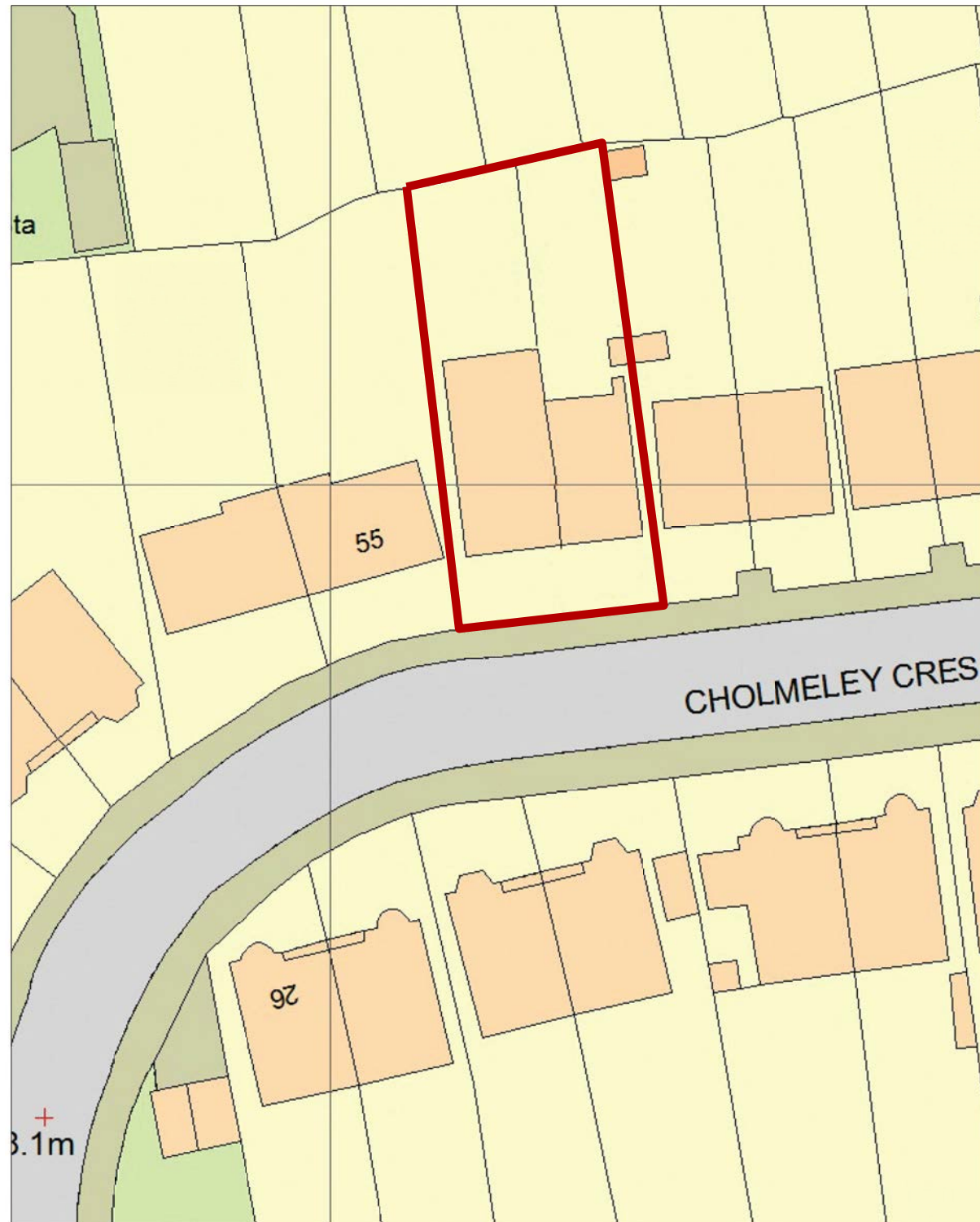




57 & 59 Cholmeley Crescent
Design, Access and
Heritage Statement

the**chase**architecture

11th April 2024



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scale 1:500@A3
50m

Figures 1, 2 & 3: Site location plans @1:500 & 1:1250 (1 and 2 respectively) and Aerial view of the site as existing.



1. Introduction

1.1 This Design and Access Statement accompanies the planning application submitted on behalf of the owners of 57 & 59 Cholmeley Crescent; S. Greenberg, J. Dickman, K. Spellman and T. Spellman.

1.2 The application is for roof alterations to be carried out simultaneously on a semi-detached pair of houses at 57 & 59 Cholmeley Crescent.

