

Design, access and heritage statement

Full planning permission

Application for Planning Permission, and for
relevant demolition of an unlisted building in a
conservation area

at

22C Coolhurst Road, London N8 8EL

June 2023

Unit 5, The Courtyard
50 Lynton Road
London N8 8SL

020 79231559

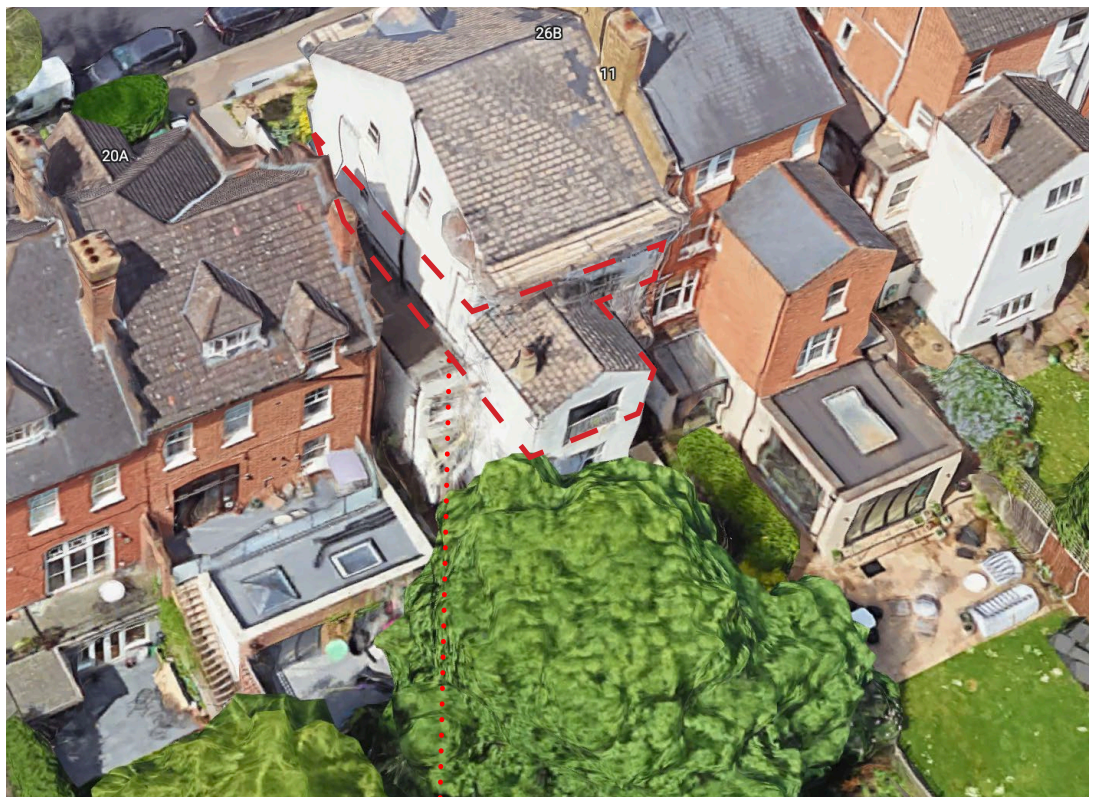
www.thearchitects.co.uk

Contents

1. Background information and site context
2. Proposed design
3. Photographs

1. Background information and site context

- 1.1. This application is in part a resubmission of consent HGY/2013/0754, which expired without being implemented. Because this application is in effect a replica of this consent with the addition of replacement double glazed windows, and no other factors are significantly different, it was seen as unnecessary to carry out pre-application advice. Despite this, any early feedback would be welcomed.
- 1.2. Within the Crouch End Conservation area, Coolhurst Road has a mixture of housing types, with a predominance of large Edwardian houses, a number converted to flats. 22 consists of 4 residential properties, arranged on 4 levels. The previous and current design makes use of the elevated position within the neighbourhood.
- 1.3. The key changes to previous consent are: - the addition of replacement double glazed sash windows; slight alterations to balcony door arrangement and the addition of extract fans to the side elevation. A single sun tube is proposed through the rear pitched roof.



