

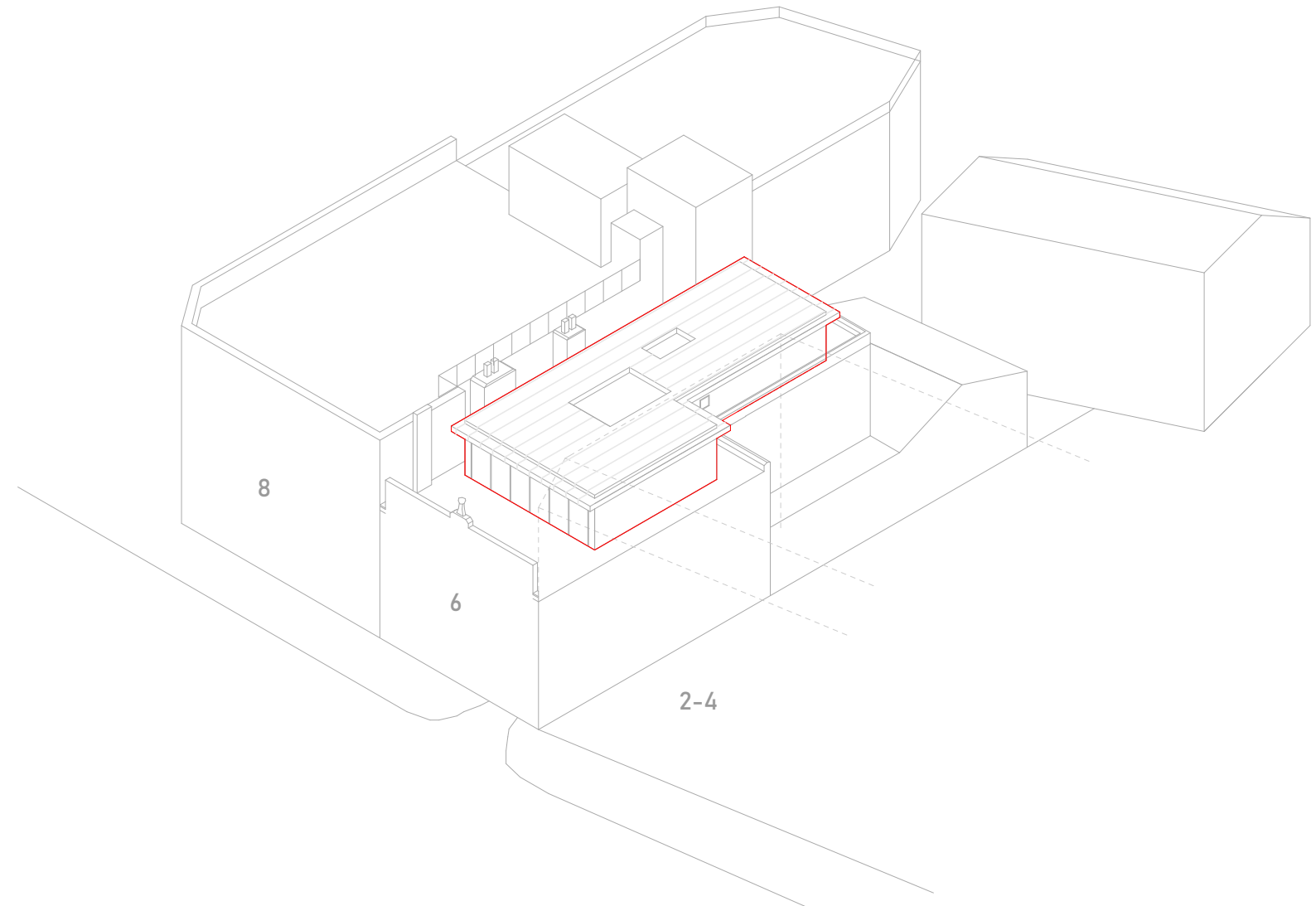
Design & Access Statement

6 The Broadway | N8 9SN
London Borough of Haringey

Prepared by:

The Crawford Partnership

1a Muswell Hill
London N10 3TH



0.0 Contents

0.0 Contents

1.0	Introduction	03
2.0	Local Context	04
3.0	Site	08
4.0	Previous Applications & Feedback	10
5.0	Design & Appearance	11
6.0	Plans	12
7.0	Elevations	21
8.0	Sections	29
9.0	Visual	31
10.0	Details	32
11.0	Precedents	47
12.0	Conclusion	49
13.0	Appendix	50

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Planning Authority

London Borough of Haringey



1.0 Introduction

1.1 Executive Summary

This Full Planning Application proposes a roof extension to a building of merit within the Crouch End Conservation Area. The building is occupied by Dunns, a sixth-generation family-run bakery and long-standing local business.

The extension provides additional office and ancillary space. This will allow the reconfiguration of internal areas to improve food preparation, circulation, and operational efficiency. The proposal supports the long-term sustainability of the business. It remains within the existing building footprint.

