

Viewed from the west, the development is subservient to the surrounding buildings. The proposal can be seen as following the local character through material and colour while also showing itself as a contemporary addition to the street.





Viewed from the east, the development does not block views of the neighbouring property 2 Coleridge road's gable from the street.



There are a number of modern homes within the conservation area and local context that provide a precedent for the introduction of individual homes into unique sites, such as former garage plots or within existing gardens. These precedents respond sensitively to their surroundings while clearly expressing themselves as contemporary additions, remaining recognisable as a new architectural element rather than a pastiche replica of the existing.

Common characteristics include the use of brick as a primary material, flat roof forms, and close proximity with neighbouring buildings. They often contrast with adjacent properties through distinct forms and incorporate large window openings that differ from the traditional local context.

— Proposal site boundary



1 - 42 Birchington Road



2 - 17 Clifton Road



3 - 42 Clifton Road



4 - Coleridge Road

The neighbouring building 7 Coolhurst Road provided an important precedent in the design process for the suitability of the proposed building form within the local context. As illustrated in the photographs and drawings, the approved scheme comprises a flat-roofed building constructed in red masonry brick, featuring a setback upper level and a corner window. The building is positioned in close proximity to the adjoining building and derives its height from the established datums of the neighbouring structure. It is three storeys in height, reaching approximately 9.45m.

The current proposal shares several of these key characteristics, while differing in scale, comprising a two-storey building with an overall height of 6.6m.

The planning reference for the precedent scheme is HGY20131918.

- Proposal site boundary
- Neighbouring Precedent - 7 Coolhurst Road



7 Coolhurst Road - Front view



7 Coolhurst Road - Corner view



7 Coolhurst Road - Front elevation



7 Coolhurst Road - Side elevation

The design of the building aims to be an exemplar of high standard design that will have a positive impact on the area and the borough. This aim of creating a contemporary architecture that is both sympathetic to the context while also distinctive due to the unique setting can be seen in many exemplary self-build infill houses across London that share similar site conditions. Built on vacant plots these houses exhibit a range of architectural approaches, contributing to the urban richness and diversity of London's residential neighbourhoods. These architecturally unique infill houses also use contrasting forms, materials, and colours to stand out from surrounding houses, often taking boxy forms with flat roofs.



Black Stone House in Finsbury Park by 6A Architects – 155 Wilberforce Rd



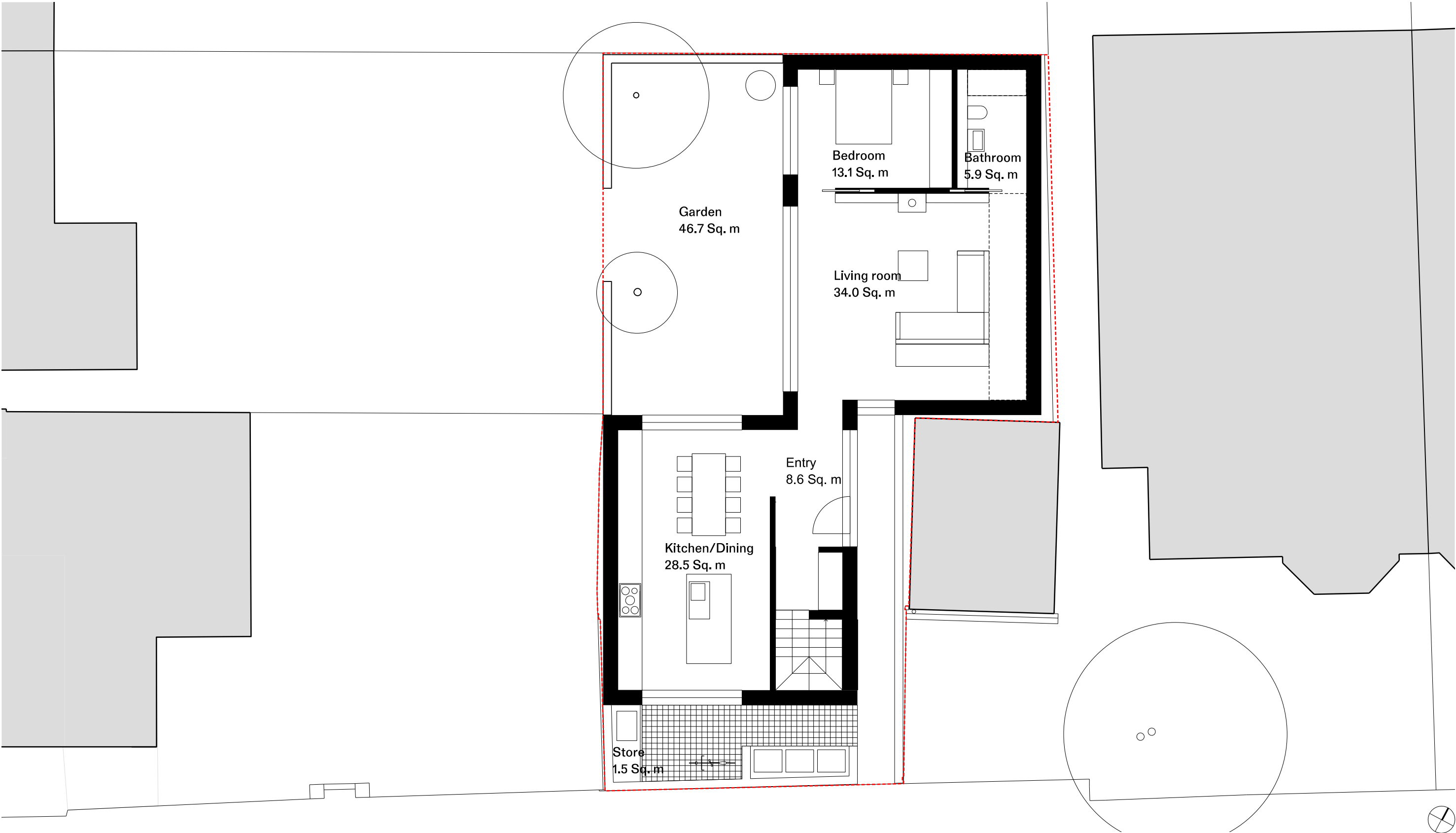
Twin House in Hackney Downs by Graeme Williamson Architects – 19 Maury Road