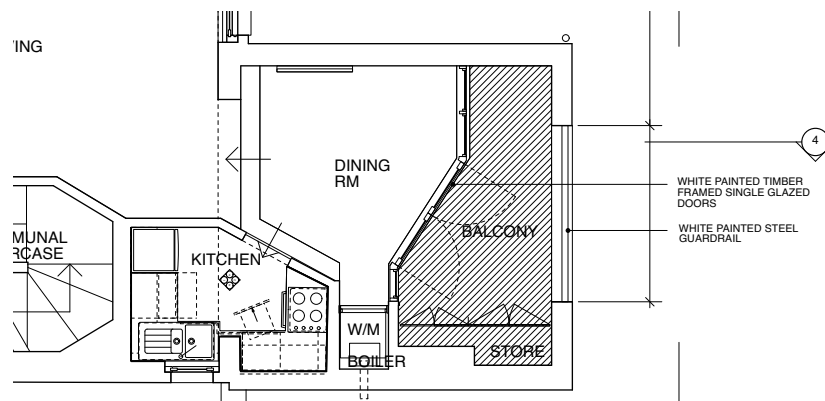
22C Coolhurst Road
from the rear

2. Proposed design

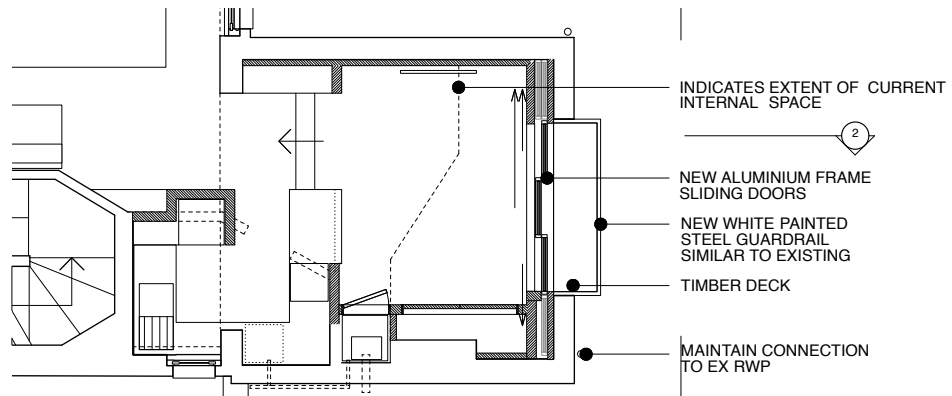
- 2.1. In appearance terms, the existing large opening in the rear extension wing is somewhat incongruous, with the neighbouring semi-detached using the full depth of this wing. The proposed design also overcomes the problem of the existing balcony actually receiving relatively little direct sunlight, as it is predominantly north-facing..
- 2.2. The proposed new layout creates a more appropriately sized kitchen and dining space (adding 4sqm internally), while maintaining a rear amenity space. This doesn't change the overall amount of accommodation in terms of bedrooms, nor external envelope as the proposal partially uses an existing sheltered balcony. As with the previous consent, the proposed design doesn't materially change the amount of overlooking possible, in relation to the current balcony arrangement. The door arrangement is slightly more practical on this proposal than previous.

Existing floor plans

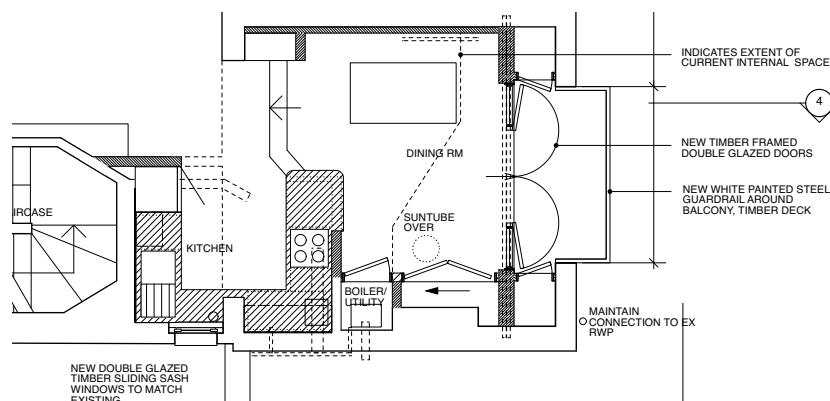
(not to scale - refer architectural plans for more detail)



Consent (expired)



Proposed design



- 2.3. In carrying out the project, various walls would be upgraded thermally, as well as providing the opportunity to install double rather than single glazing. The amount of existing glazing is halved with the new design , but because the opening to the rear is the same, does not lose any natural light.
- 2.4. Timber framed glazing would be used throughout the replaced sections of glazing, with broadly the same proportions of timber frame sizes used. A diagram of the typical proposed windows is supplied on drawings submitted. Any marginal increase in frame size gives better stability and overall robustness but should not be discernible.
- 2.5. Other long-term acoustic improvements to the flat are made possible with this project.
- 2.6. The rate of surface water run-off will remain as existing apart from some plants on the balcony able to absorb some rainfall

3. Photographs

- 3.1. Taken (June 2023) from rom rear path to shared garden, looking up to 1st floor balcony.