The scheme follows pre-application discussions with the London Borough of Haringey, including the Planning and Conservation teams. The design has been revised in response to officer feedback. It minimises visibility from public views. It preserves the primacy of the historic façade. The extension is clearly subordinate within the conservation area.

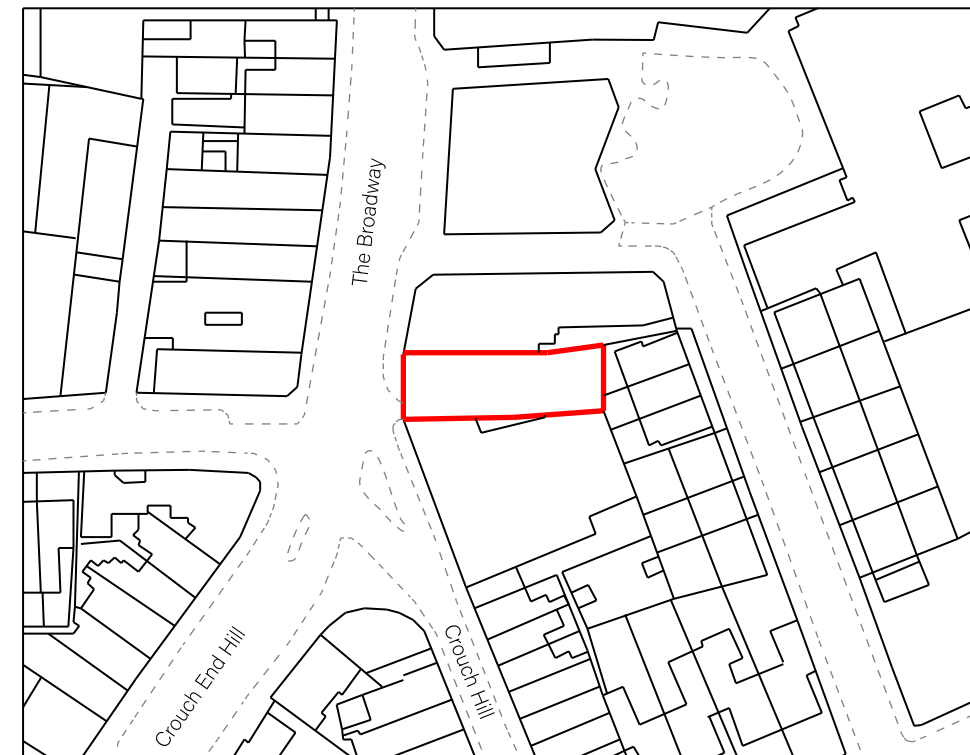
The addition is set back from the existing parapet to maintain the building's proportions and streetscape presence. A lightweight, contemporary design ensures the extension is recessive and clearly distinguishable from the host building.

This report sets out the proposal, supporting drawings, and planning justification.

1.2 Crawford Partnership

At Crawford Partnership Architects, we deliver high-quality developments across London, specialising in constrained sites, conservation areas, and complex urban contexts. Our work includes sensitive extensions, adaptations, and airspace projects that carefully integrate with existing buildings and townscape.

With experience working around operational commercial premises and within heritage settings, we collaborate closely with planners and stakeholders to develop coordinated, policy-responsive solutions that unlock the potential of existing buildings while enhancing the wider streetscape.



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2.0 Local Context

2.1 Relevant Planning Policy

The proposal has been assessed against the adopted Haringey Local Plan Strategic and Development Management policies, relevant emerging Local Plan policies, and the adopted Crouch End Neighbourhood Plan.

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's overarching planning policies, including the presumption in favour of sustainable development and the requirement to conserve and enhance the historic environment. Key principles relevant to the proposal include:

- Supporting the sustainable growth of businesses and local economies.
- Making effective use of land.
- Conserving and enhancing heritage assets, including conservation areas, by ensuring development preserves or enhances their significance.

The proposal responds directly to these objectives by enabling the continued operation and growth of a long-standing local business while preserving the character and appearance of the Crouch End Conservation Area.

The London Plan (2021)

Policy D3 – Optimising Site Capacity

Policy D3 requires development to make the most efficient use of land in a manner that is appropriate to its context, character, and heritage significance. Development should be proportionate in scale, massing, and form.

The proposed roof extension optimises the use of the existing site through a modest, set-back addition that avoids over development and respects the surrounding townscape.

Local Planning Policy – Haringey Local Plan (Adopted)

Policy HC1 – Heritage and Local Character

Policy HC1 seeks to conserve and enhance Haringey's historic environment by ensuring that development preserves or enhances the character and appearance of conservation areas and respects buildings of heritage value.

The proposal adopts a heritage-led approach, retaining the primacy of the historic façade and ensuring the roof extension remains subordinate and visually discreet.

