

1 Cholmeley Crescent, London, N6 5EZ



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1. Introduction

This Design and Access Statement has been set out by Nicholas Lee Architects to assist in the understanding of the design/planning drawings and supporting materials submitted as part of this Full Planning Application for the property located at 1 Cholmeley Crescent, London, N6 5EZ.

The application is submitted for:

- a) Proposed works to front, side and rear elevation.
- b) Proposed works to the garden terrace
- c) Proposed internal alterations

2. Description of the site and its surroundings

The site sits approximately 1 km 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 property is unlisted; however, 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 surrounding area is predominately residential in character with similar property sizes and styles, consisting of 1930 semi-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. The properties are built in an Arts and Crafts influenced style typical of interwar development. The materials used are predominantly red brick or white render or a combination of the two. However, tile hanging and timber are also prevalent.



Aerial Plan

3. Existing Site

The application property is for a three-storey semi-detached family home, presumed to be built in the 80s. The building is set back from the street by its paved driveway that is accessed from Cholmeley Crescent.

The house, along with many other properties in the Crescent, sits significantly above the street level and has a steep sloping front drive leading to the main entrance.

The front, side and rear elevation are black rendered with a mansard style roof. The front comprises a pitched roof porch with uPVC windows. The side elevation is constructed from red brick. All existing windows are made of uPVC material.

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



Aerial Plan



Aerial Plan



Aerial Plan



Existing Building - Front Elevation



Existing Building - Rear Elevation



Existing Building – Existing Rear Extension (looking towards the neighbour)



Existing Building – Existing Rear Extension (looking towards the extensive garden)

4. Relevant Planning History

A full search of planning history for the application site and the surrounding area has been carried out. There are two planning applications related to this property

Planning Applications:

HGY/2021/3360

Proposal: Certificate of lawfulness for existing use of the rear flat roof of the ground floor single storey extension as a roof terrace

Decision: Withdrawn

Decision Date: 10/08/2022

CON/2019/0393

Proposal: Works to trees in Conservation Area.

Status: Delegated decision

Decision Date: 01/03/2018

Building Control Applications:

CPS/0002/5342

Proposal: Installed a Gas Boiler

Status: Record Closed

Decision Date: 30/6/2012

CPS/0007/6816

Proposal: Install a gas-fired boiler

Status: Record Closed

Decision Date: 30/10/2017

CPS/0011/9790

Proposal: Circuit alteration or addition in a special location

Status: Record Closed.

Decision Date: 24/05/2022

5. Planning Policy

The following policies have been considered in the development of this proposal:

London Plan (2021)

Strategic Policies 2013 (with alterations 2017)

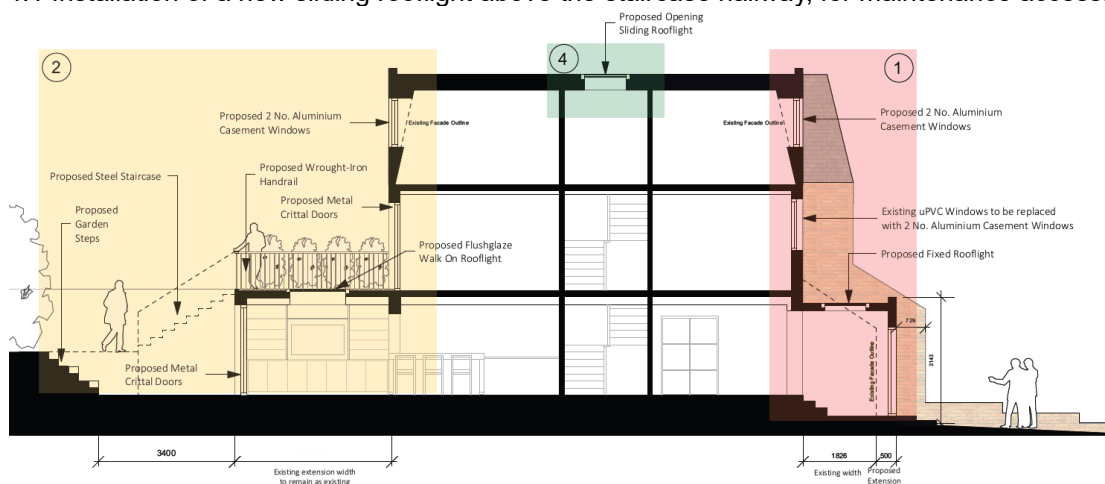
Development Management Policies (2017)

