

Design, Access & Heritage Statement

45 Cholmeley Crescent

2601.dah statement

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1.0 Introduction

- 1.1 The proposed scheme is for a rear single-storey extension and alterations to the front hard landscaping and to the rear dormer at 45 Cholmeley Crescent.

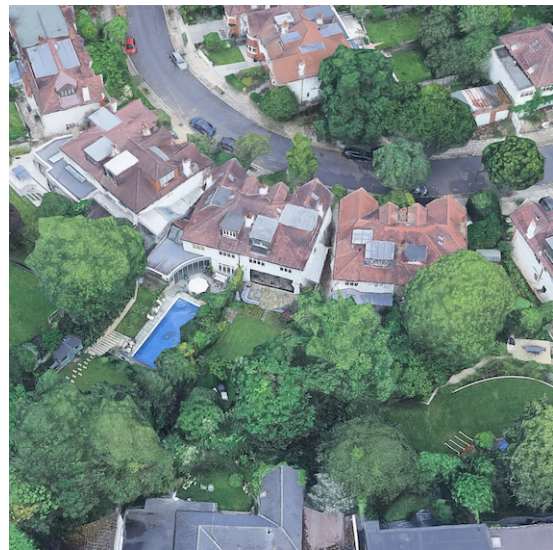


aerial views of Cholmeley Crescent

2.0 Physical Context

2.1 Surrounding Area:

Cholmeley Crescent is located to the north of Highgate village on the north-east side of Highgate hill. The pattern of built form of the road is characterised by semi-detached, large, 3 - 4 storey (some with basements and all with attic storeys), inter-war houses, set in generous gardens. Generally, the houses have hipped roofs with dormers, with recessed open porches and two-storey bays with gabled roofs at the front. The houses are constructed with brickwork walls, with areas of hung clay tiling, painted-timber framing, and painted rendered cladding, with clay tile covered roofs. The majority of the houses have been altered and extended over time, many with rear single-storey extensions and side and rear dormers, in a variety of different forms, materials, and styles.



aerial views of Cholmeley Crescent

45 Cholmeley Crescent is located on a c. 60 m deep site which slopes steeply up from the road to the rear. The site is bounded to the north by 47 Cholmeley Crescent, to the east by the road, to the south by 43 Cholmeley Crescent, and to the west by 12 Kingsley Place.



front views of 26, 41, 43, 45, 47, 49, & 51 Cholmeley Crescent



rear views of 49, 47, 45, 43, & 41 Cholmeley Crescent

2.2 Existing House:

The existing house is set back c. 6 m from the road, and is a semi-detached (attached to 47 Cholmeley Crescent), 13.5 x 8.25 m, four-storey (including a part basement and loft), 1930s building.

Externally, the house has a hipped roof, with a recessed arched open porch, a two-storey curved bay with a gabled roof, and a dormer with a pitched roof at the front; and dormers with flat roofs at the side and rear, the latter with a glass balcony. The house is constructed with solid brickwork walls, with areas of painted render; clay tile hung pitched roofs; and painted timber-framed windows with mullions and leaded fanlights.



front view



rear view

Internally, the house is arranged around a stairway in the middle of the house, parallel to the road. On the ground floor is a hallway, WC, and cloakroom to the front right (when viewed from the road); dining room in the principal room to the front left, with a bay window; and open plan kitchen/living area to the rear, with sliding metal-framed glazed doors to the back garden. In the basement is an awkward main room, utility room, WC, and storage, with doors to the driveway. On the first floor are a master bedroom to the front left, with a bay window; master ensuite dressing area and bathroom to the front right; bathroom to the side; and two bedrooms to the rear. On the second floor is another awkwardly shaped main room, with offices in the front gable and side dormer.

The front garden is mainly paved, with two terraces with steep steps between them to the right at an abut oblique angle to the pavement, and a driveway to the left.



front steps & terraces

The back garden has a full width patio by the house and continues to rise steeply up to the rear.

