



Heritage DAS

Prepared for: Chris Charalambos

Proposed works to: 5 Coolhurst Road, London N8 8EP

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Proposal number: 2504983DAS5Coolhurst

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Conservation Area: Crouch End Conservation Area (designated 1974)

1. Introduction

This statement supports a householder planning application for 5 Coolhurst Road, located within the Crouch End Conservation Area. The proposal seeks to replace the existing boundary treatment with one more sympathetic to the prevailing character of the area and more consistent with neighbouring properties.

2. Policy Context

2.1 Conservation Area Requirements

Haringey Council requires that all development within conservation areas must preserve or enhance their special character. The Council encourages design that reflects the historic environment and maintains architectural integrity.



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2.2 Crouch End Conservation Area Character

The Crouch End Conservation Area contains architectural and landscape features that contribute to its significance, including traditional brick boundary walls and soft landscaping.

3. Site Description

5 Coolhurst Road currently has a low brick dwarf wall, brick piers, and wrought iron railings. This boundary treatment is not typical of several nearby properties, where brick walls combined with hedging form a softer, greener streetscape.

4. Description of Proposed Works

The proposal includes removal of the existing boundary elements and construction of a new brick wall with brick capping, along with hedge planting to create a more traditional frontage. The design aligns with that at 3 Coolhurst Gardens, reinforcing streetscape continuity.

5. Heritage Impact Assessment

The proposed works are considered to preserve and enhance the character of the conservation area. The use of traditional materials and increased planting will strengthen heritage significance and improve the setting of the property within the streetscape.

6. Design Rationale

The design enhances the setting of the house, provides continuity with neighbouring boundary treatments, reinforces conservation area character, and improves visual amenity through greener frontage.

7. Access

The proposed works do not alter access arrangements. Pedestrian access and inclusive access remain unchanged.

8. Conclusion

The proposal represents a sensitive and appropriate intervention that replaces unsympathetic modern boundary elements with traditional materials and planting. It enhances the character of the Crouch End Conservation Area and improves cohesion with neighbouring properties.

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