Highgate Neighbourhood Plan (2017)

6. Proposed Development

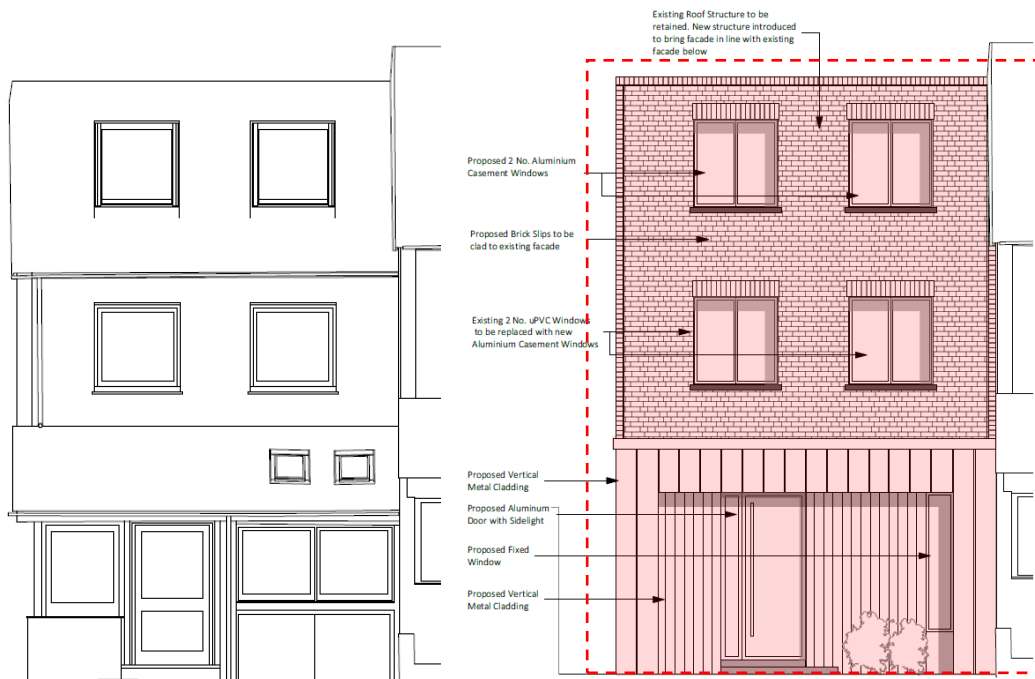
The proposed works fall into the following areas:

1. Changes to the front of the property which include:
 - 1.1 Demolition and erection of new entrance porch.
 - 1.2 At first floor-level, windows replacement.
 - 1.3 At second-floor level, windows replacement.
 - 1.4 At second-floor level, new structure introduced to bring façade in line with existing façade below.
 - 1.5 Brick slips to be clad to existing facade.
2. Changes to the rear of the property which include:
 - 2.1 At ground-floor level, windows and door replacement within existing opening extension.
 - 2.2 Proposed stepped access from the garden terrace to the extensive garden.
 - 2.3 Proposed light steel staircase from garden level to first-floor level.
 - 2.4 Installation of new fixed rooflight above the ground-floor dining area.
 - 2.5 At first-floor level, doors replacement to existing opening width. Pier to be removed.
 - 2.6 Installation of new balustrade to the first-floor existing extension.
 - 2.7 At second-floor level, new structure introduced to bring façade in line with existing façade below.
 - 2.8 At second-floor level, windows replacement.
 - 2.9 Brick slips to be clad to existing facade.
3. Changes to the side of the property which include:
 - 3.1 At second-floor level, tiling to be removed. Then, the whole extent of the elevation to be rendered.
4. Changes to the roof:
 - 4.1 Installation of a new sliding rooflight above the staircase hallway, for maintenance access.



