

DESIGN AND ACCESS STATEMENT

Flat B, 83 Coleridge Road, London, N8 8EG
To Accompany Full Planning Application

This document is intended to explain the works proposed to Flat B, 83 Coleridge Road, London, N8 8EG.

This Design and Access Statement demonstrates how the design of the scheme has evolved and emerged from detailed knowledge and understanding gained from analysis of the site and local and national planning policies.

The Proposal

New roof lights at roof level and new double glazed windows to Flat B, 83 Coleridge Road, London, N8 8EG.

We are proposing three new Velux roof lights in the roof facing the street and two in the outrigger at the back of the property. The roof lights at the front and back will match in style to other similar roof lights in similar properties along Coleridge Road. We are also proposing to replace the existing damaged roof lights with better performing ones of the same size as the existing.

We are also proposing to replace the existing single glazed windows with new double glazed windows "like for like" to improve the energy performance of the property.

The application should be considered against matters relating to the visual appearance, impact on the character of the area and neighbour impact.

The strategic design principals behind the design process are as follows:

- Use of appropriate materials, making good what is already there
- To increase the amount of natural daylight and ventilation in the second floor.
- To improve the energy efficiency of the building.

The energy efficiency of the building will be increased by the renovation works through the use of double glazing. Waste disposal, composting and recycling facilities are not affected by the proposal. The new roof lights and windows will be done to high quality of finishes appropriate for conservation areas. The roof lights will be in painted timber. The windows will be double glazed timber frame to match the design and style of the existing ones. The changes will not affect the character of the building, and will match other similar buildings in the street. The changes will have a big impact in reducing energy consumption in the building by making it more thermally efficient and better ventilated.

Planning History

We couldn't find any recent planning history for Flat B, 83 Coleridge Road.

There have been several successful planning applications that have included front roof lights in Coleridge road which serve as precedents to this proposal. They are listed below:

HGY/2021/0591 at 27 Coleridge Road - Double glazed windows
HGY/2017/0325 at 17 Coleridge Road - Front roof lights
HGY/2016/2956 at 33, Coleridge Road – Front roof lights
HGY/2003/2114 at 47 Coleridge Road – Front roof lights

The Site, Listing and Conservation

83 Coleridge Road is a three storey house. It forms part of a row of terraced houses in a predominately residential area. The property is in the Crouch End Conservation Area and does not fall within the curtilage of a listed building.

The Use

Flat B, 83 Coleridge Road is a flat occupied by a single family and falls under class C3.

Character, Landscape and Appearance

Properties in this residential street are set back from the road and there are private gardens at the rear. No trees or hedges will be affected or removed as part of this application.

Layout, Amount, Scale and Access

The internal layout of the property will be modified as part of this extension to create better access to the second floor. Access to the property from the road will not be altered. The scale of the building and its roof line has not been affected by the proposals. Nor has the unity character.

Heritage Statement

Based on the Local Authority's website, the fundamental consideration that should not be altered within this Conservation Area without specific permission covers the frontages, side facing roads, porches, front gardens, gates and painting the fronts. All other considerations, which cover the request for planning now before the Local Authority, should be allowable if sufficiently well designed or of a stature so as not to affect the amenity enjoyed by the neighbourhood. The proposal itself is considered not to cause harm to the amenity of surrounding land or buildings and it is considered to have little impact on the character of the heritage asset within the Crouch End Conservation Area.

Policy

The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan have been considered in the design and in drafting this report.

Particular reference has been made to the following documents: **London Plan 2021:** Policy D3 Optimising site capacity through the design-led approach and policy D4 Delivering good design.

Haringey Local Plan: SP11 Design; **DMP 2017** DM1: Delivering High Quality Design and Policy DM12: Housing Design and Quality and **Crouch End Conservation Area Character Appraisal**.

We believe the works proposed are in compliance with the policies listed above. Their size, design and location would cause no harm to the appearance of the property or local area, nor would they harm the amenities of nearby residents as the existing degree of overlooking would remain.

Site photos:

Front Elevation



Photo taken on the 07.12.2022

Bird Views:

