

DESIGN, ACCESS & HERITAGE STATEMENT

36 Cholmeley Park, Highgate N6 5ER



Project: Demolition of existing single storey rear extension and replacement with new single storey rear extension, alterations to external finishes, fenestration and internal layout, new lantern, solar panels and external ac units.

This Design, Access & Heritage Statement accompanies the Householder Application for Planning and Demolition in a Conservation Area as the property is located within the Highgate Conservation Area and should be read in conjunction with Drawings ASD-2024-008-01PL and 02PL Rev B.

1.0 The Proposal

The proposal is for the demolition of the existing single storey rear extension and replacement with a new single storey rear extension, alterations to external finishes and the internal layout, replacement fenestration throughout, the addition of a new glazed lantern and solar panels to the top of the main roof, and new external ac units to the right side elevation.

In addition, the new front door/window set is to match that of the adjoining property, no 38, in accordance with Condition 3 of approval HGY/2023/2975.

2.0 The Site & Property

The application property is a 3-storey with small basement, semi-detached property in the Arts and Crafts style, located in a residential area of Highgate Conservation Area. Cholmeley Park falls within Sub Area 3 and is described in the Conservation Area Appraisal as containing properties with *'a variety in the detail of roofline, entrance porches, chimneys; a mixture of finish which include pebble dash, tile hanging roofs and red brick work.. Together these features result in a group of houses in which each feels distinctly different from its neighbour'*.



Existing front elevation



Existing front doorset



Existing rear elevation



Existing right side elevation

3.0 Heritage Statement

3.1 Analysis of the significance of the history and character of the structure

Cholmeley Park is an example of Arts & Crafts architecture and demonstrates how the movement influenced house construction around the turn of C20th. It emphasized a move back to traditional craftsmanship, simplicity and functionality and a reconnection with nature and natural materials. Although the application property is not listed, it is of significant historical and architectural interest for this reason.

3.2 The principles of, and justification for, the proposed works and their impact on the fabric, special character and setting of the listed building and the setting of adjacent listed buildings.

The proposed works comprise the replacement of a single storey rear extension and other alterations that serve to enhance the property. No works are proposed that will have a negative impact on the fabric, special character or setting of this historically interesting property.

4.0 The Design Component

The Highgate Conservation Area Appraisal document states that a key element of any development is quality of design, materials, workmanship and execution and development should enhance the conservation area.

The proposed rear extension is contemporary in style, comprising a felted flat roof with rooflights hidden behind a cast stone coping parapet with smooth mono-couche/K-Rend self-coloured render to the external walls and a large bi-fold doorset. It is the same depth as the extension at no 38 and similar in design.

The windows to the front elevation will be replaced with new timber double glazed windows with leaded glazing in a similar style to the existing windows. The front door and window arrangement will comprise the front door and a triple window set similar to that of no 38.

The windows to the right side elevation will all be upgraded to painted timber double glazed units of a style similar to existing.

The existing white UPVC dormer windows to the rear will be upgraded to painted timber double glazed windows, of a style as illustrated.

The existing casement windows on the first floor rear elevation are not of high quality. The proposal comprises lowering the sill height of these fenestration openings to enable the installation of new timber double glazed windows, of a more appropriate style as illustrated.

A new glazed lantern and array of solar panels will be fitted to the top of the main roof. These will be located away from the perimeter such that they will not be visible from ground level.

The existing gable window to the front elevation will be replaced with a Victorian style, stained glass feature.

A pair of air conditioning units will be located on the right side elevation to the rear of the elevation behind wall mounted pipework. These will not be visible from the front and vegetation on the right boundary conceals them from the side.

5.0 Access

Access will not be affected by the proposal.

6.0 Layout

There are no changes to the layout of the site or property.

7.0 Scale/Appearance

The development is modest in scale and using high quality design and materials will enhance the appearance of the property.

8.0 Landscaping

Modest alterations to the rear patio will be carried out to suit the extension plan.

9.0 Conclusion

This proposal is for a modest rear extension with additional works and fenestration alterations that serve to enhance the property whilst respecting its form and location in Highgate Conservation Area. The main element, which is the single storey rear extension, is contemporary in design and similar to the adjoining property's extension. It is not visible from the street scene and will not affect the amenity of neighbouring properties. Upgrading the fenestration improves the appearance of the property, optimizes thermal performance and improves thermal efficiency. Other additions such as the glazed lantern, solar panels and air conditioning units are strategically placed so that they are not visible to neighbouring properties or. The proposed front doorset complies with Condition 3 of previous planning approval. Overall, the development complements the character of the original dwelling and enhances the Conservation Area.