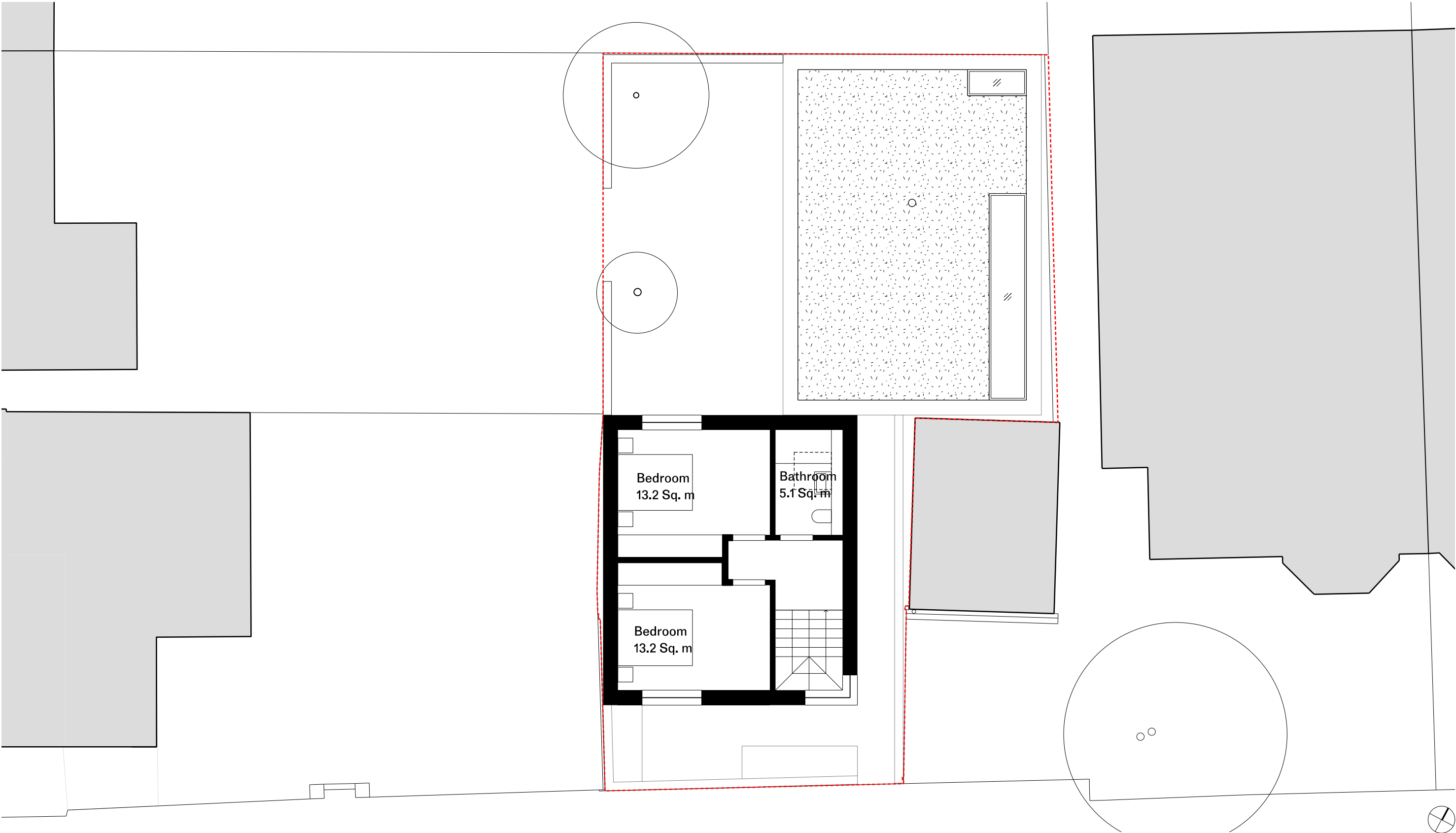
House on Forest road



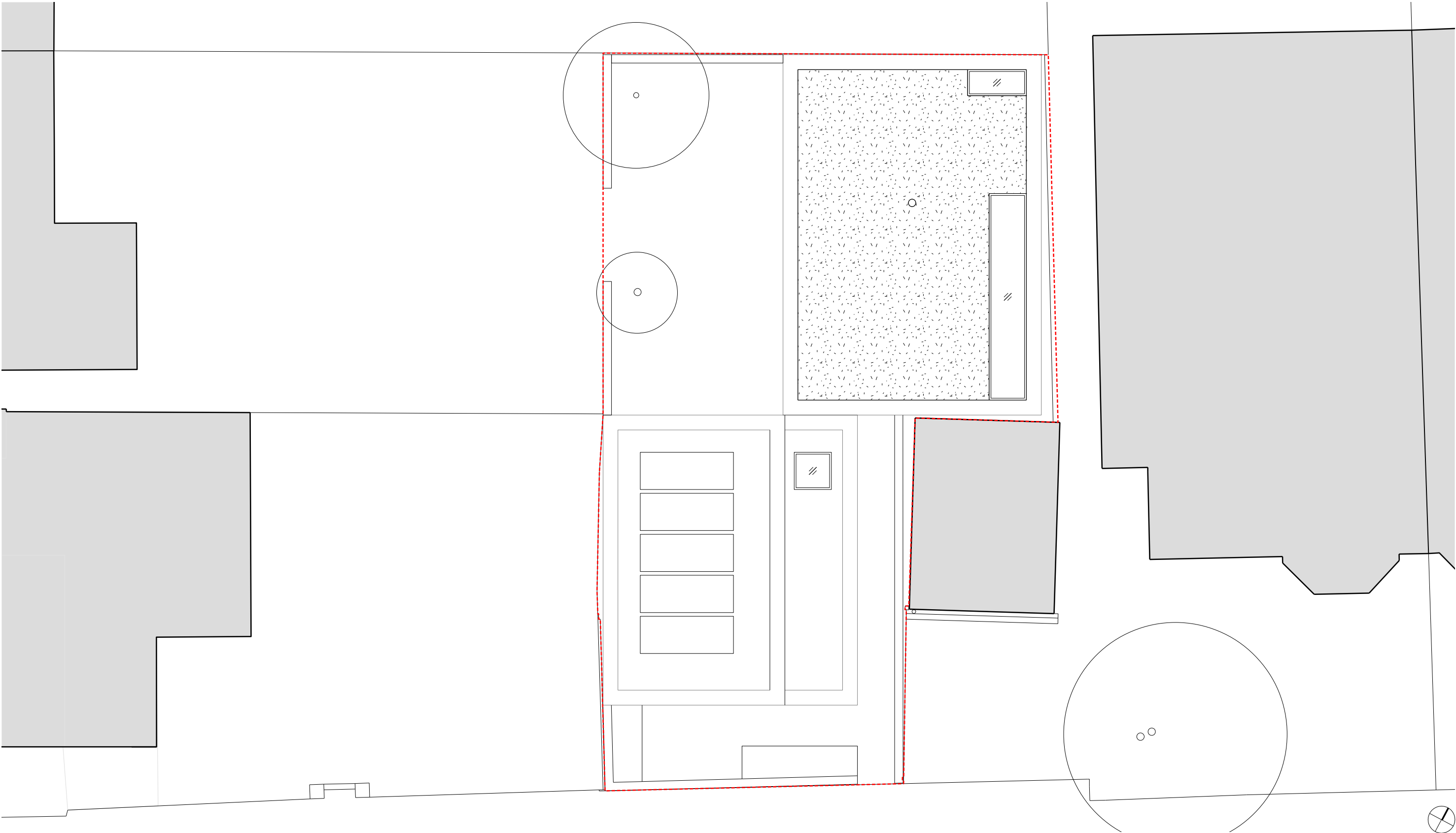
House on Brownlow Road



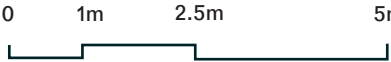
Proposed ground floor plan, 1:100

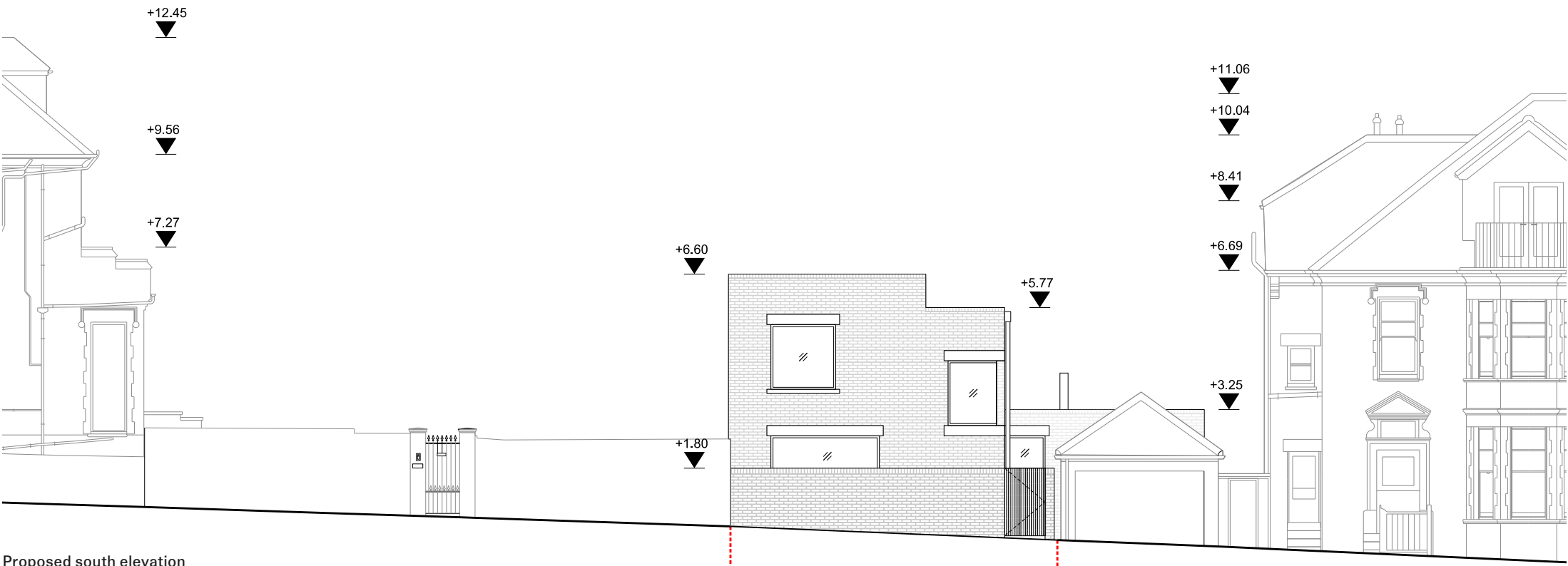


Proposed first floor plan, 1:100