context: location and site plan

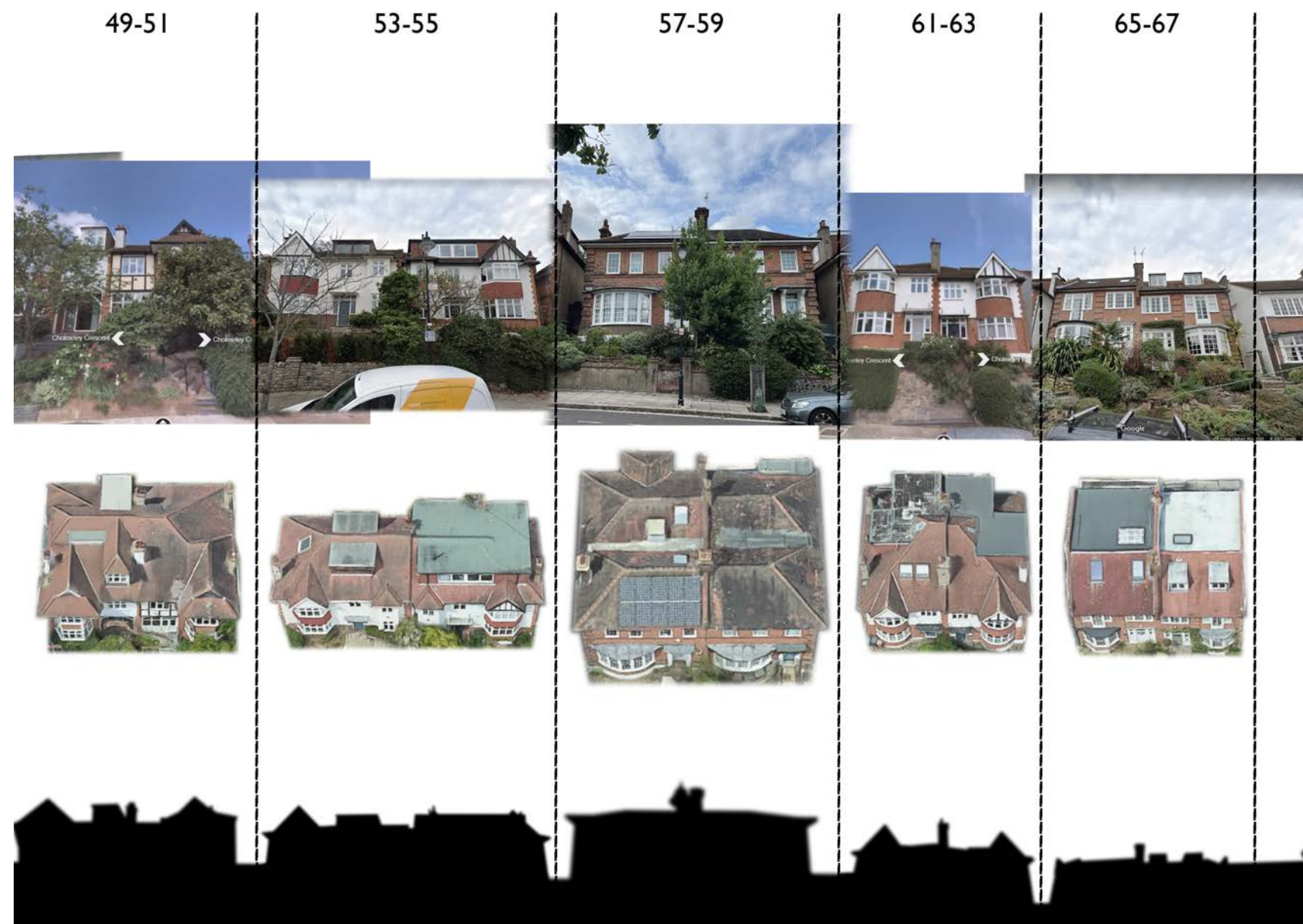


Figure 4. Variation in detailed design and roofscape within Cholmeley Crescent - centred on application site. NTS.

2. The Site

2.1 The houses, no. 57-59, are located on the north side of Cholmeley Crescent, at the northern end of the crescent.

2.2 The houses form a distinct pair, originally built around 1911 putting them earlier than the predominantly inter-war semi-detached houses to either side.

2.3 Cholmeley Crescent is located within the Highgate Conservation Area (CA) in the London Borough of Haringey.

2.4 The houses on this side of the street at this point in the street's curvature, sit above the road on steep plots climbing away from the road.

2.5 The elevations and layouts of the houses along this section of Cholmeley Crescent are varied as shown in figure 4 (left).

2.6 Several other houses on the street have been given permission recently (2020 and 2021) for various combinations of front, rear and side dormer extensions, and roof infills: no. 5 (HGY/2022/0620), no.32 (HGY/2020/0818), no.38 (HGY/2020/0078), no.39 (HGY/2021/1561), no.51 (HGY/2020/0072)m No. 53 (HGY/2021/3284), No. 81 (HGY/2021/0833).

2.7 The houses to either side of the site have all been altered at roof level to varying degrees and there is no definitive pattern to the roofscape along this section of Cholmeley Crescent.



Street view from the SW



Street view from the SE



Street view from the South



Rear view from the North



Rear view from the NE



Rear view from the NW

3. Heritage

3.1 Cholmeley Crescent is located in the Highgate Conservation Area within sub-area 3 - Archway.

3.2 The properties are not listed nationally or locally.

3.3 Haringey's Strategic policy SP12 Conservation states "the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment."

3.4 Development Management Policy 9 - Management of the Historic Environment states "development that conserves and enhances the significance of a heritage asset and its setting will be supported."

3.5 As such the design of the proposal seeks to fulfil the needs of the applicants using design which will conserve and enhance the Conservation Area.

3.6 The character of Cholmeley Crescent is defined by it's variation and this is acknowledged in the CA appraisal.

3.7 This variation of character is an intrinsic artefact of the area's multi-stage development but has been added to by the large number of alterations at roof level, both well and poorly executed.

3.8 Roof alterations are acceptable but the detailed design, scale and relationship to the existing property must be appropriate.

3.9 Whilst it is acknowledged that the proposal will remove the original "M-shaped" roof, although this change will be invisible from the front and the rear. The proposed alternative retains the splayed eaves & hipped form. Combined with the existing variation in the roof-scape, the proposal will be in-keeping with the established street scene.

3.10 The use of materials and the detailed design of the 4 proposed dormer roof extensions to the two properties are considered to enhance the host houses and improve the arrangement of their fenestration.

3.11 The proposal also seeks to re-introduce the chimney stack previously removed from the south-east flank of number 59. Chimneys are noted in the conservation area appraisal as a positive contributor to the street scene of Cholmeley Crescent.

context: site and setting



Chimney stack



Roof top



Neighbour's dormer (61 Cholmeley Crescent)