Policy DM9 – Management of the Historic Environment

Policy DM9 provides detailed criteria for assessing development affecting heritage assets, including buildings of merit and conservation areas. Proposals must demonstrate an understanding of significance and avoid harm to historic fabric, townscape quality, and key views.

The set-back and recessive design of the extension ensures minimal visibility from public viewpoints and preserves the significance of the host building and its setting.

Policy TC1 – Vibrant Town Centres and High Streets

Policy TC1 supports development that sustains and enhances the vitality and viability of town centres, particularly where proposals support long-standing businesses and active high street uses.

The proposal supports the continued operation of Dunns as a key town centre use, reinforcing the vitality of Crouch End's high street.

Policy EC1 – Supporting the Borough's Economy

Policy EC1 promotes economic growth by supporting existing businesses and employment uses and encouraging development that enables businesses to modernise and remain competitive.

The additional ancillary accommodation improves operational efficiency and supports the long-term economic sustainability of the bakery.

Emerging Local Plan Policy

Draft Policy EC3 – Local Employment Space Protection

Draft Policy EC3, contained within the emerging Haringey Local Plan, seeks to protect and enhance local employment space and resist its loss unless robustly justified.

The proposal does not result in the loss of employment space; instead, it enhances and rationalises existing employment functions. As an emerging policy, EC3 is afforded appropriate weight.

Neighbourhood Planning Policy

Crouch End Neighbourhood Plan – Policy CEN1

Policy CEN1 promotes development that reinforces Crouch End's distinct character, supports independent local businesses, and preserves the area's architectural and historic qualities.

The proposal aligns with these objectives by supporting a long-established independent bakery while delivering a sensitive, discreet roof extension that preserves the character of the conservation area.

Summary

Taken together, the proposal accords with national, regional, local, and neighbourhood planning policy by supporting a valued local business, optimising the use of the site, preserving heritage significance, and reinforcing the vitality and character of Crouch End.

2.0 Local Context

2.2 Local Amenity

2.2.1 Local Centres

The site is located within the heart of Crouch End town centre, a designated local centre characterised by a strong concentration of independent shops, cafés, and community uses along The Broadway. The bakery occupies a prominent and well-established position within this active high street environment, contributing to the vitality and character of the centre.

2.2.2 Green Space

The site benefits from proximity to several areas of public open space within walking distance, including Priory Park to the south-east and Stationers Park to the west. These green spaces form part of Crouch End's wider network of recreational areas and contribute to the area's residential amenity and townscape character.

2.2.3 Public Transport

Bus

The site is well served by local bus routes operating along The Broadway and surrounding streets, including services W3, W7, 41, and 210, providing direct connections to Finsbury Park, Muswell Hill, Wood Green, and central London.