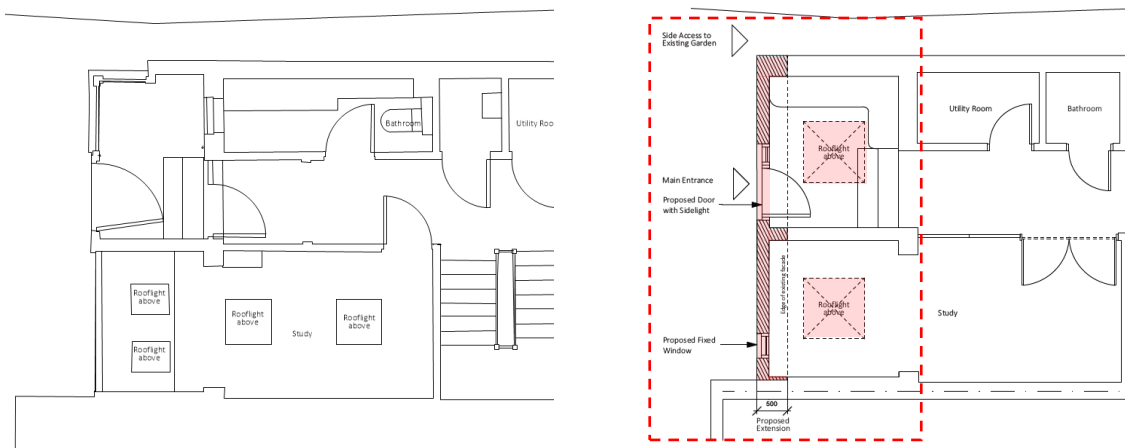
1. Changes to the front of the property which include:

- 1.1 Demolition of existing outdated porch with uPVC windows and erection of new entrance porch, that incorporates a new flat roof with two fixed rooflights. The proposal aims to extend by 500 mm the width of the porch from the edge of the existing façade. A Metal cladding vertically grooved with a smooth finish is proposed for the external cladding. Aluminium door and 1 No. window are proposed.
- 1.2 At first-floor level, existing 2 No. uPVC windows to be replaced with new aluminium casement windows. The position and proportion of the new windows respond to the existing windows, proposing a composition that is complementary to the existing building.
- 1.3 At second-floor level, tiling to be removed and a new structure will be introduced to bring façade in line with existing façade below. Brick slips to be clad to existing façade.



Existing Front Elevation

Proposed Front Elevation



Existing Ground Floor Plan

Proposed Ground Floor Plan

2. Changes to the rear of the property which include:

2.1 At ground-floor level, existing 3 No. uPVC Windows + uPVC French doors be replaced with Metal Crittall Doors. A Metal cladding vertically grooved with a smooth finish is proposed for the external cladding.

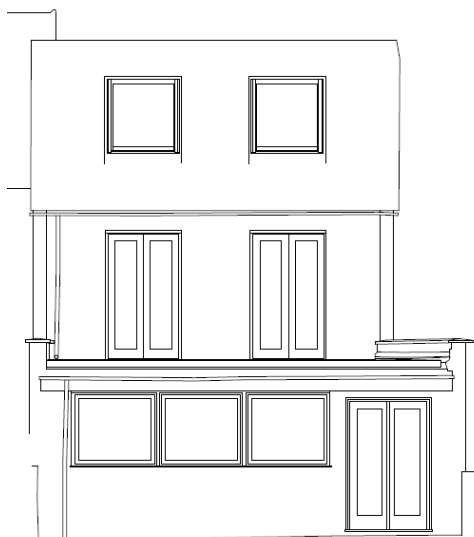
2.2 Proposed stepped access from the garden terrace to the extensive garden. The main purpose is to improve the connection between the existing house and its garden. New floor tiling to the garden terrace is proposed.

2.3 Proposed light steel staircase that allows a connection between the garden level with first floor level terrace.

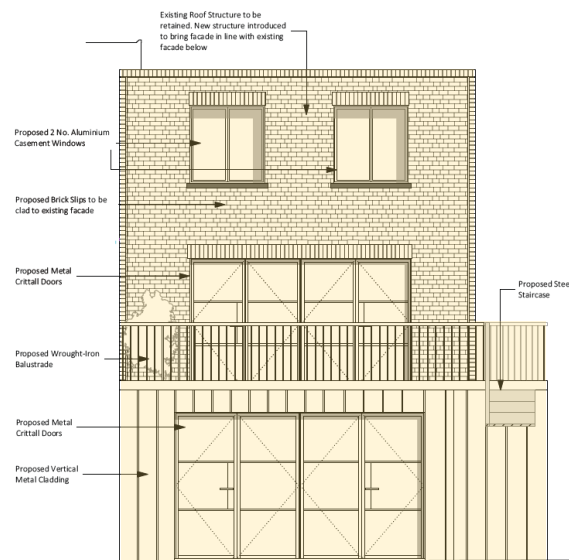
2.4 Installation of new fixed rooflight above the ground floor dining area.