Ladder up to attic space



Attic space



Roof light



Attic space

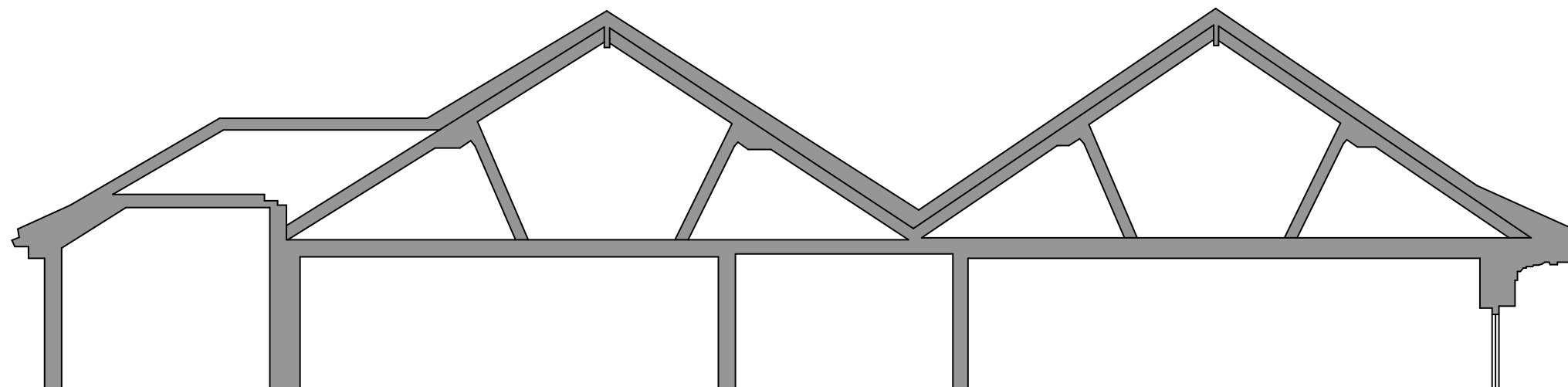
4. Existing roof form

4.1 The 'M' shape of the existing roof form means that the roof volume of this pair of houses is considerably lower than that of the neighbouring properties.

4.2 The low angle of the roof pitch and the low ridge height means that simply enclosing the existing roof valley between the front and rear pitches of the roof does not create sufficient internal space for habitation.

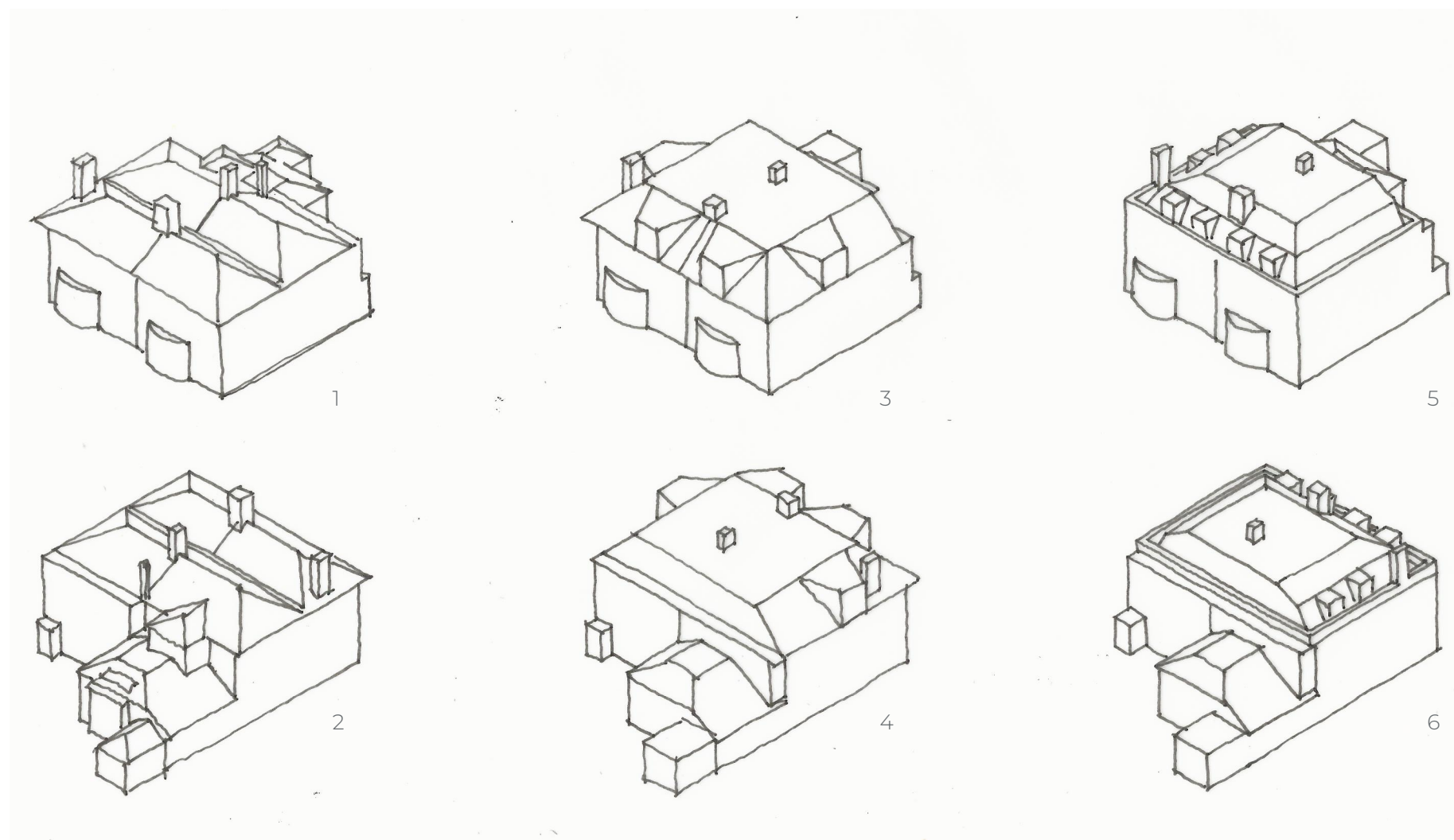
4.3 As such the ridge height in particular will have to be increased.

4.4 The proposals will create much needed additional bedrooms and space.



Roof section

context: *existing roof form*



Pre application roof forms

5. Pre Application Advice

5.1 Pre-application advice was sought in early 2023 from Haringey Council. A number of alternative roof forms were put forward.

1 - Existing 30° pitch front.

2 - Existing 30° pitch rear.

3 - New 45° roof pitch with raised crown roof, dormer windows and mansard .

4 - New 45° roof pitch with raised crown roof, dormer windows and mansard. Roof at rear had a flat vertical face.

5 - Raised parapet walls with new mansard, roof and raised crown.

6 - Raised parapet walls with new mansard, roof and raised crown. Roof at rear had a flat vertical face.