Bus Routes

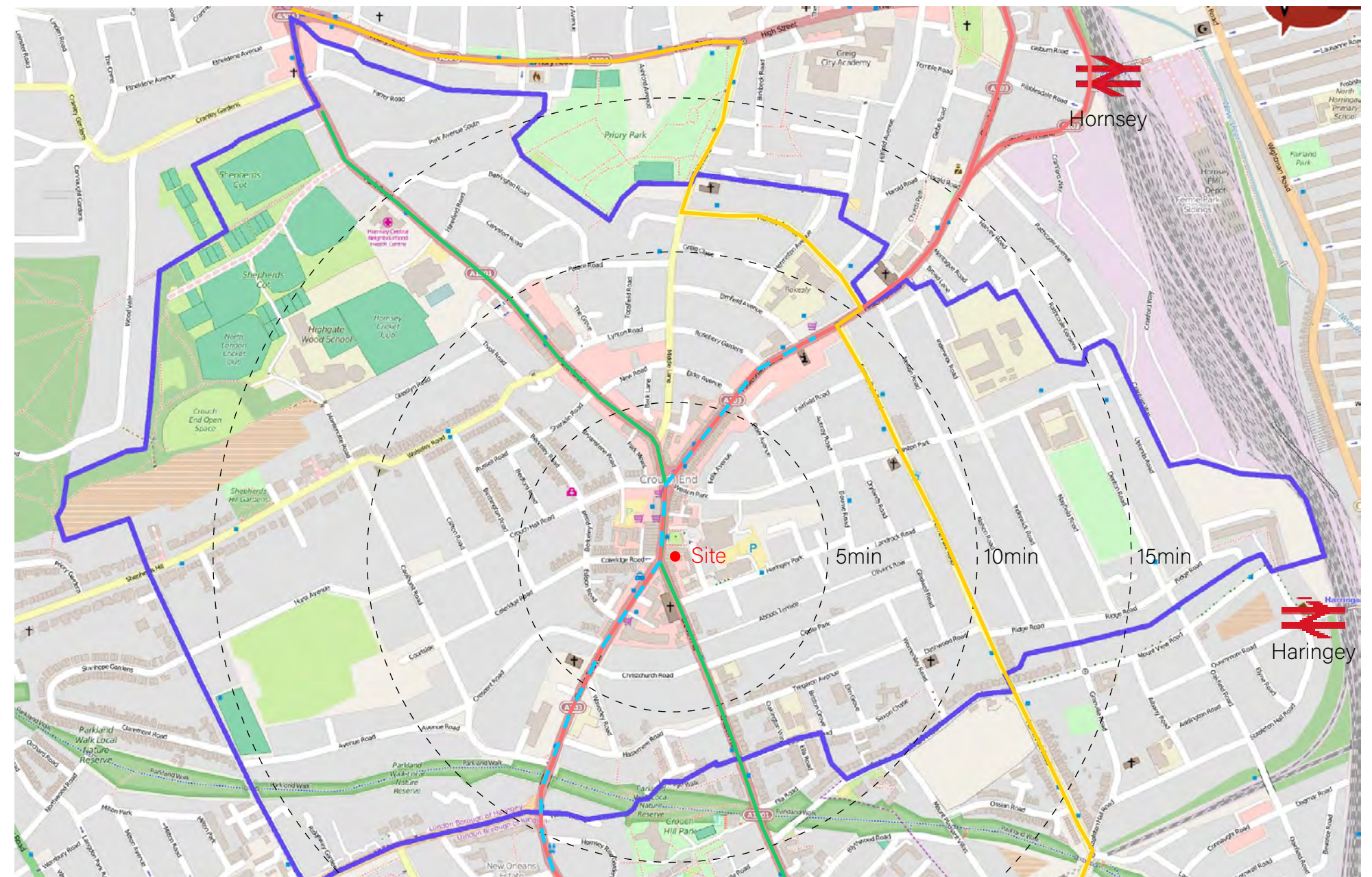
		W3
		W7
		41
		91

Rail

Approximately 22 minute walk to Hornsey Railway Station, providing direct rail connections to central London (National Rail).

The site's town centre location ensures a high level of accessibility by public transport, reducing reliance on private car use.

2.3 Diagram Illustrating Local Amenity and Transport and Walking Times



Crouch End

2.0 Local Context

2.4 Transport, Travel & Parking

Public Transport Accessibility (PTAL)

As of 2023, the site has a Public Transport Accessibility Level (PTAL) of 3, indicating moderate to good accessibility. The site benefits from frequent local bus services along The Broadway, only a quick bus journey from Finsbury Park Underground Station (Victoria and Piccadilly lines) and is within walking distance of National Rail services, supporting sustainable, car-free access for staff and visitors.

Parking and Cycle Provision

The development is car-free, in line with Haringey Local Plan and London Plan guidance aimed at reducing private vehicle use in town centres. On-site parking is limited to disabled user bays, provided in accordance with London Plan best practice standards.

The scheme provides dedicated cycle parking for staff, consistent with London Plan Policy T5, encouraging sustainable travel and active transport.

