

28^{1a/1b} Coolhurst Road

Design and Access Statement



April 2019

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1.0 Introduction

This Design & Access Report has been prepared in support of the application for planning consent to construct a rear single storey extension to ground floor flats 1 and 2 of 28 Coolhurst Road.

The house comprises flats 1a, 1b, 2 and 3. Each of the flats have been formally informed of the proposal.



2.0 Site & Context

28 Coolhurst Road is a large semi detached period property located on the corner of Coolhurst and Crouch Hall Road within the Crouch End Conservation area.

To the north of the site (opposite Crouch Hall Road) is a large four storey block of 24 one and two bedroom flats called Charlotte Court and is noted in the area plan as unsympathetic to the character of the area. To the east of Crouch Hall Road lies an Edwardian terrace of four three storey properties with basements. Directly opposite Coolhurst road to the west is another large 4 storey block of flats also noted as unsympathetic to the area.



3.0 Design

Flats 1A and 1B are single bedroom ground floor flats set half a storey below the pavement level of Crouch Hall road to the side. As such the proposed rear extension will fall beneath the boundary fence and will not be visible from the road or pavement. Please refer to drawing P-008 (North Elevation) which shows the relationship of the elevation and fence line.

The brief has called for additional accommodation to meet family needs in a style that is sympathetic to the existing house. A joint application (flats 1A & 1B) has been made to ensure a single cohesive design is implemented.

The design has created an additional bedroom to each flat with a greater link and connection with the respective rear gardens.

Flat 1A's extension is positioned adjacent a steep landscaped bank that rises to pavement level along Crouch Hall Road. A mature Lime tree is located on the inside of the boundary fence at the top of the bank. A steel frame structure supported by carefully positioned screw piles has been proposed to mitigate potential damage to tree roots. A Arboricultural Report and method statement has been prepared and submitted with the application.

A simple light weight brick framed structure with timber and glazing infill panels is proposed. A material palette of red brick to match the existing brick work of the main house, dark grey powder coated frames and vertical cedar cladding panels is proposed.



Image to rear of flat 1B



Image to rear of flat 1A



Image to rear of flat 1A

4.0 Area Summary

	GEFA m2	GIFA m2
Existing Flat 1A	70	60
Existing Flat 1B	79	63
TOTAL AREA	149	123

	GEFA m2	GIFA m2
Extension Flat 1A	34	29
Extension Flat 1B	30	25
TOTAL ADDITIONAL AREA	64	54

5.0 Use

There is no change of use. The current use is Residential.

6.0 Layout

The revised layout will improve accessibility and connectivity with the rear garden.

7.0 Scale & Mass

As noted in the Design section the proposed rear extension falls below the fence line and cannot be seen from the street scape. A flat roof has been proposed with a parapet height of 3.1m above finished floor level ensuring the overall mass is kept to a minimum.

Coolhurst road slopes down from north to south. The neighbouring house to flat 1B steps down as a result. The extension to 1B begins from the rear outrigger leaving an open court yard adjacent to the rear elevation of the neighbouring house thereby minimising any reduction of day lighting. The proposed extension will also be on the north side of

the neighbouring house thereby mitigating any overshadowing caused by the proposed extension.

8.0 Appearance

There is no change to in appearance to the front elevation of the existing house. The proposed rear extension elevations can only be seen from the rear gardens of flat 1a & 1b. An artificial grass roof is proposed for the flat roof of the extension to offer an alternative outlook to flats 2 and 3 above.

The design and material selection as described in the design section have been chosen to blend and compliment the existing context. Attention to detail will ensure a robust and high quality build.

9.0 Access

Site access remains unchanged.

10.0 Sustainability & the Environment

The current rear windows are dilapidated, single glazed and poorly sealed resulting in a great deal of heat loss and poor acoustic properties.

The proposed new windows of the rear extension will be of a much higher performance with a centre pane U-value complying with Building Regulations as a minimum.

The proposed rear extension will meet the minimum building control requirements. A greater level of natural lighting will reduce the dependency for artificial lighting.