Proposed roof plan, 1:100

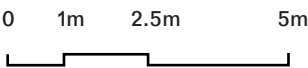


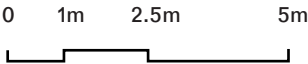
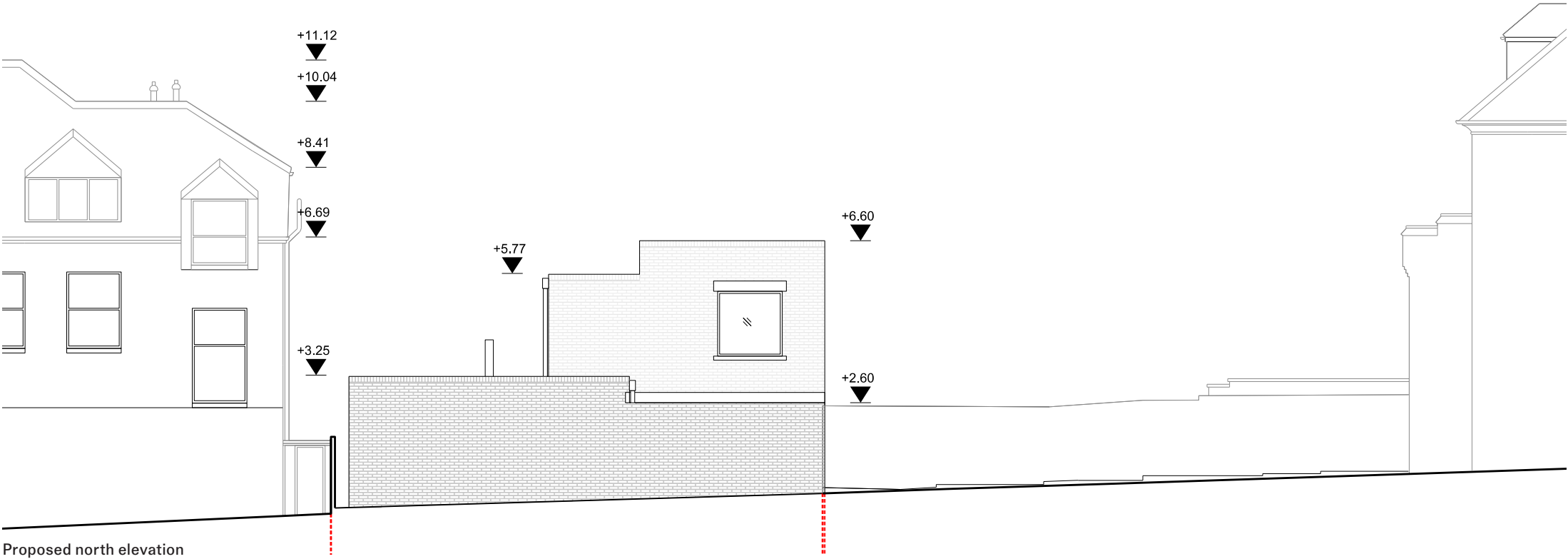


Proposed south elevation



Proposed west elevation





An energy consultant was appointed to prepare the Energy Statement and undertake the energy modelling for the proposal. The submitted Energy Statement demonstrates compliance with relevant planning and building regulations requirements and confirms the proposed carbon reduction strategy. For full technical details please refer to the submitted Energy Statement reports.

