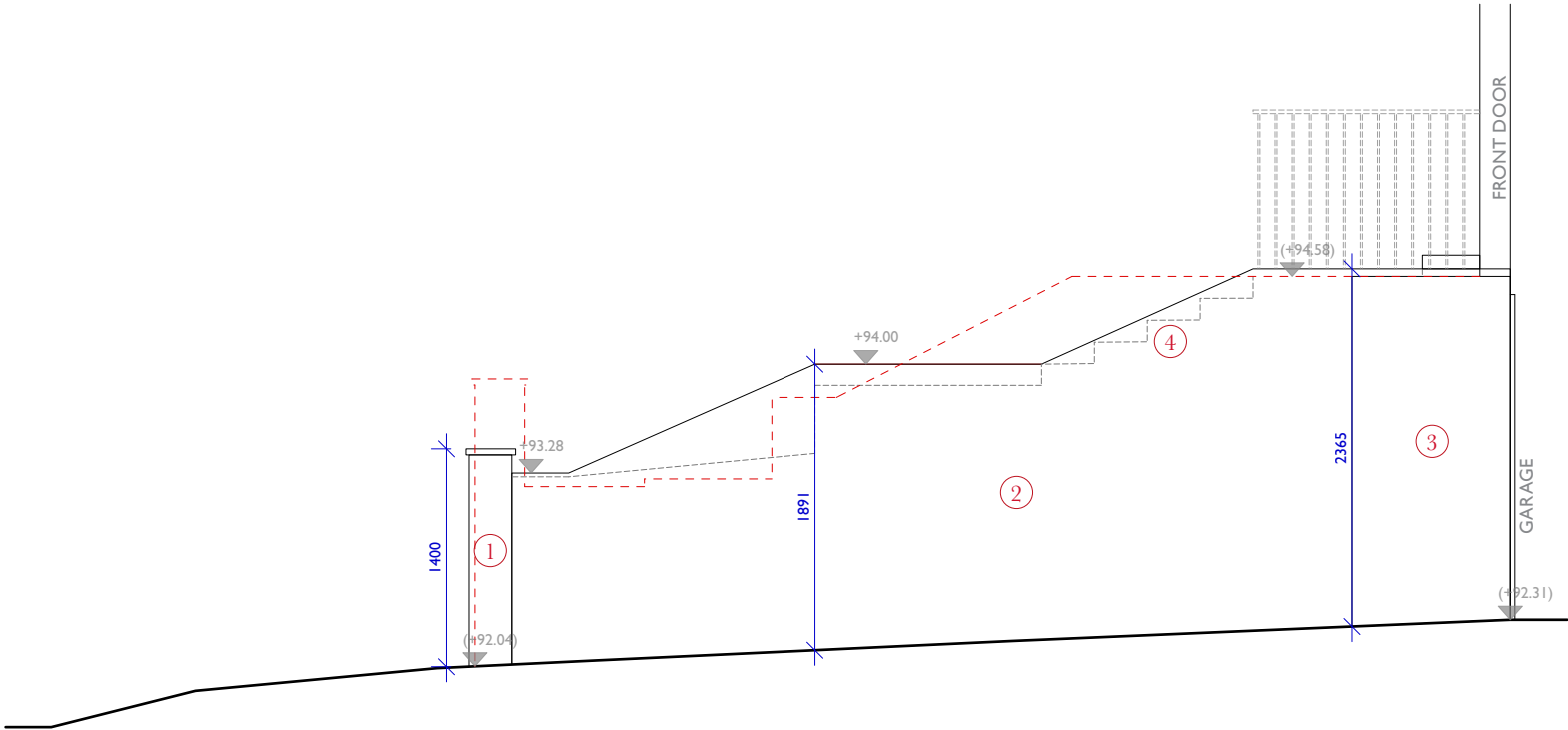
LEGEND

- ① Existing front boundary wall and pillar
- ② Existing front boundary wall and pillar
- ③ Retained section of existing retaining wall
- ④ Secondary wall to be demolished
- ⑤ Area of risk due to wall proximity to steps
- ⑥ Existing narrow and steep steps with access only via driveway - unpractical and unsafe

PROPOSED



Location Plan - Elevation BB



ELEVATION BB - PROPOSED
Scale 1:50

LEGEND

- ① Proposed front boundary wall and pillars in red facing brick with reclaimed clinker brick panels (indicative locations shown) and brick-on-edge coping
- ② Perpendicular retaining wall partially retained and rebuilt in red brick with brick-on-edge coping detail to match existing, realigned and stepped down in height
- ③ Retained section of existing retaining wall
- ④ Reconfigured steps - for context only





The following image provides a conceptual three-dimensional view of the proposed front garden.