3.0 Social Context

- 3.1 All of the properties in Cholmeley Crescent are houses used as family homes. The applicants use the property as their main family home. The applicants require additional space for family life and to improve the connection between the house and the back garden.

4.0 Planning Context

- 4.1 The property is the London Borough of Haringey (HC), is not Listed, is not Locally Listed, is in the Highgate Conservation Area, and there are no Article 4 Directions on the property removing Permitted Development rights. Subsequently, the proposed scheme will require Planning Permission.

- 4.2 Planning policy:

The proposed scheme will be considered in relation to Planning policies in the Ministry of Housing, Communities, & Local Government's (MHCLG) National Planning Policy Framework (NPPF), December 2024; HC's Haringey's Local Plan Strategic Policies 2013 – 2026 (March 2013); HC's Development Management DPD, July 2017; HC's Sustainable Design & Construction Supplementary Planning Document (SPD), March 2013; HC's Conservation Area Character Appraisal & Management Plan, December 2013; and Highgate Neighbourhood Forum's Highgate Neighbourhood Plan, 2017.

- 4.3 Planning history:

- The addition of a rear outdoor pool in the back garden was granted a Certificate of Lawfulness, ref. HGY/2023/3383, on 6th March 2024. This has not been implemented.
- The addition of a rear full width x 5 m deep x 3.2 m high single-storey extension, the consolidation of and extension to the basement, the addition of side and rear lightwells, and associated external works was granted Planning Permission, ref. HGY/2023/2257, on 26th January 2024. This permission has not been implemented.
- The addition of an outbuilding in the back garden was refused a Certificate of Lawfulness, ref. HGY/2023/2256 on 21st September 2023.

- The addition of side and rear dormers, the latter with a Juliet balcony; a circular window in the front gable and three rooflights on the front roof pitch were granted Planning Permission, ref. HGY/2016/4102 on 2nd February 2016.
- The addition of front and rear dormers, rooflights on the front roof pitch were granted Planning Permission, ref. HGY/2016/3226 on 21st November 2016.

4.4 Local Planning History:

A number of Planning applications for the addition of rear extensions to other properties in Cholmeley Crescent have recently been granted Planning Permission including:

- The addition of a rear ground and first floor extension to 57 Cholmeley Crescent was granted Planning Permission, ref. HGY/2023/2796 on 10th January 2024 & also HGY/2023/0108 on 7th March 2023.
- The addition of a rear and side single-storey extension to neighbouring 43 Cholmeley Crescent was granted Planning Permission, ref. HGY/2023/2613 on 9th January 2024.
- The addition of a rear full width x 4.9 m deep x 3 - 3.7 m high and side single-storey extensions to 13 Cholmeley Crescent were granted Planning Permission, ref. HGY/2023/2361 on 26th October 2023 & also HGY/2023/1408 on 24th July 2023.
- The addition of a rear single-storey extension to 20 Cholmeley Crescent was granted Planning Permission, ref. HGY/2023/0096 on 14th March 2023.
- The addition of a rear single-storey extension to 46 Cholmeley Crescent was granted Planning Permission, ref. HGY/2022/1922 on 25th August 2022.
- The addition of a rear and side single-storey extension to 5 Cholmeley Crescent was granted Planning Permission, ref. HGY/2022/0620 on 26th April 2022.
- Remodelling an existing rear single-storey extension to 81 Cholmeley Crescent was granted Planning Permission, ref. HGY/2022/0189 on 1st March 2022.
- The addition of a rear single-storey extension to 34 Cholmeley Crescent was granted Planning Permission, ref. HGY/2021/2805 on 10th November 2021.
- The addition of a rear and side single-storey extension to 39 Cholmeley Crescent was granted Planning Permission, ref. HGY/2021/0310 on 2nd March 2021.

4.5 The property is in an area with a very low probability of flooding.

- 4.6 There is a silver birch tree in the pavement in front of the property and two small cherry trees in the front garden of neighbouring 47 Cholmeley Crescent. There are Photinia x fraseri “Red Robin” and Prunus lusitanica (Portuguese laurel) bushes forming a hedge on the front boundary to 47 Cholmeley Garden. There are no trees, nor hedges close to the rear of the house.