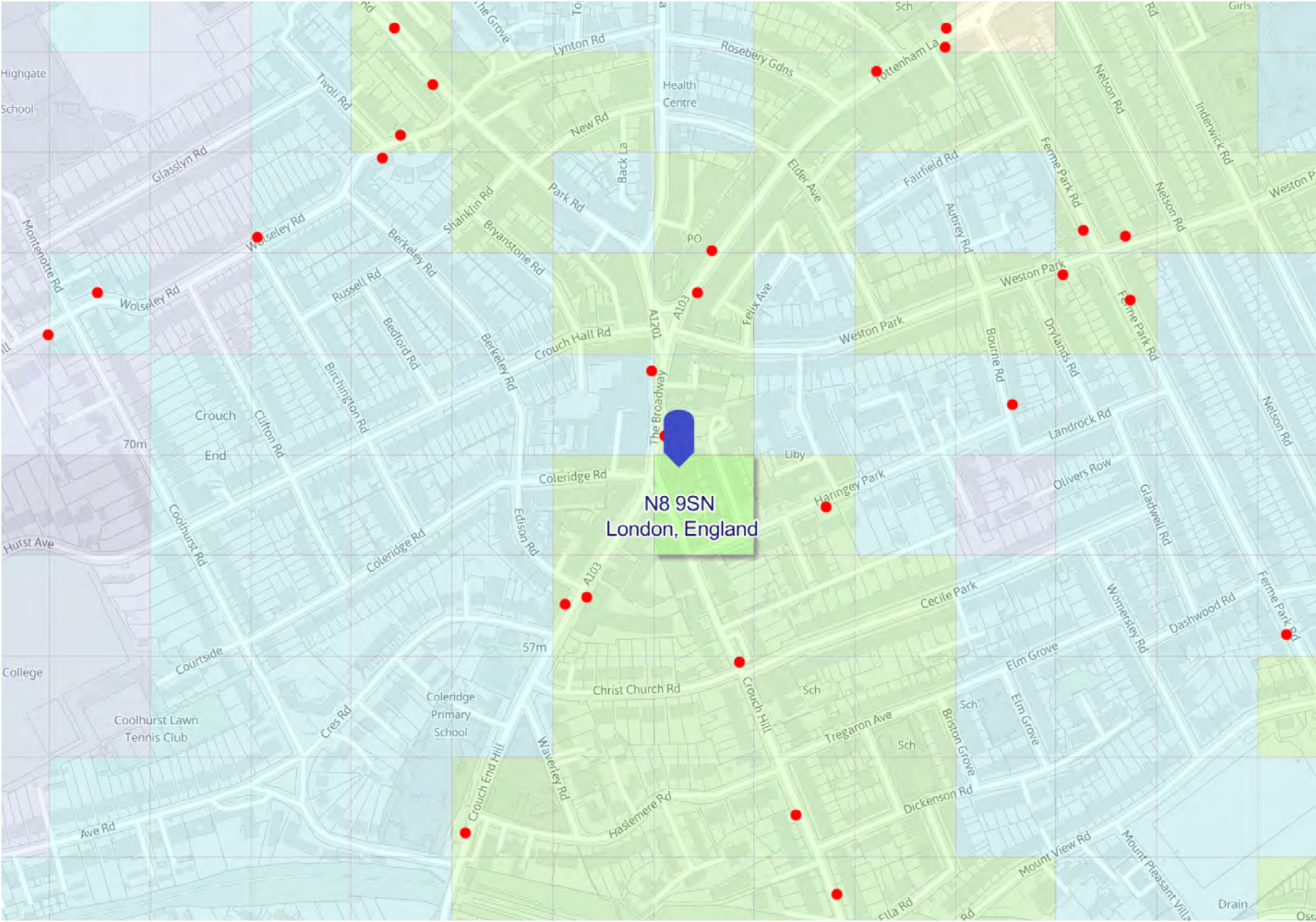
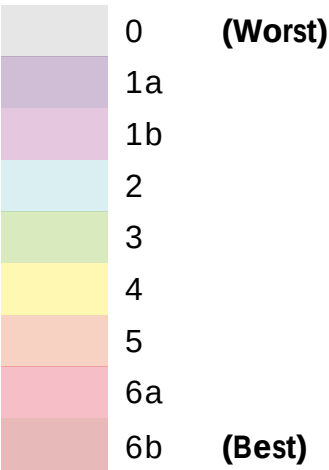