It is intended to illustrate the overall character and atmosphere of the scheme, in particular how the soft landscaping integrates with the new boundary walls, steps, and bin store enclosure.

Please note that this visual is indicative only - it does not reflect exact species selection, precise planting arrangement, or full technical detail, and should be read alongside the submitted drawings and supporting documentation.

06. RESPONSE TO HERITAGE OFFICER COMMENTS - REVISED SUBMISSION

Following the Heritage Officer's comments, the proposal has been carefully reviewed and amended where appropriate, with particular attention given to the material treatment of the front boundary wall.

Front boundary wall

In response to concerns that limestone coping is not characteristic of traditional Arts & Crafts boundary treatments in the Highgate Conservation Area, the proposed coping has been removed.

The revised wall incorporates red facing brick with reclaimed clinker brick panels salvaged from the existing front boundary wall. This approach maintains a tangible link to the historic fabric of the site while ensuring structural integrity and longevity. The coping detail is now brick-on-edge, aligning with traditional local boundary treatments and maintaining continuity with the retained western boundary wall.

These amendments directly address the Heritage Officer's guidance and reinforce sensitivity to the established material palette and architectural character of the streetscape.

Access steps

While it was noted that entrances historically occur at corner positions, the existing steps at this property are accessed through the driveway rather than from a corner. The site features one of the steepest topographies along Cholmeley Crescent, and in its current arrangement the steps are narrow, steep, and positioned within the vehicle access zone.

The proposed steps are retained in the previously submitted location, aligned with the principal façade of the house, to provide a wider, safer, and more practical pedestrian route. This configuration removes pedestrian movement from the driveway conflict area while respecting existing levels, avoiding extensive excavation, and ensuring the new layout integrates with the house and garden architecture.

Bin store

Given the steep gradient and retaining conditions of the front garden, there is no practical alternative location that would provide safe and convenient access for residents and waste collection.

The bin store is positioned in the corner location shown on the drawings, fully recessed behind the front boundary wall with its front face flush with the wall face, ensuring it does not project onto or intrude upon the public footpath at any point.

The structure is fully enclosed and roofed, standing at a total height of 1289mm - comfortably exceeding the minimum 1100mm requirement. The door mechanism is a sliding design, ensuring that no element of the enclosure opens outward onto the adjacent pedestrian pathway at any time, whether during storage or bin collection.

The enclosure is carefully positioned to be discreet and is softened by surrounding planting, including shrubs and overhanging branches, ensuring it reads as part of the planted frontage rather than as a utilitarian structure.

This arrangement represents a significant improvement on the existing condition, where three bins are currently stored visibly on the driveway, requiring residents to move their vehicle entirely onto the public road for collection - a situation that is neither safe nor visually acceptable. The proposed bin store consolidates this to two bins within a considered, fully integrated enclosure.

When sensitively detailed and set within generous planting, this arrangement does not detract from the character or appearance of the Highgate Conservation Area.

Overall Heritage Balance

The proposal responds positively to officer feedback while balancing heritage, safety, and practical considerations. The integration of reclaimed clinker brick panels and the removal of limestone coping reinforce the historic character of the frontage. Meanwhile, the retention of the proposed access steps and bin store reflects necessary responses to the site's steep topography and functional constraints.

Overall, the works enhance structural stability, improve accessibility and safety, and provide a coherent, visually harmonious frontage. The design preserves and complements the character and appearance of the Highgate Conservation Area. Any potential impact on heritage significance is minimal and is outweighed by the benefits of material continuity, sensitive reuse, improved safety, and alignment with the property's architectural context.

The proposal therefore represents a considered, proportionate, and sustainable enhancement to the property within its Conservation Area setting.