5.2 The summary findings of the pre-application advice have been taken into account when formulating the current proposals.



1 - Front and side (west) elevation view



2 - Front and side (east) elevation view



3 - Rear and side (west) elevation view



4 - Rear and side (east) elevation view



5 - Side dormer and conservation roof windows



6 - Rear dormers

6. The Proposal's layout and Appearance

6.1 The proposal is designed to extend both roof's simultaneously to provide additional living accommodation.

6.2 An infill is added to the roof (between the crests of the "M-shape") and the angle of the roof slope is changed to 45° to allow the roof to be raised and provide 2.5m of head height in the new bedrooms. This proposal allows for additional space while still following the principles of the overall shape in the visible roofscape, with the splayed eaves and hipped form.

6.3 Two proposed dormers on each house, are added to the side and the back of the new roof where they have less impact on any views from the neighbouring properties. The side dormers would be well setback from front elevation and would be partly concealed by the chimney stacks, thus having less impact on the visible roof form from the street.

6.4 The rear dormers would be aligned with the window openings below.

6.5 The roof windows at the front are conservation roof windows spaced to follow the rhythm of the windows in the facade below.

6.6 Re-introducing an original element of the house's design. The chimney stack at 59 Cholmeley Crescent would conserve and improve on the character of the pair of houses and the street.

6.7 The gutter and eaves are not being modified or changed and will remain the same.

6.8 The existing solar panels on the front of the roof at 57 Cholmeley Crescent are being moved to the flat roof area to make way for the new roof windows. The proposed location for the panels is much more discreet than the existing street facing panels.

6.9 Materials include red clay tiles, for the roof, matching bricks for the new chimney stack, a black gutter and standing seam zinc for the dormers.

6.10 At the back of the houses, the rear wall would be aligned at the 1st floor level to create a cohesive and simplified facade.