2.5 At first-floor level, existing 2 No. uPVC French doors to be replaced with Metal Crittall Doors within existing opening width, allowing an improved outlook from the windows and terrace at this level and the garden. Central pier to be removed. Installation of a new wrought-iron handrail to the first-floor existing extension, along with new floor tiling.

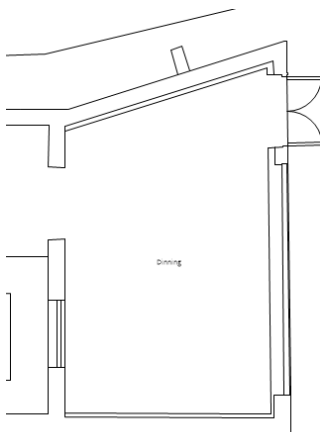
2.6 At second-floor level, tiling to be removed and a new structure will be introduced to bring façade in line with existing façade below. Brick slips to be clad to existing façade.



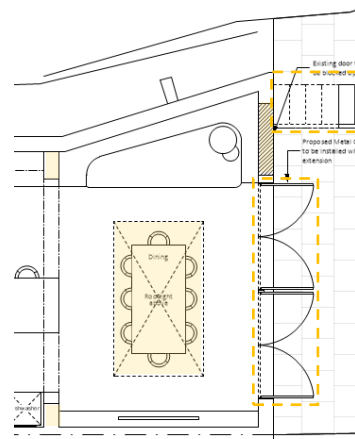
Existing Rear Elevation



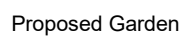
Proposed Rear Elevation



Existing Ground Floor Plan

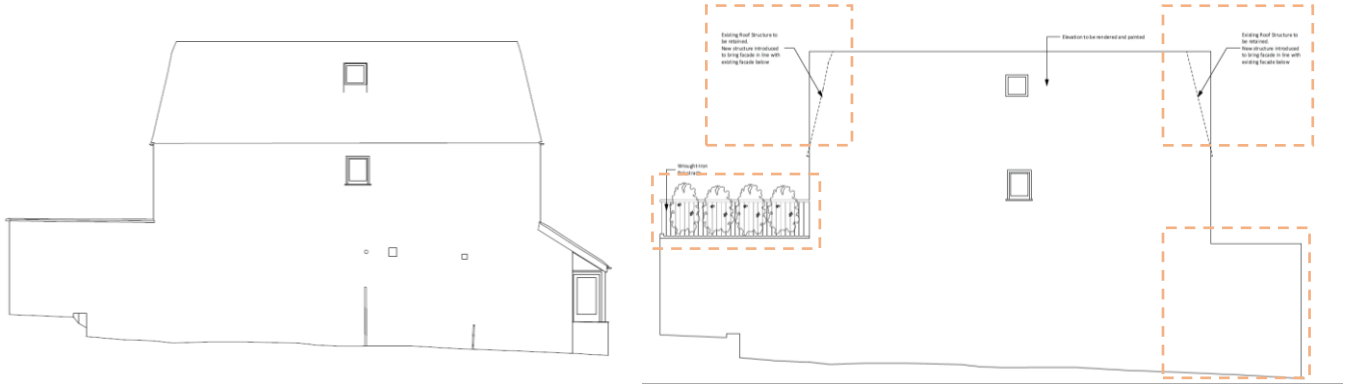


Proposed Ground Floor Plan



3. Changes to the side of the property which include:

3.1 At second-floor level, tiling to be removed. Then, the whole extent of the elevation to be rendered.

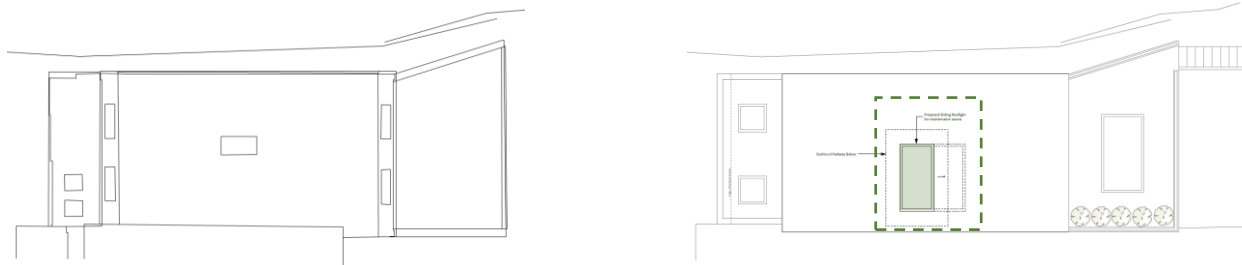


Existing Side Elevation

Proposed Side Elevation

4. Changes to the roof:

4.1 Installation of a new sliding rooflight above the staircase hallway for maintenance access.



Existing Roof Plan

Proposed Roof Plan

7. Design

7.1 Use

The use of the subject property will remain unchanged as a single-family dwelling (Use Class C3)