Diagram Illustrating PTAL Zones and Local Bus Stops

2.0 Local Context

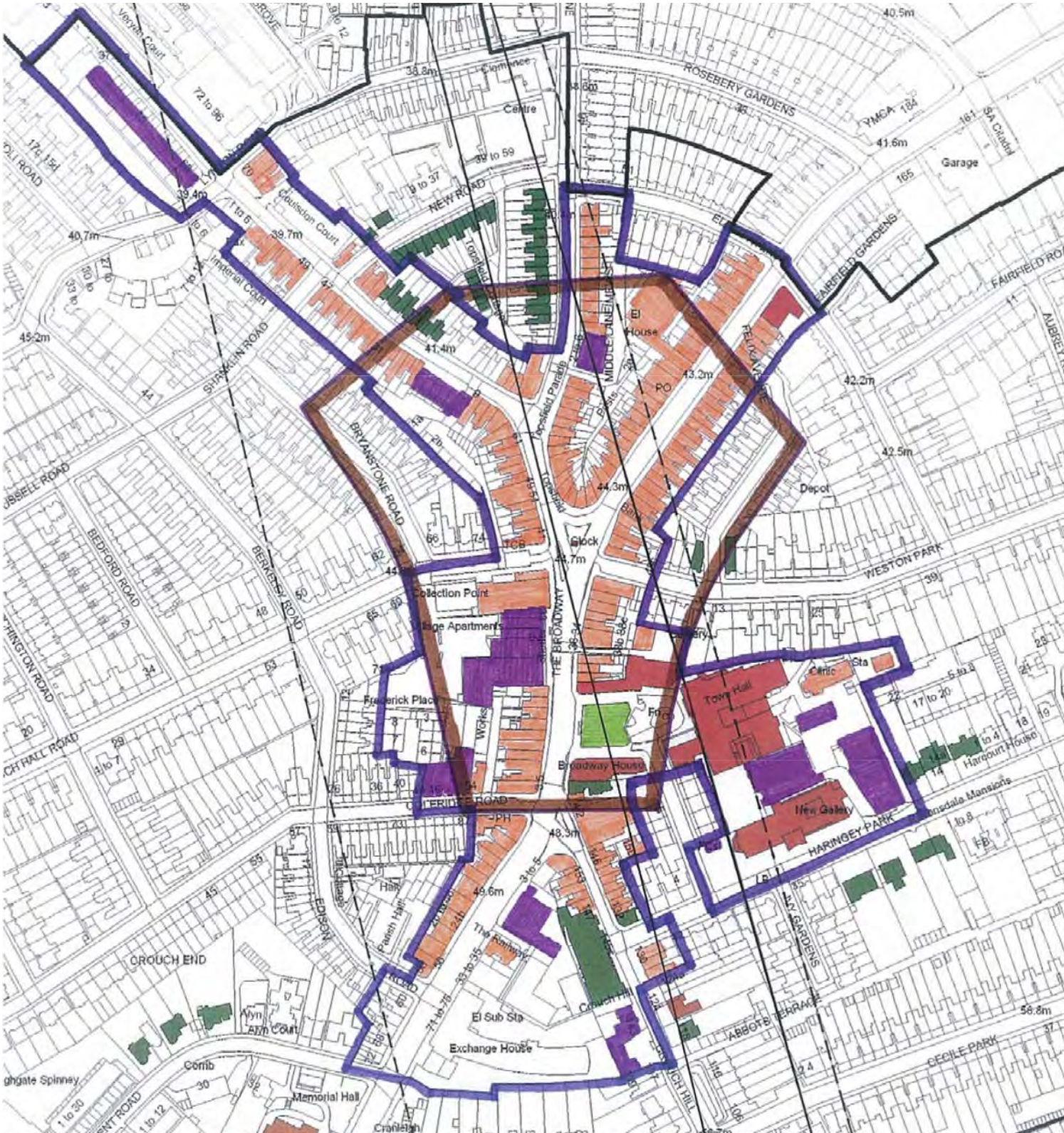
2.5 Conservation Area

The site sits within the Crouch End Conservation Area, known for its traditional high street character and early twentieth century commercial terraces. The streetscape is cohesive and well preserved, with strong architectural detailing and historic façades that define its identity.

Local policy emphasises protecting this character and heritage significance. Any changes, including the proposed roof extension at Dunns, must be carefully designed to respect and enhance the historic environment.

The Broadway forms part of the Core Sub Area 1. It is characterised by three storey Victorian terraces with shops at ground level and homes above. Buildings are typically red or yellow stock brick, detailed with stucco lintels, string courses, and decorative cornices. Chimneys and dormers create a varied and distinctive roofline.

The west side of The Broadway, where Dunns Bakery is located, is a continuous terrace of late nineteenth century red brick buildings. While some shopfronts have been altered, the terrace remains a positive contributor to the conservation area. Features such as pilasters, corbel brackets, and original sash windows reinforce its strong architectural character.



Sub Area Boundary and Heritage Assets Appraisal

	Sub Area Boundary		Statutory Listed Building
	Archaeological Priority Area		Local Listed Building of Merit
	Strategic View Corridor & Wider Setting		Positive Contribution Building
	Open Space		Detractor

Crouch End Conservation Area

3.0 Site

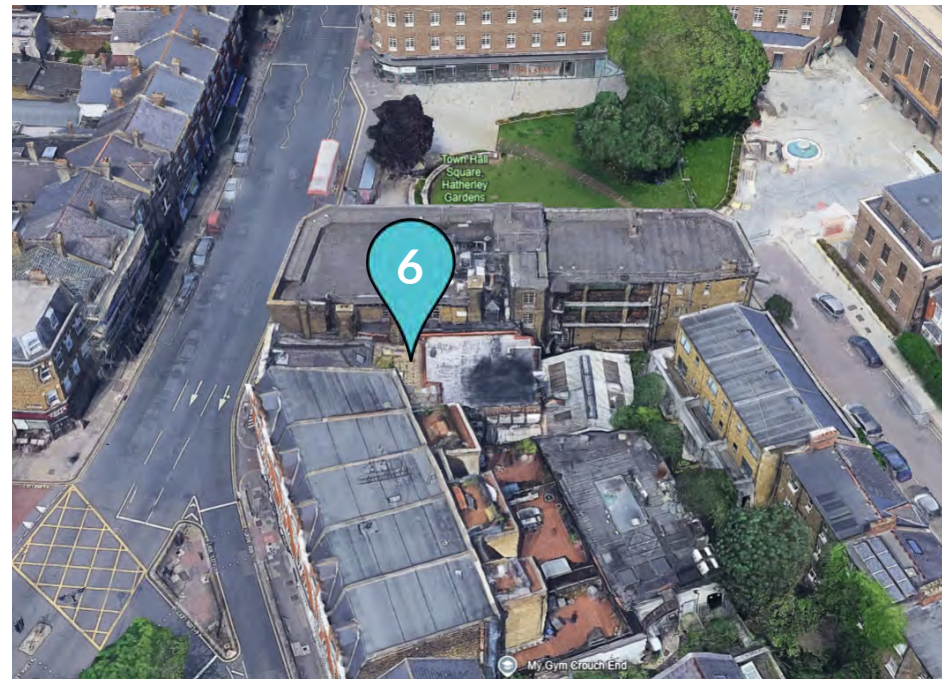
3.1 Site

The site is located at 6 The Broadway, in the heart of Crouch End. Its principal façade faces west onto The Broadway, one of the area's main commercial streets, lined with independent shops, cafés, and historic buildings. This prominent position gives the site strong visibility and makes it an active contributor to the character and vitality of the high street.