BUILDING FABRIC

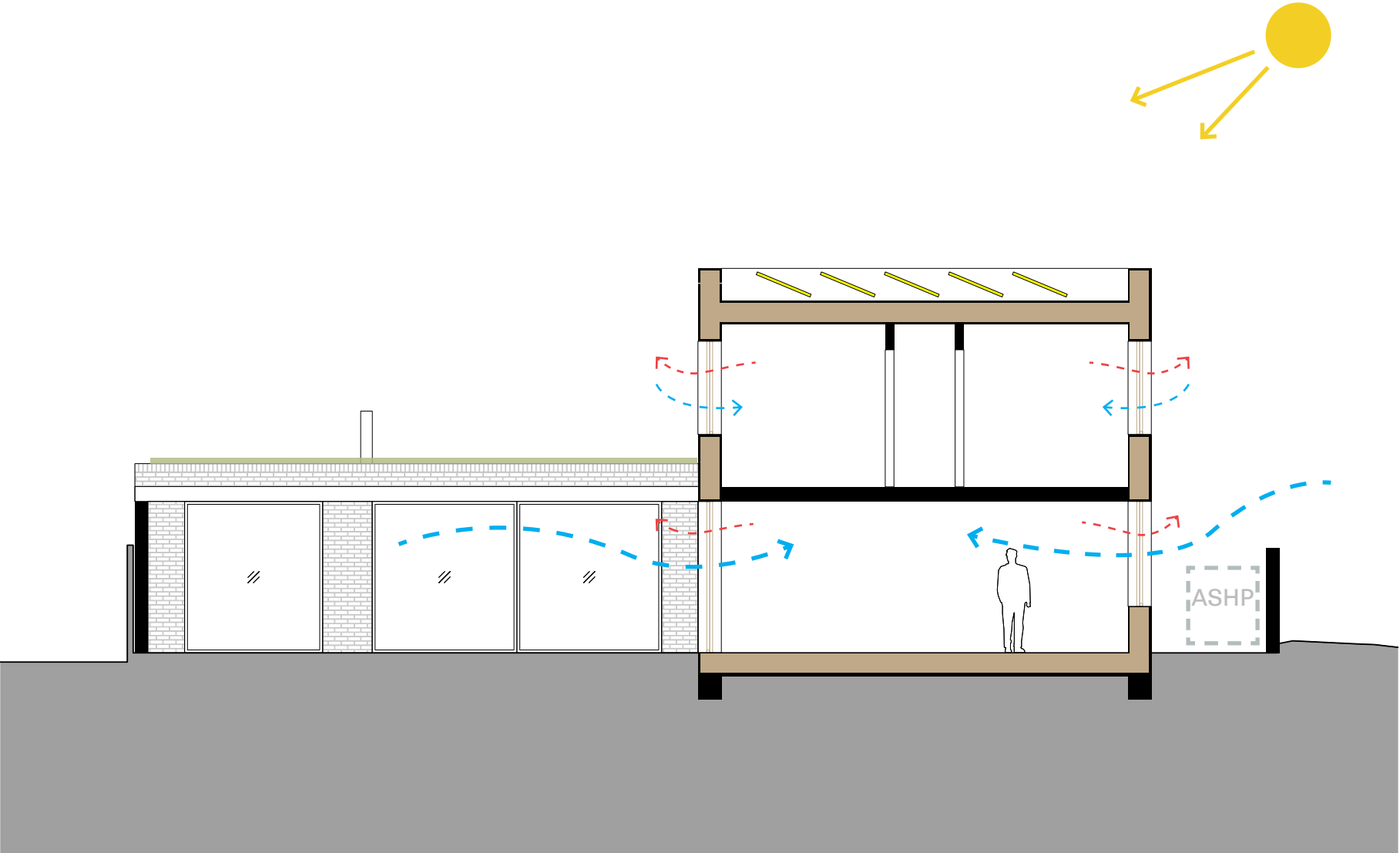
- The energy strategy adopts a fabric-first approach in line with the Energy Hierarchy (Be Lean), prioritising energy efficiency. The design improves fabric performance through low U-values, and an airtight envelope, with measures to reduce thermal bridging.
- Overheating risk is managed using passive design strategies including natural ventilation, optimised window design, solar gain control, shading, and summer ventilation to minimise reliance on mechanical cooling.
- Overall, the fabric strategy significantly reduces operational energy demand and supports carbon reduction in line with Part L (2021) and London Plan policies.

HEATING STRATEGY

- The development follows a low-carbon “Be Clean” approach with an all-electric heating system using an air source heat pump (ASHP) for space heating and hot water.
- A mechanical ventilation heat recovery (MVHR) system provides continuous filtered fresh air while recovering heat, improving efficiency and reducing energy demand.
- This approach minimises regulated carbon emissions in line with the energy hierarchy.
- The proposal includes a log-burning stove as a secondary heating source, installed in full compliance with relevant Building Regulations, using a DEFRA-approved, Ecodesign-compliant appliance and a suitably certified installer.