7.2 Amount

The proposed entrance porch extension includes the demolition of the existing porch. The proposed porch will extend by 500 mm from the existing facade. The proposed extension would provide approximately 1,5 sqm of additional space.

The other proposals would not add any additional area to the existing property.

7. 3 Appearance

Some of the characteristics of the existing houses include half-timbered framing with a variety of infills, rough white render, terracotta tiles and brick utilising a variety of patterns. By incorporating elements such as brick veneer, iron and glass, the proposal pays homage to the distinctive character of Art and Crafts houses.

A contemporary pallet of materials has been proposed for the front and rear elevation to compliment the host building and the surrounding context, whilst also designating the new additions from the existing house.

 VERTICAL METAL CLADDING	Metal cladding vertically grooved with a smooth finish is proposed for the ground-floor front and rear elevation. This material offers a contemporary design option along with low maintenance, compared to traditional timber weatherboards.	 METAL CRITTALL DOORS	Metal Crittall Doors are proposed to replace the existing uPVC windows and French doors at the rear elevation.
 ALUMINIUM WINDOWS	Black Aluminium windows are proposed to replace the existing 2 No. uPVC windows at first floor level to the front.	 GARDEN STEPS	A stepped access is proposed from the garden terrace to the extensive garden.
 GLASS BALUSTRADE	Installation of new wrought-iron handrail is proposed to the first-floor existing rear extension.	 STEEL STAIRCASE	A light steel staircase is proposed to allow a connection between the garden level with first-floor level terrace.
 BRICK SLIPS	Brick slips to be clad to the front and rear elevation.	 FLUSHGLAZE ROOFLIGHT	Proposed Fixed Flushglaze walk on rooflight above dining area.

8. CGIs



Proposed Front Elevation



Proposed Rear Elevation



Proposed Fixed Flushglaze Walk on Rooflight (Ground Floor Rear Elevation)



Proposed Metal Crittall Doors



Proposed stepped access from the garden terrace to the extensive garden



Proposed Sliding Rooflight (Roof)

9. Access

The principal access to the house will not be altered by the proposed development.

10. Drawings

This planning application is supported by a full set of detailed drawings as follows:

EX 000_EXISTING Block Plan PLANNING

EX 00_EXISTING Ground Floor PLANNING

EX 01_EXISTING First Floor PLANNING

EX 02_EXISTING Second Floor PLANNING

EX 03_EXISTING Roof Floor PLANNING

EX 04_EXISTING Elevations Floor PLANNING

EX 05_EXISTING Elevations Floor PLANNING

EX 06_EXISTING Garden PLANNING

GA 00_PROPOSED Ground Floor PLANNING

GA 01_PROPOSED First Floor PLANNING

GA 02_PROPOSED Second Floor PLANNING

GA 03_PROPOSED Roof Plan PLANNING

GA 04_PROPOSED Elevations PLANNING

GA 05_PROPOSED Elevations PLANNING

GA 06_PROPOSED Garden PLANNING

GA 07_PROPOSED Section PLANNING

11. Conclusion

The elements of the proposal have been designed to remain subordinate to the original dwelling both in terms of scale, massing, and materiality.

The proposal would improve the quality of accommodation removing and providing enhanced connection between the house and the rear garden.

The proposed materials will complement the existing and surrounding neighbouring properties.

We also feel the proposal is wholly reasonable given the prevalence of similar works to neighbouring properties.

By virtue of this arrangement, and the established variety and scale of roofscapes in the surroundings, the scale of the proposed works is considered not to have a harmful impact on the host property or the surrounding area.

We strongly believe that the proposal will result in substantial improvements to both the building and the neighbouring area.

This Design and Access Statement should be read alongside the other supporting drawings which have been submitted as part of the Full Planning Application.