

Design and Access Statement

28 Coolhurst Road Flat 1a

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1.0 Introduction

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. 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.

2.0 Site & Context

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 of 28 Coolhurst Road. A joint application of 1a and 1b for 4m rear extension was granted in 2023 with ref no HGY/2022/3445

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

3.0 Area Summary

Existing GF Area 78.5 sq m

Proposed additional GFA Area 34 sq m

4.0 Use

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

5.0 Design

Flats 1A is single bedroom ground floor flat 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 PL-28CR-03 (North Elevation) which shows the relationship of the elevation and fence line/pavement level.

The brief has called for additional accommodation on to meet family needs in a style that is similar to the existing. The present design is also in keeping to the previously approved application noted above.

The design has created an additional bedroom and the living space moved to the rear new extension closer to the rear garden.

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. The Arboricultural Report and method statement that was submitted in the previous application has been submitted with the application as agreed with the senior planning officer Mr Daniel Monk and the Client Mr Vince Goodwin email dated 19th March 2026. See Appendix A

A simple light weight brick framed structure 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 is proposed

6.0 Layout

The revised layout will improve accessibility with the rear garden.

7.0 Scale & Mass

As noted in the Design section on the proposed rear extension falls below the fence line and cannot be seen from the street level. 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.

8.0 Appearance

There is no change to in appearance to the front elevation of the existing house. The proposed rear extension elevation can only be seen from the rear gardens of fl at 1a. 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 complement 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.

Appendix A: Agreed to resubmit the original Arboricultural Report

From: Daniel Monk <Daniel.Monk@haringey.gov.uk>
Date: 19 March 2026 at 08:47:24 GMT
To: Vincent Goodwin <vince.goodwin@hotmail.com>
Subject: RE: Tree report for flat 1A, 28 Coolhurst road, London N8 8EL

Morning Vincent,

My apologies for the slight delay.

Yes, in theory if you are submitting a planning proposal application then please do include the arboricultural report.

Regards,

Daniel Monk
Senior Arboricultural Officer (Planning)

Email: daniel.monk@haringey.gov.uk
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(Please consider the environment before printing this email.)

From: Vincent Goodwin <vince.goodwin@hotmail.com>
Sent: 13 March 2026 16:02
To: Daniel Monk <Daniel.Monk@haringey.gov.uk>
Subject: Tree report for flat 1A, 28 Coolhurst road, London N8 8EL

Planning application number HGY/2022/3445

Dear Daniel,

After speaking to one of your colleagues, I was told to email you with regards to my query of the above planning application.

We currently have planning consent for a joint application with the next door neighbour, which runs out in May!

The neighbour does not want to proceed with the extension, so an architect has prepared some new plans ready for submission.

The above application has a tree report which was approved by yourselves! Can the same tree report be used for a new planning application?

The new plans will be reduced by 1 metre at the furthest point in the garden for flat 1A.

I would appreciate it if you could let me know as soon as possible .

My number is xxxxxxxxxxxxxxx

Kind regards
Vincent Goodwin