PHOTOVOLTAICS

- In line with the “Be Green” stage, rooftop photovoltaic (PV) panels are proposed. These offset regulated energy demand and reduce operational carbon emissions.
- The all-electric, gas-free strategy, supported by PV generation, is expected to exceed the minimum 35% CO2 reduction, supporting compliance with Part L (2021) and London Plan requirements.

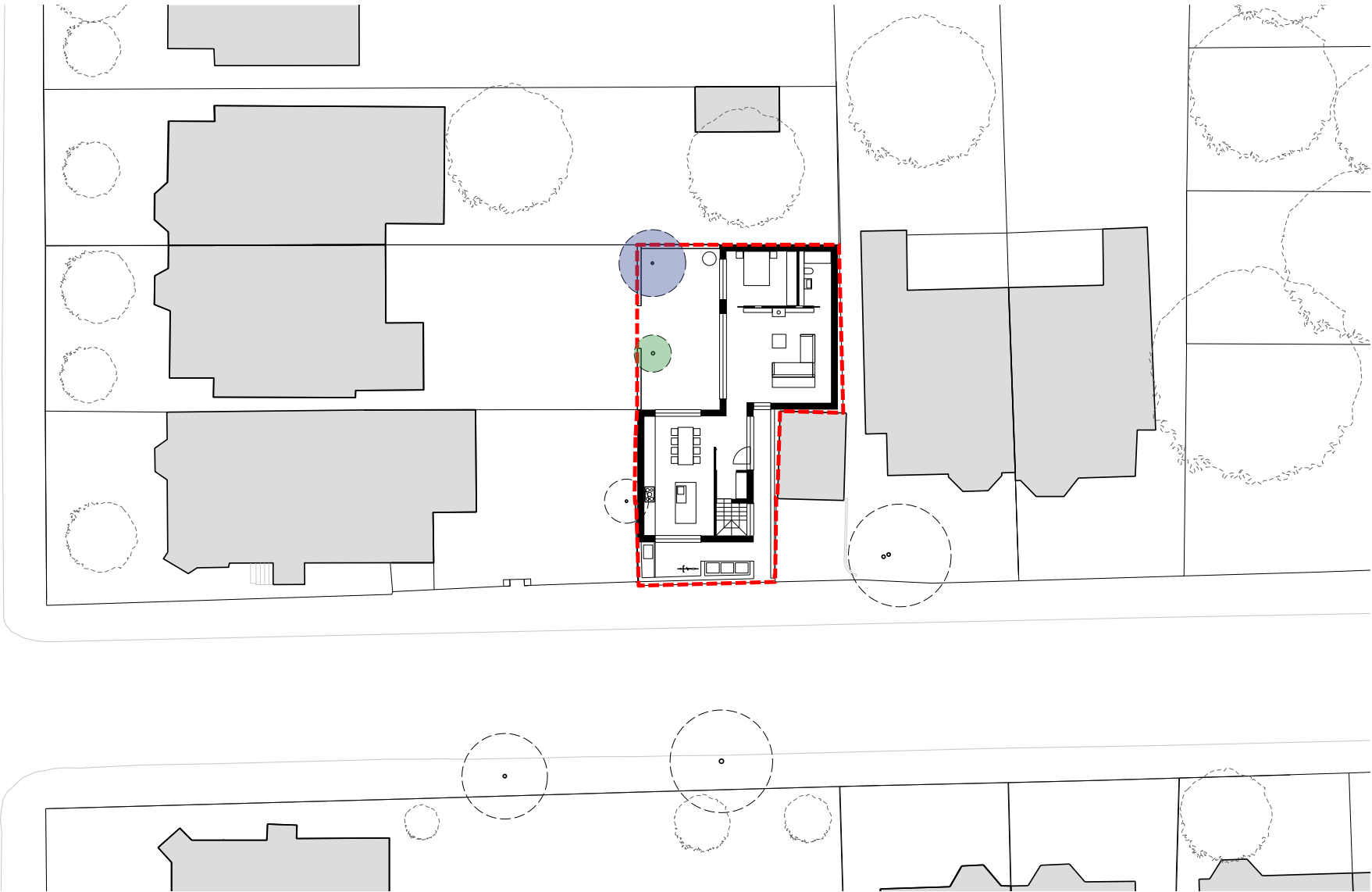


Section diagram illustrating low carbon measures, 1:100

- - -> Hot air flows
- - -> Cool air flows
- [] ASHP
- Solar PV panels
- Biodiverse blue/green roof
- Building fabric at Passivhaus standard

The arboriculturalist, Sharon Hosegood Associates (SHA), has been appointed to carry out a landscape plan for the replacement trees.

- Two trees have been selected to provide visual interest and ecosystem services. A full planting specification is found in the report titled ‘SHA 1934 Rear 2 Coleridge Road AIA Jan 2026.’
- Tree no.1 - Amelanchier Ballerina. Ultimate height 4 – 8m. Bronze tinged leaves emerge in the spring and turn orange to purple brown in autumn. White flowers followed by small edible red berries.
- Tree no.2 - Acer Bloodgood. Ultimate height 2.5 – 4m. Shade tolerant with stunning red autumn colour.
- It is recognised that the proposal results in a net loss. The group of self sown saplings and shrubs (S4-U) are in an unsustainable location, and, along with the elder (S3-U) are insignificant in the landscape. The yew removal will have most significant impact on visual amenity, but it is only c.6m high and in the mid distance when viewed from Coleridge Road. The 2 chosen replacements are a sustainable solution for long term retention in the courtyard garden.



