

DESIGN & ACCESS

HERITAGE STATEMENT

43 Cholmeley Park N6 5EL



1.0 LOCATION

The development site at no.43 Cholmeley Park is located within the Conservation area of Highgate as depicted in figure 1.1

Highgate Conservation Area was designated in 1967 and spans both Haringey and Camden Borough Councils (refer to fig 1.2). It is characterised by its historic pattern of developments showcasing Victorian, Edwardian and early 20th Century terrace houses.

2.0 INTRODUCTION

The purpose of this project is to reconfigure the internal layout in order to create an open plan living and bedrooms space, simultaneously enhancing energy efficiency through the application of insulation and the installation of double glazed windows and doors.

Careful consideration has been given to the external appearance of the door elements and the new and refurbished windows, ensuring that we complement the architectural characteristics of the original building and neighbouring properties.



fig 1.1 Satellite view showing site outlined in yellow

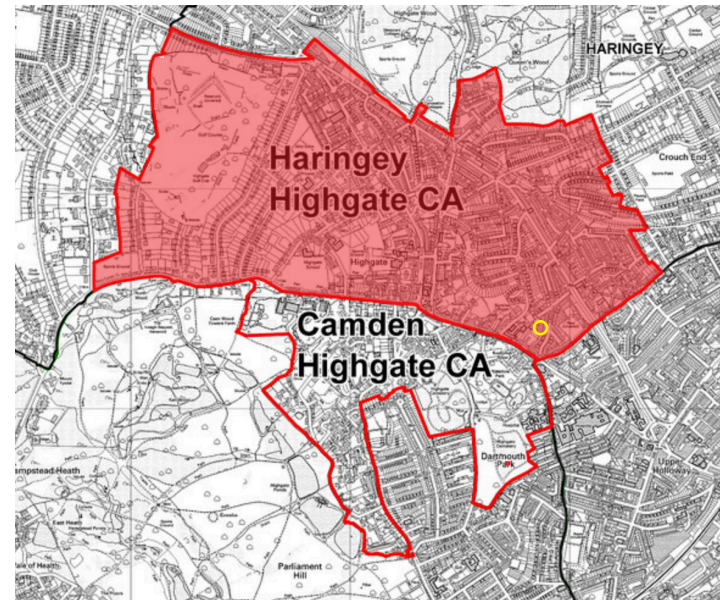


fig 1.2 Map showing Highgate Conservation area (Image taken from Haringey website)

3.0 PROPOSAL

Our proposal outlines the modification and replacement of fenestration to the front, side and rear elevations.

The proposal to the front elevation involves the refurbishment of the lead bay windows with the addition of a strengthening bar and vented secondary glazing, and the replacement of the timber casement paned windows with double glazed units to match the existing ones. Refer to fig 3.1, 3.2 & 3.3

Detailed references to figures 3.4, 3.5, provides reference images and clarity on the proposed strengthening bar.

Following meetings on site with Stained Glass Works Studio (Archway Road) it was advised as follows:

The existing lead windows are in various condition and there are only a small amount with the original 'wavy' glass, however it appears most have been re-made at some point (within the last 50 years) as most have more recent float glass which is totally flat.

There is evidence of warping and bending which is due to size, warming and cooling by the sun and not having a strengthening bar.

Method statement

- Take out old window
- Trace design take fully apart .
- Remake with new heaps lead 8mm wide .
- Solder joins
- Apply lead light cement to whole window (weather proofing) .
- Solder copper wires to grip 8mm steel bar in Center .
- Polish lead and fit .

Note: Strengthening bars are the age old technique to keep windows flat and resist pressure from wind , cleaning or the expansion caused by the sun. If these windows had one bar each the warping would be significantly less. Refer to image 3.3



fig 3.1 Front elevation



fig 3.2 Lead windows



fig 3.3 Example of lead windows with strengthening bar which is fixed internally



fig 3.4 Timber casement windows



fig 3.5 Timber casement windows internal view

3.0 PROPOSAL

The proposal for the side and rear elevations is to replace the existing windows with new double-glazed timber units.

To enhance light, the side elevation will feature large glass panes without glazing bars. Modification on the side elevation will include the blocking up of two windows, with a pebble dash render finish and the alterations of an existing window to increase its size for additional hallway light.

On the rear elevation the first-floor windows will be replaced 'like for like' with traditional multi-paned timber casement windows. On the ground floor the rear doors and windows will be replaced with symmetrical French doors featuring an arched door light and side lights, built in timber and painted. Refer to fig 3.8

As part of the upgrading of the windows we are proposing to replace the existing roof lights in the loft room with new 'conservation' style roof windows. The window will have a black frame and will be flush to the tiles. Refer to fig 3.9



fig 3.6 Side elevation



fig 3.7 Rear elevation



fig 3.8 Proposed rear window and door sets



fig 3.9 Conservation style 'Velux'

4.0 HERITAGE

No. 43, a semi-detached Edwardian terrace on the east side of Cholmeley Park, contributes to the collection of houses showcasing valuable historic and architectural elements in the high quality Arts and Crafts style. While the property is not listed, it maintains a significant reference to this period.

The street elevation ranging from no. 39 - 47 exhibit a distinctive ensemble of semi-detached asymmetrical houses with varied details such as gable roofs, bay windows, entrance porches and window styles. The diverse external finishes, including red brick, pebble dash and clay tiles, contribute to the character of this architecturally rich group of houses as depicted in figures 4.1 & 4.2

5.0 IMPACT

The proposal aims to preserve and restore the original features of the property, replacing elements where necessary in a style that replicates the pre-existing historic details. The goal is to avoid any significant impact, ensuring that all proposed works to the front of the property align with the integrity of the original architectural detail.



fig 4.1 Street view showing houses no 37-43



fig 4.2 Street view showing houses no 45 - 51

6.0 PLANNING POLICIES & ACCESS

6.1 PLANNING

Pre-application Advice - PRE/2023/0121

Date of meeting: 28th July 2023

6.2 PLANNING POLICIES

The design of the proposed extension has been informed by the recommendations and guidance set out in the following policies:

- National planning policy Framework 2021
- Haringey Local Plan Nov 2020
- DPD Policy DM12 Housing Design & Quality
- Highgate Conservation Area Character Appraisal and Management Plan. (Dec 2013)

6.3 PLANNING PRECEDENT

HGY/2021/1298- Flat 2, 14 Cholmeley Park N6 5EU - Approved

Replacement windows with double glazing, like for like profiles, style and pane arrangement to ground floor right hand side bay window.

HGY/2019/0581 - 14 Cholmeley Park N6 5EU - Approved

Replacement first floor bay windows and single first floor rear windows with double glazing units

6.4 ACCESS

The access to the property is from Cholmeley Park. There is on and off road parking at the front of the property.

6.5 VEHICULAR AND TRANSPORT

Cholmeley Park is well placed for public links from Highgate tube station, Archway road and Highgate Hill