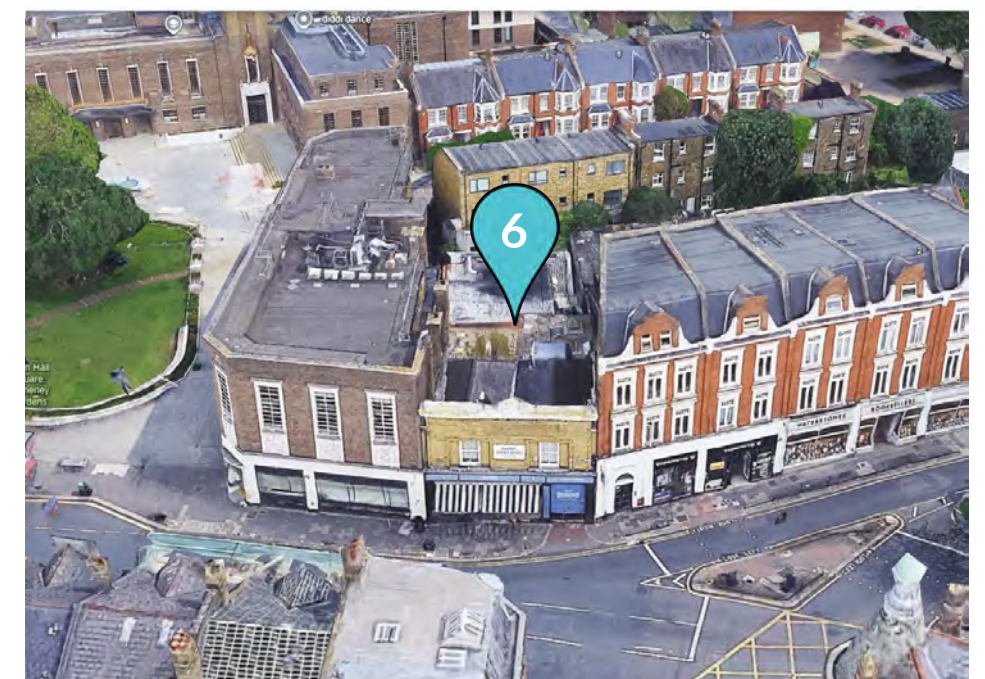
Built in 1850, the building forms part of a cohesive late Victorian terrace that defines the architectural identity of The Broadway. It is recognised as a locally listed Building of Merit and makes a positive contribution to the Crouch End Conservation Area.

To the rear, the site extends eastwards and lies in close proximity to the Grade II listed Hornsey Town Hall. Its position therefore places it within a sensitive historic context, where any proposals must respond carefully to both the conservation area and the setting of the listed building.