proposal: model views



1 - From West



3 - From East



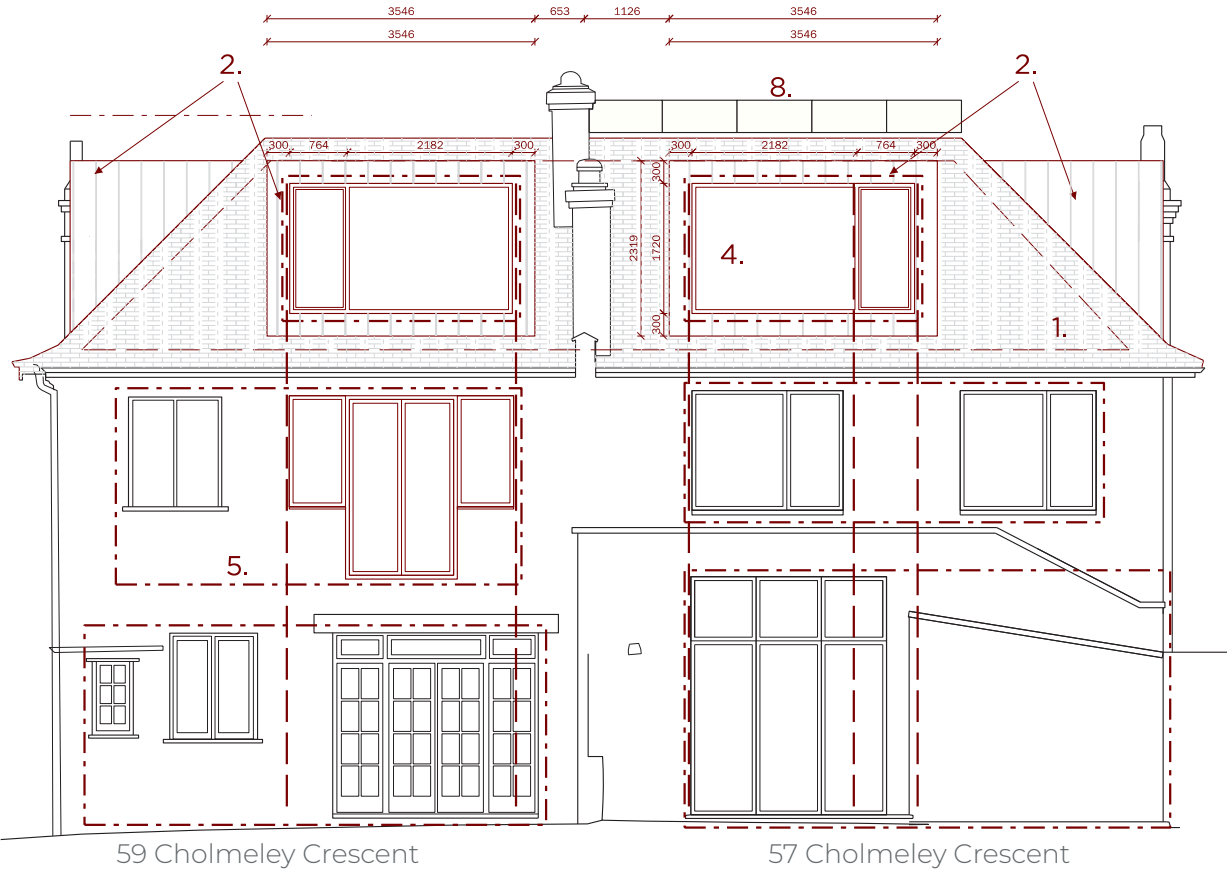
2 - From South

57 Cholmeley Crescent Application History

Application Reference	HGY/2023/2796	Proposal	Demolition of existing conservatory and erection of new rear ground floor extension and rear first floor extension, with internal reconfiguration and updated patio.
Application Status	Decision Made	Site Address	57 Cholmeley Crescent Hornsey London N6 5EX
Date Valid	16/11/2023	Decision	Approve with Conditions
Decision Notice	10/1/2024		
Application Reference	HGY/2023/0108	Proposal	Demolition of existing rear extension and first floor rear hipped roof projection. Erection of part single, part two storey rear extension, replacement of windows and landscaping works.
Application Status	Decision Made	Site Address	57 Cholmeley Crescent Hornsey London N6 5EX
Date Valid	12/1/2023	Decision	Approve with Conditions
Decision Notice	07/3/2023		
Application Reference	HGY/2012/2374	Proposal	Erection of rear ground floor extension including alteration to the garden
Application Status	Decision Made	Site Address	57 Cholmeley Crescent London N6 5EX
Date Valid	14/12/2012	Decision	Approve with Conditions
Decision Notice	11/3/2013		
Application Reference	HGY/2013/2132	Proposal	Non-material amendment following a grant of planning permission HGY/2012/2374 for alteration of white timber windows and doors to 57 Cholmeley Crescent London N6 5EX London
Application Status	Decision Made	Site Address	57 Cholmeley Crescent London N6 5EX London
Date Valid	14/10/2013	Decision	Approve with Conditions
Decision Notice	21/11/2013		
Application Reference	HGY/2005/0267	Proposal	Erection of extension at rear first floor level and reduction in height of roof to studio.
Application Status	Decision Made	Site Address	57 Cholmeley Crescent London N6 5EX
Date Valid	14/2/2005	Decision	Approve with Conditions
Decision Notice	06/4/2005		

59 Cholmeley Crescent Application History

Application Reference	HGY/2017/3001	Proposal	Side and rear roof extensions; installation of 2 x front rooflights; part two storey, part single storey rear extension
Application Status	Decision Made	Site Address	59 Cholmeley Crescent London N6 5EX
Date Valid	13/10/2017	Decision	Approve with Conditions
Decision Notice	15/12/2017		



7. Planning Considerations

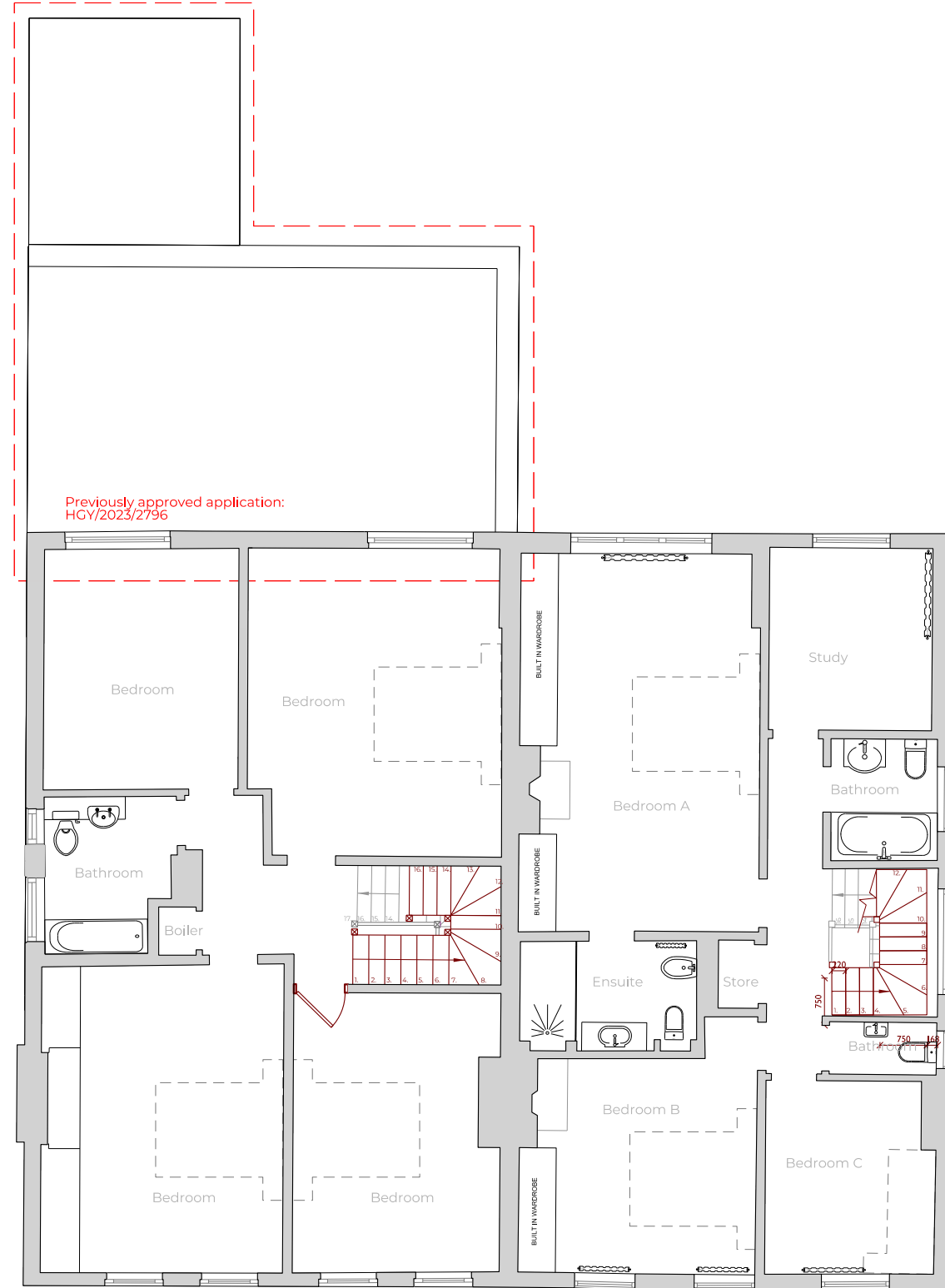
7.1 During the design of this proposal, attention has been paid to the NPPF, the London Plan and Haringey's planning policy as a whole, but with specific regard given to:

- SP4 Working towards a Low Carbon Haringey
- SP11 Design
- SP12 Conservation
- DM1 Delivering High Quality Design (Haringey Development Charter)
- DM9 Management of the Historic Environment
- DM12: Housing Design and Quality
- Highgate Neighbourhood Plan Core Objective 5: Development and Heritage

