

Design and Access Statement

Planning Application for 87 Coleridge Road, N8 8EG

Introduction

This Design and Access Statement has been prepared to accompany the planning application for proposed works at 87 Coleridge Road, N8 8EG. The site lies within the Crouch End Conservation Area in the London Borough of Haringey, and the statement has been prepared with due reference to the conservation area appraisal and local planning policy.

Conservation Area

87 Coleridge Road is situated within the heart of the Crouch End Conservation Area, an area renowned for its suburban town centre, historic landmarks such as the former Hornsey Town Hall and the clock tower, and a rich architectural heritage predominantly from the late 19th and early 20th centuries. The area's character is defined by its varied domestic architecture, high quality residential environment, and the distinct urban form of rising land to the west and south, which provides a unique setting and significant townscape value.

The conservation area's appraisal notes that its character and appearance are shaped by both tangible elements—such as materials, building heights, and the relationship of built forms—and intangible qualities, including patterns of activity and land use. The assessment recognises that the combined effect of original buildings, street pattern, and open spaces, alongside subsequent sympathetic developments, contribute to the area's intrinsic interest and visual appeal.

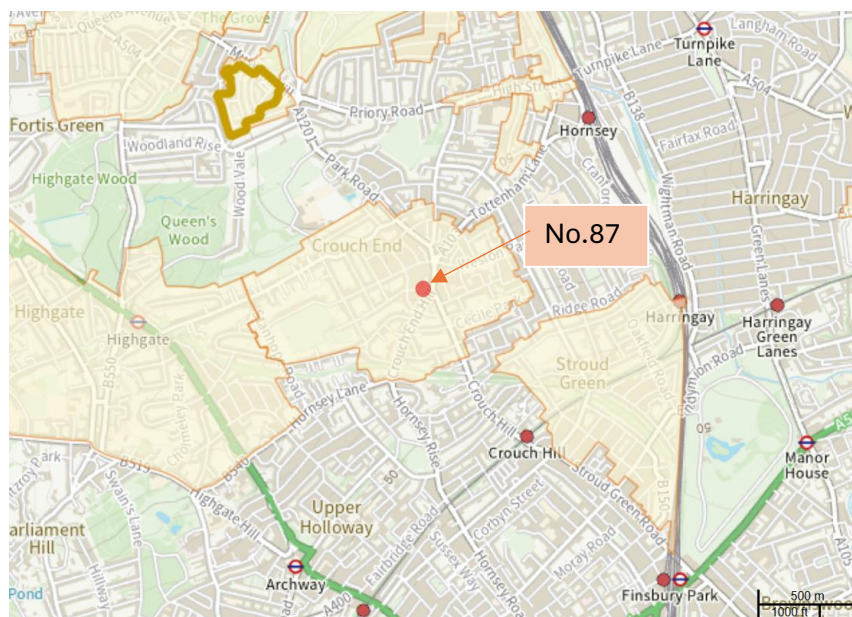


Figure 1- Crouch end conservation area

Site Context

87 Coleridge Road is a 5-bed end of terrace property, likely dating back to the early 1900's: An Edwardian property, with its architectural style and layout reflecting the transition from the ornate Victorian period.

To the side of the property is an alleyway which separates the site and the rear access to the commercial premises of Crouch End Hill. From the alleyway there is existing access to the garden of no.87 as well as private rear access to several shops, takeaways and a pub.

The rear courtyard garden of the site faces directly south and is overlooked and overshadowed by the four-storey buildings on Crouch End Hill.

Currently there is a small extension to the rear which will be demolished to facilitate a replacement extension. The dead space along the side return of the outrigger, provides a good opportunity for an infill extension with no impact to the amenity of other residential properties.

There are several side and rear extensions along the street and within the local vicinity. We feel the proposals within this application are acceptable and are inline with the local planning policy.



Figure 2 - Overbearing buildings of Crouch end hill in relation to solar path

Design Approach

The proposed extension at 87 Coleridge Road has been carefully designed to respect and enhance the character and appearance of the Crouch End Conservation Area.

Attention has been given to the use of traditional materials, using them in contemporary ways to enhance the architectural language whilst respecting character of the house.

The extension also seeks to provide privacy from the high-rise buildings on Crouch End Hill as well as enhanced security from the side alley.

We have respected the boundary heights of the existing parapet of the existing extension as to not impose any additional impact on amenity space of no.85.

Access

Access arrangements to the property remain unchanged, ensuring continued safe and convenient entry for all users. The proposal does not introduce barriers for people with disabilities or those with limited mobility. Where feasible, improvements to accessibility have been considered to future-proof the dwelling and support inclusive design principles.

Impact Assessment

The development has been assessed against the conservation area's guidance regarding positive, neutral, and detracting elements. It is intended that the proposal will sit comfortably within its context, neither dominating nor disrupting the prevailing character. By adhering to the established architectural language, the scheme supports the ongoing preservation and enhancement of the conservation area's special qualities.

Furthermore, the design has been informed by an understanding of the area's topography and broader context, including the valley setting of Crouch End and its sheltered, almost country-town character, as described in the conservation area appraisal. The proposal does not adversely affect important views or the relationship between buildings and open space and is sensitive to the unique sense of place that distinguishes Crouch End from its surroundings.

Materials

The extension will be predominantly London stock brick which has a yellow/ brown appearance. This is to ensure continuity between the existing home and the new extension. We are proposing a contemporary stack bond above the door heads up to the top of the parapet wall which will provide a visual distinction between old and new. The rear elevation will be capped with a slim line aluminium profile to give a clean visual appearance, eliminating any unsightly water goods.

The main doors of the rear elevation will be of critall style, which will complement the character of the house.

Planning precedent

Several extensions can be seen along Coleridge Road itself and within the wider area.

Similar extension can be found at the following sites,

- *81 Coleridge Road – Ground floor extension to the rear and side*
- *83 Coleridge Road – Ground floor extension to the rear*
- *24 Coleridge Road – Ground floor extension to the rear*
- *22 Coleridge Road – Ground floor extension to the rear*
- *14 Coleridge Road – Ground floor side extension to the rear*
- *8 Coleridge Road – Ground floor side extension to the rear*
- *Larger extensions can also be found at no. 2 and no. 4 Coleridge Road.*

This list is by no means exhaustive and we understand the requirement to assess each application on its own merits, however the above projects give a good picture of the number of houses along the same road which have been successfully extended with no impact to the wider conservation area.

Sustainable design

Integrating sustainable design into our projects is at the heart of our studio's ethos; ensuring the next generation of dwellings respond to our ever-changing environment and living habits. The mutually dependant relationship between Economic, social and environmental issues must inform the designs of today and this is what we strive towards.

Our first step is always to take a fabric first approach to the design and construction of our projects to enhance the thermal performance. By introducing an extension to the rear of the house we can ensure that the floors, walls and roof all comply with and exceed the current regulations, improving the house as a whole.

Conclusion

This statement demonstrates that the proposed works at 87 Coleridge Road are in accordance with the objectives of the Crouch End Conservation Area appraisal and local planning policy. The design has been developed to ensure a positive contribution to the area, safeguarding its character and appearance for future generations while accommodating the needs of current and future occupants.

Yours Faithfully

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