Landscape Plan

- 1 Amelanchier Ballerina
- 2 Acer Bloodgood



- Proposed replacement tree - Amelanchier Ballerina
- Proposed replacement tree - Acer Bloodgood



1



2

An ecologist has been appointed to undertake a Preliminary Ecological Appraisal, which has been submitted as part of this application, titled ‘Q18677 Coleridge Road PEA’.

Where feasible, the design incorporates measures to mitigate biodiversity loss, including the provision of a green roof and the planting of appropriate tree and plant species.

After detailed review of ‘The Biodiversity Gain Requirements (Exemptions) Regulations 2024’, the proposal is believed to qualify for a ‘de minimis’ exception to the necessity for the 10% Biodiversity Net Gain due to the proposal meeting the following criteria to classify as a small scale self-build and custom housebuilding:

- 1
- Consists of no more than 9 dwellings;
- The proposal is for 1 dwelling.
- 2
- Carried out on a site which has an area no larger than 0.5 hectares;
- The site has an area of approximately 0.02 hectares (200sqm)
- 3
- Consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. This definition covers development where local planning authorities are satisfied that individuals have had the primary input into the final design and layout of a house to be occupied as homes for themselves.
- The property is for occupation by the client and their family, and not for commercial use or rental.

Further information can be provided upon request.

- 1

Emergency vehicle access

 - The development will not result in any change to existing emergency vehicle access directly from Coleridge Road.
 - Emergency vehicle access to neighbouring houses and garages will be unaffected by the proposed development.
- 2

Refuse and recycling

 - Provision for secure storage of separate refuse, recycling and food composting bins will be made within the front courtyard of the development to facilitate collection on the pavement of Coleridge Road, in the same way for existing dwellings in the area.
- 3

Parking

 - No dedicated parking spaces are proposed as part of the development.
 - The existing dropped kerb in front of the site on Coleridge Road will be removed and a standard pedestrian kerb reinstated.
 - No changes are proposed to on-street parking as part of the development.
- 4

Accessibility

 - The ground floor layout for allows for an M4(2) accessible dwelling with bedroom and bathroom on the entrance storey and level access from the street to the building.
- 5

Cycle access

 - Provision for secure cycle parking will be made within the front courtyard of the development.
- 6

Flood risk assessment

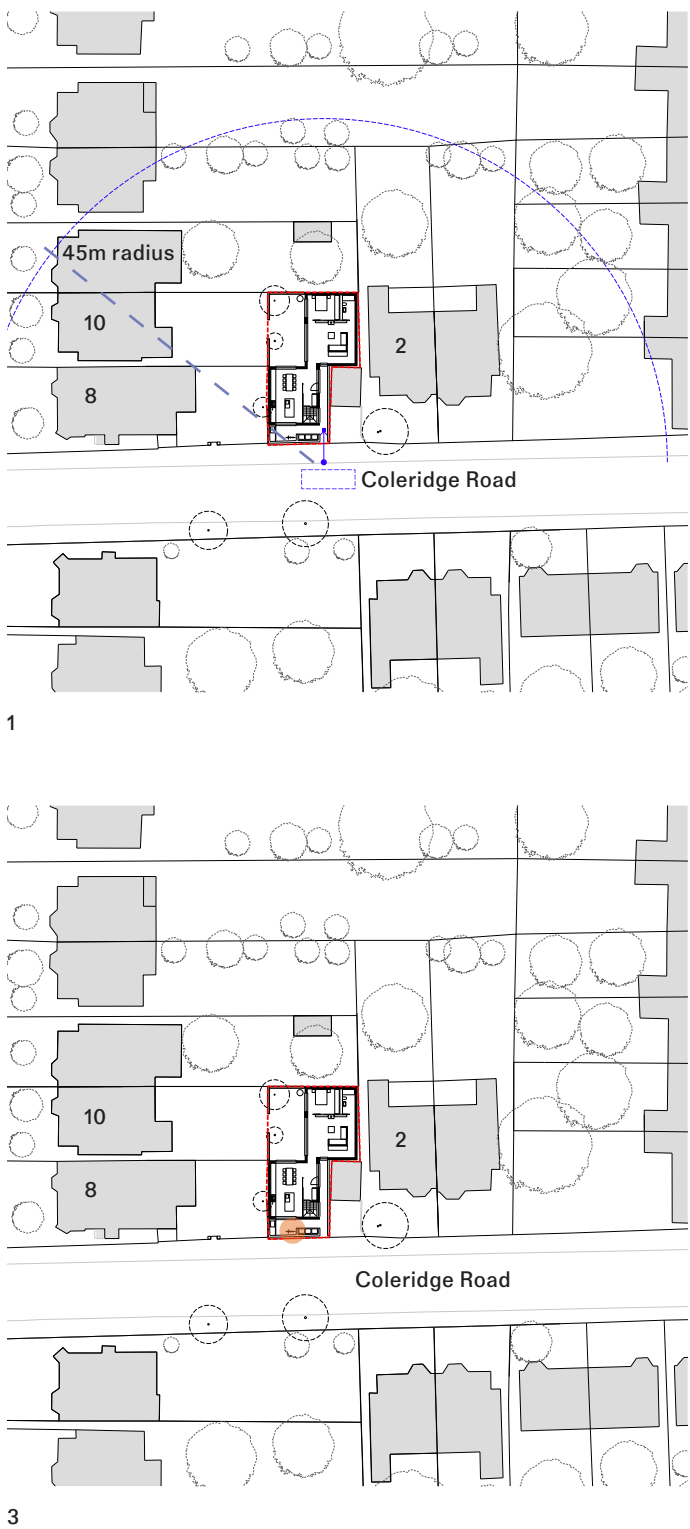
 - As per Section 4 of this report, the site is located in Flood Zone 1 in an area with low probability of flooding and a flood risk assessment is therefore not required.
- 7