7.2 As such it is considered that the proposal at hand:

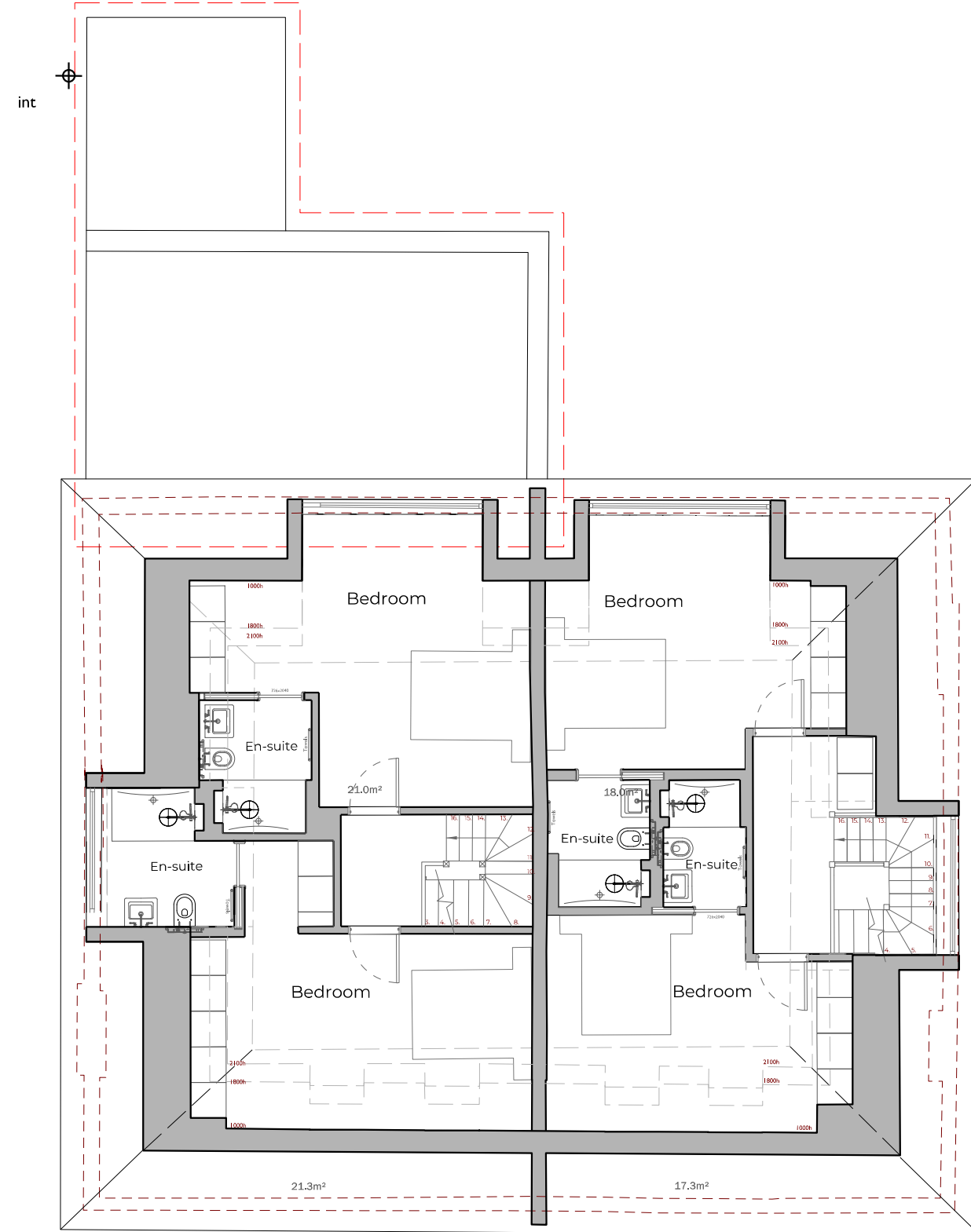
- Preserves and enhances the host building and the conservation area
- Provides a high, site specific, and sensitive design quality, respecting and complementing the form, setting, architectural characteristics and detailing of the original building.
- Respects the existing roof form in terms of design, scale, materials and detail and it has been shown that front and side roof-extensions are part of the established local character.