5.0 Proposed Scheme

- 5.1 The proposed scheme is for a rear single-storey extension and alterations to the front hard landscaping and to the rear dormer at 45 Cholmeley Crescent. The proposed scheme is intended to be of high quality design and constructed with a good standard of craftsmanship.

5.2 Rear extension:

The proposed rear extension is the same width and 5 m depth as the approved scheme (see proposed ground floor plan). The proposed eaves height is 3.08 m above existing ground floor level, i.e. 200 mm lower than the 3.27 m (from drawing no. PR-A2.04) height of the approved scheme. The proposed roof takes its cue from the semi-circular arches of the garage doors and porch and circular gable window on the front elevation, with a semi-circular barrel roof with a rooflight above the dining area, and a curved section of roof springing from the eaves on the boundary to neighbouring 47 Cholmeley Crescent to a clerestory window above the living area. The proposed “ridge” heights (or highest points) of the curved and barrel roofs are 4.05 m above existing ground floor level (and aligned with the first floor window sills), but they effectively create so shallow an angle when viewed from 47 Cholmeley Crescent, that the net effect will be that it will appear 200 mm lower than the approved scheme (see proposed rear elevation).

The proposed scheme does not include an extension to the basement level, nor lightwells to the basement. The extension will not be visible from the street.

The extension will have brickwork walls; standing seam zinc sheet roofs; and narrow profile, painted aluminium-framed, double-glazed external doors and window.

In the event that the proposed scheme is granted Planning permission, the applicants do not intend to implement the approved scheme in Planning Permission, ref. HGY/2023/2257, of 26th January 2024.

5.3 Replacement windows:

The existing windows will be replaced with painted timber-framed double-glazed ones, with the layout and leaded fanlights to match existing. The front door and glazed sidelights will be replaced with painted timber-framed double-glazed ones again to match existing.

5.4 Rear dormer:

The clay tile and lead sheet cladding, bituminous felt roofing membrane, painted timber-framed glazed French doors, and glass balcony will be removed from the existing rear dormer. Additional thermal insulation and zinc sheet cladding will be added to the dormer cheeks and roof, and the balcony infilled with a narrow profile painted thermally broken aluminium-framed double-glazed window with a seat internally. The alterations to the dormer will not be visible from the street and will not alter the daylight, sunlight, or privacy of neighbouring 43 & 47 Cholmeley Crescent.

5.5 Front landscaping:

The existing front steps and terraces, Red robin and Portuguese laurel bushes will be removed, a new planter with brickwork walls will be added on the boundary with the pavement at the front right to create more of a sense of a front garden. Behind the planter will be a lower flight of steps, another planter, a paved terrace with waste & recycling bins and bike storage accessible from the driveway below, planters for a new hedge on the boundary to neighbouring 47 Cholmeley Crescent, and an upper flight of steps to the porch. Care will be taken to retain and protect the front garden at 47 Cholmeley Crescent during the works.

5.6 Sustainability:

The proposed scheme includes improving the thermal performance of the existing building with the addition of insulation boards between the existing ground floor timber joists; insulated plasterboard linings to the external walls; and insulation boards between and below the timber roof joists/rafters; the replacement of the gas-fired boiler with an air source heat pump in the sideyard, underfloor heating; and re-wiring the electrical system, with a more efficient control system.

6.0 Access:

6.1 Access to/from the front of the property by foot and by car will remain unaltered.

7.0 Summary:

- 7.1 The proposed scheme is intended to meet the objectives of Planning Policy. The proposed scheme will enhance the character of the house, the road, and the surrounding Conservation area. The proposed scheme aims to minimise the impact on the daylight, sunlight, privacy, and amenity of the neighbouring properties. Subsequently, we trust that the proposed scheme will be granted Planning Permission.