Surface and foul water drainage

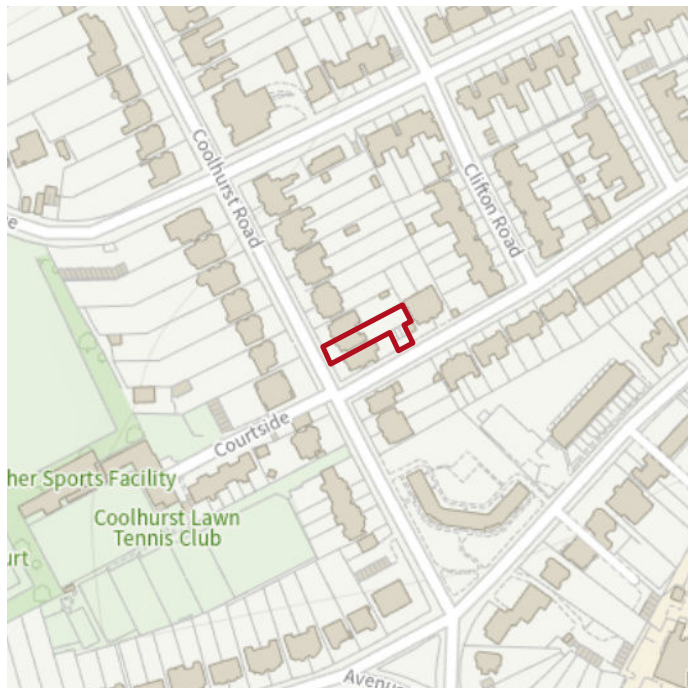
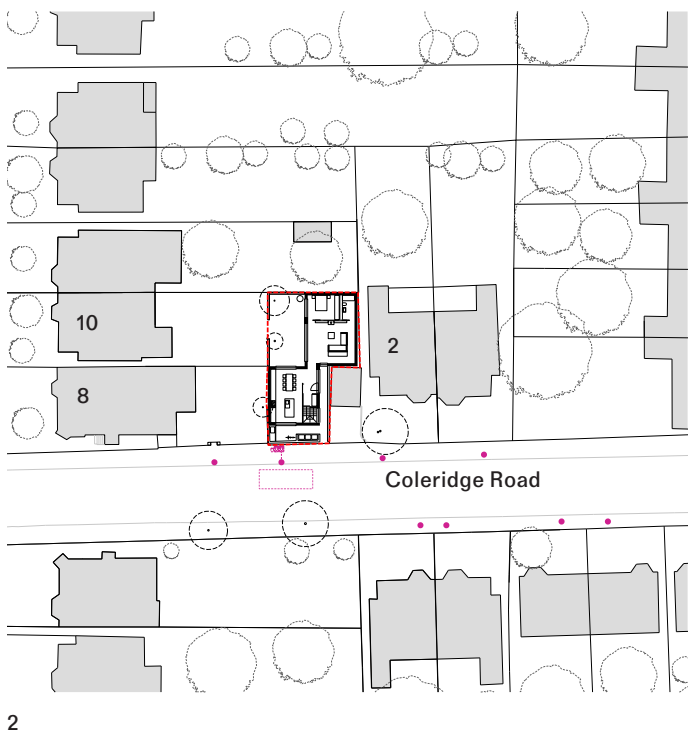
 - The site will require a new mains water connection.
 - New foul and surface water are proposed to connect to the existing main in Coleridge Road.
 - Working within the constricted site, we will develop a strategy to integrate sustainable drainage systems including rainwater harvesting within the site where this is feasible, such as the inclusion of a water butt.
- 8

Neighbouring amenity impact

 - The development will have a positive impact on the amenity, street-scape and character of the surrounding Conservation Area.
 - The internal spaces, front courtyard and rear garden have been designed so that there is no potential for overlooking into neighbouring gardens or amenity space.



1 Emergency vehicle access diagram
2 Refuse and recycling access diagram
3 Cycle parking provision
4 Flood risk map



4
Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area

AL-JAWAD PIKE 1-5 Vyner Street London E2 9DG UK