Previously approved application:
HGY/2023/2796



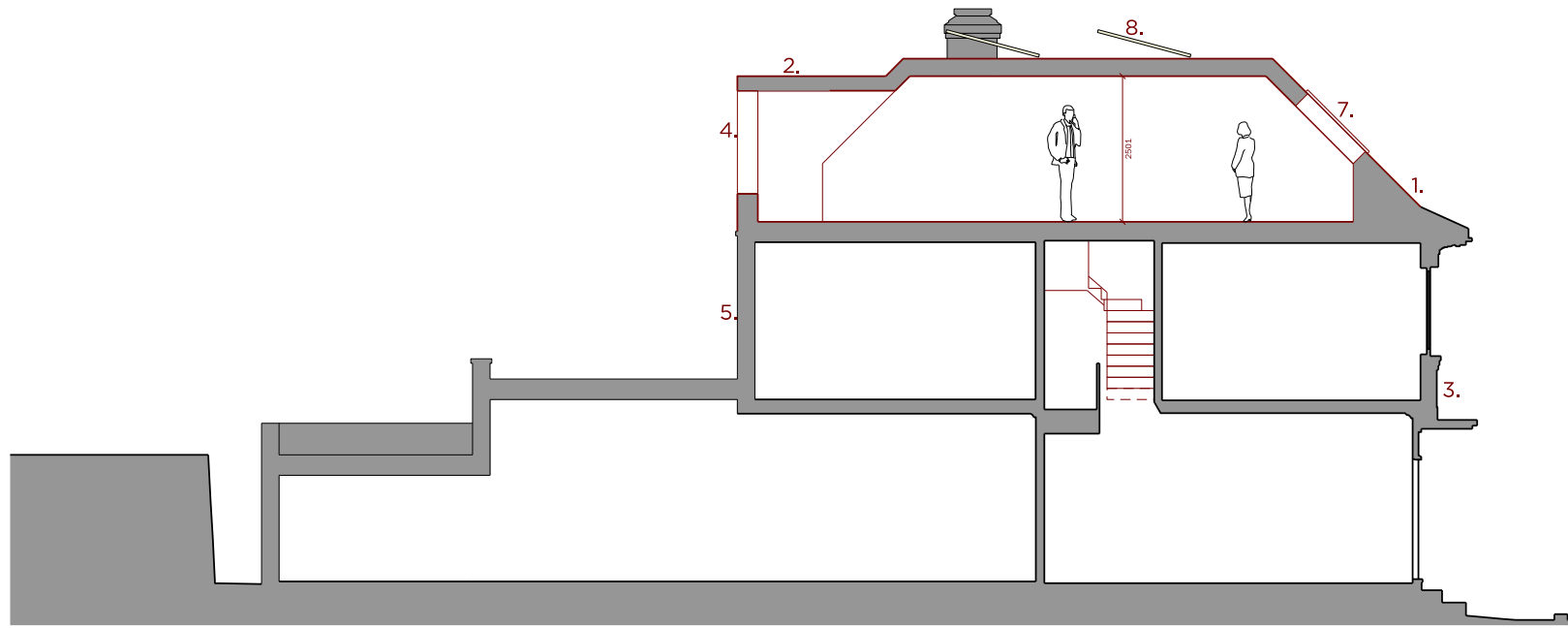
1 - First floor

Previously approved application:
HGY/2023/2796

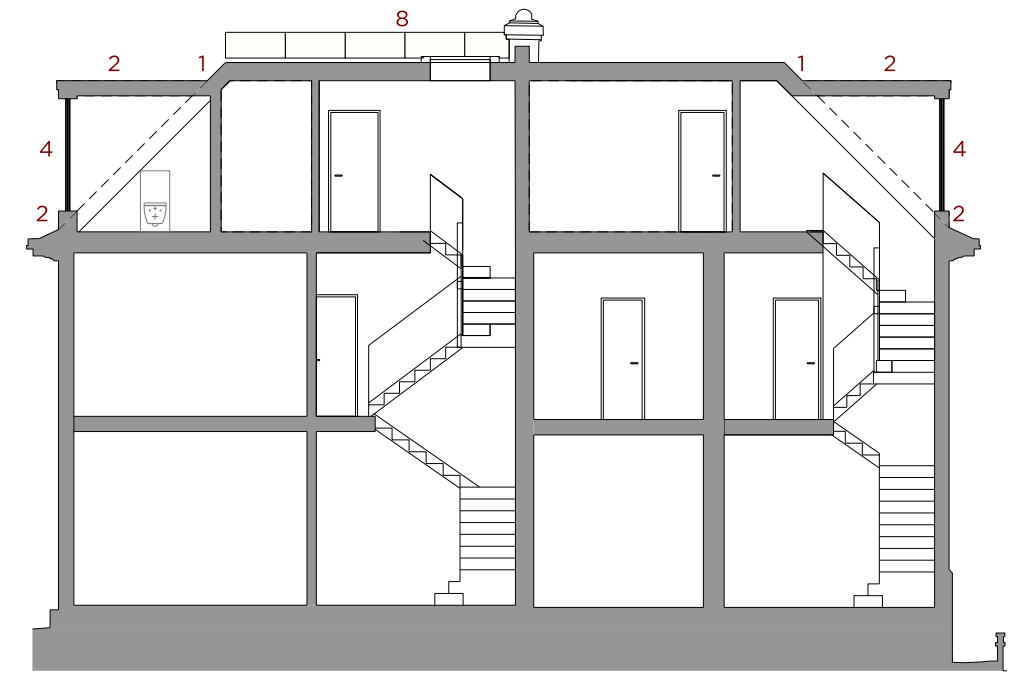


2 - Second Floor

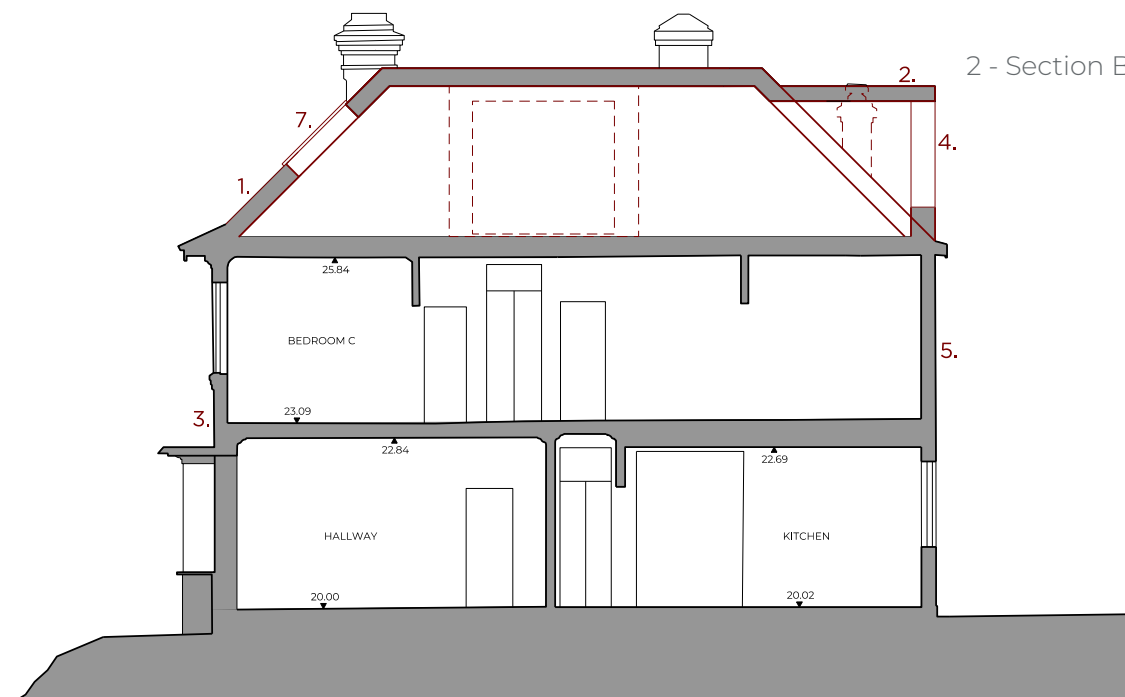
proposed plans: 1st and 2nd floor



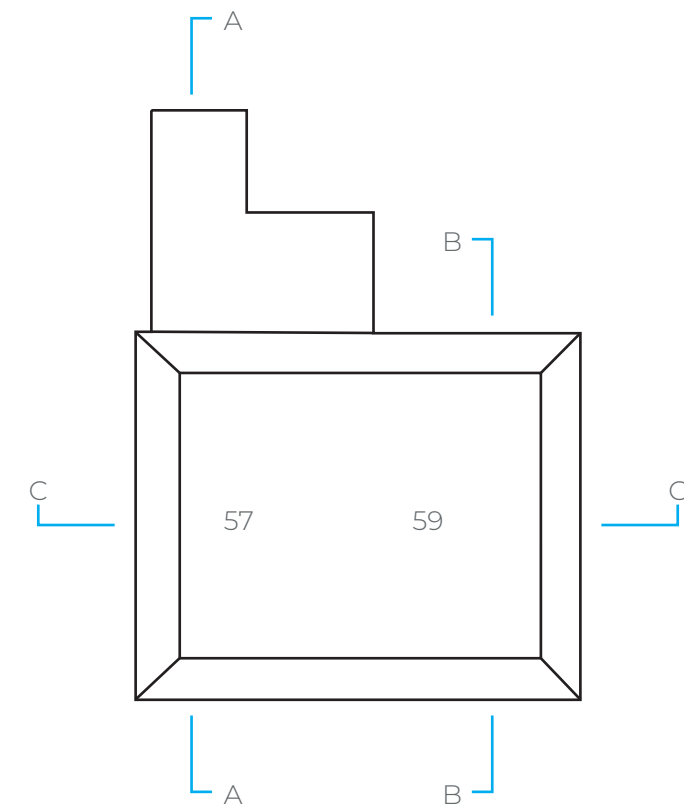
1 - Section A



3 - Section C



2 - Section B

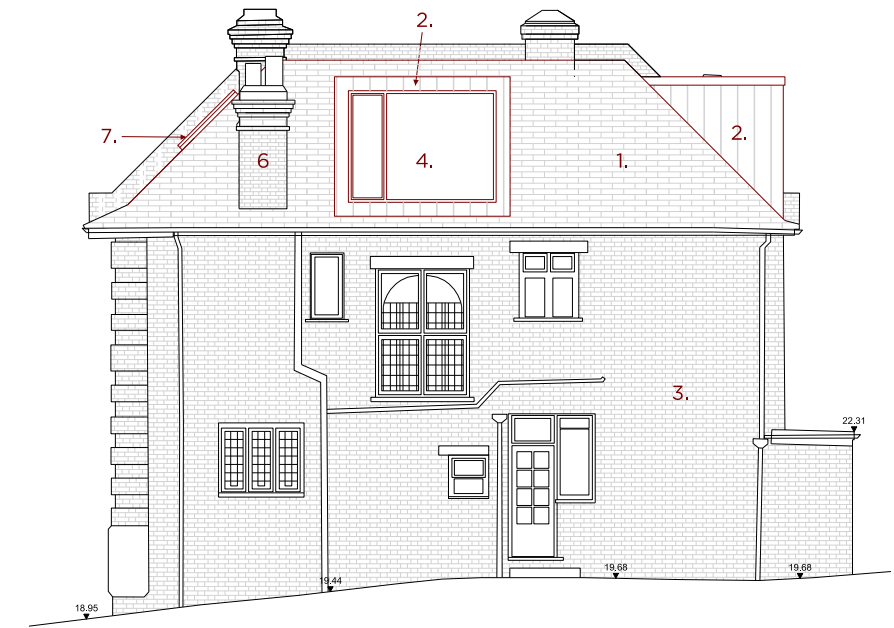


proposed sections

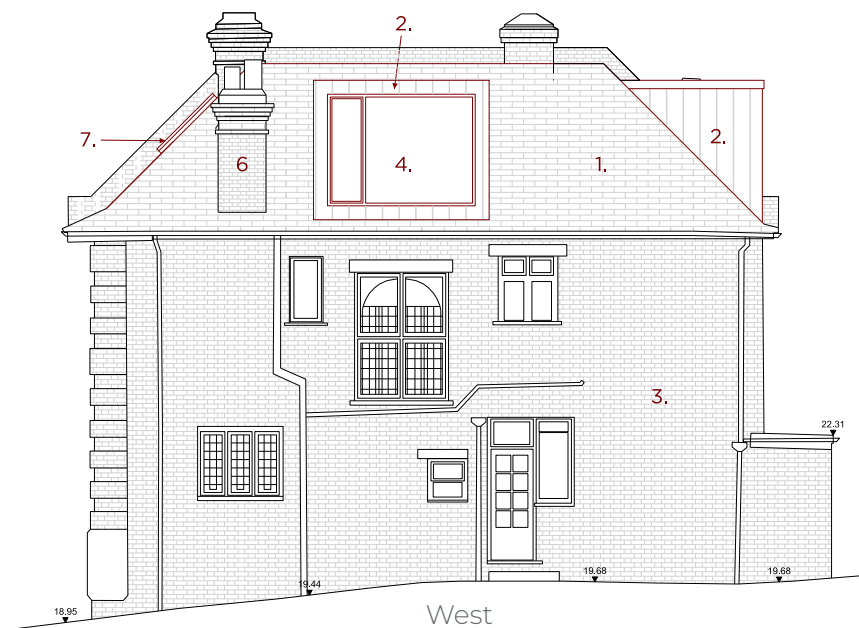


South

1. Plainclay Roof Tiles
2. Zinc Roofing/cladding
3. Red Brick
4. Dark Grey Aluminium Double Glazed Windows
5. White Painted Bricks
6. New chimney stack
7. Velux (RAL7016) conservation rooflight
8. Existing solar panel relocated to flat roof



East



West



North

elevation: front, rear and sides



8. Transport

8.1 The proposal is unaffected by and will not affect local transport or highways.

9. Access

9.1 Access to the property will be maintained as existing.

10. Conclusion

The scheme has been carefully considered in terms of it's design which is considered to be an improvement to the host property aesthetically, functionally and environmentally and by extension it would preserve and enhance the conservation area.

Conclusion