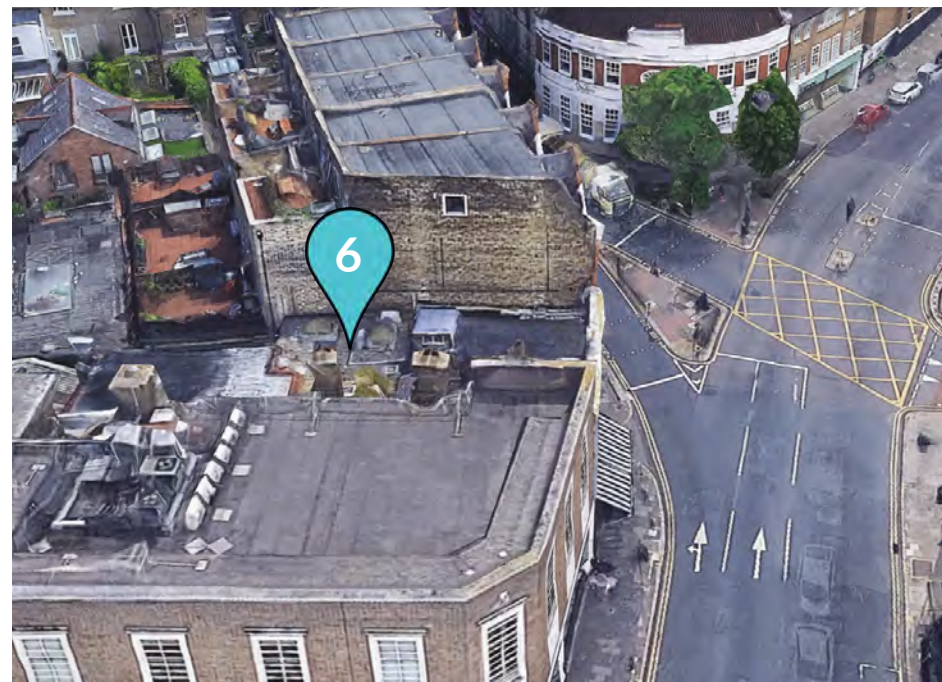
3.2 Aerial



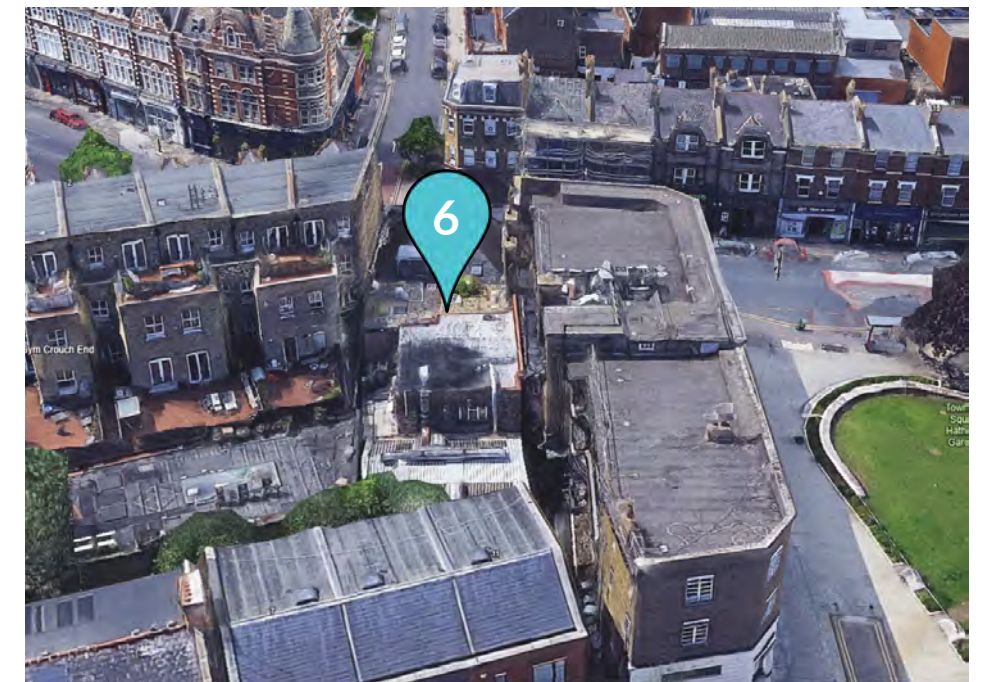
North View



East View



South View



West View

3.0 Site

3.3 Site Roof Images



Rear View From Roof



Double Pitched Roof



Roof Hatch



Rear View From Roof



View From Roof



South View From Roof

4.0 Previous Applications

4.1 Pre-Application & Feedback

Following the initial pre-application meeting, a traditional mansard roof extension was presented. Officers advised that this approach was not appropriate for a locally listed building within the Crouch End Conservation Area, as its scale and form risked competing with the traditional frontage, parapet and wheatsheaf pediment, whose visual primacy they were clear must be maintained. (PRE/2025/0330)

A more visually subordinate, lightweight and set-back addition was therefore recommended as the appropriate design direction.

Following the initial pre-application meeting, a revised sketch massing study was submitted illustrating a more contemporary, subordinate and set-back roof extension; this formed part of the officers' written pre-application response, and several of the subsequent comments relate directly to that revised proposal.

Officer Comment (Pre-Application)
[Design Response](#)

Design, Character & Heritage

A mansard form was not considered appropriate. A more visually subordinate, set-back and lightweight roof extension was advised. The visual primacy of the façade, parapet and wheat-sheaf pediment must be retained.

[The proposal adopts a 5m set-back, flat-roofed, lightweight extension with a restrained material palette. The existing parapet and wheat-sheaf pediment remain visually dominant in street views, preserving the building's contribution to the Conservation Area.](#)

Terrace & Parapet Height

Concern was raised that terrace users may be visible above the parapet. The 1.9m parapet height should be demonstrated in scaled sections.

[Scaled drawings now clearly demonstrate the 1.9m parapet height relative to terrace floor level. The front roof area is proposed as a private not public terrace, and any external space is visually contained behind the existing parapet, ensuring no visibility from The Broadway.](#)

Northward & Longer-Range Views

Longer-range oblique views from the north should be tested to ensure the extension remains subordinate within the Conservation Area.

[Additional verified views from Crouch End Hill and northern approaches confirm the extension remains visually subordinate concealed behind the existing parapet and neighbouring roofscape.](#)

Neighbouring Amenity

Daylight/sunlight impact on neighbouring properties must be assessed. Privacy impacts require further clarification.

[A formal Daylight & Sunlight Assessment has been prepared in accordance with BRE guidance. The proposal demonstrates no unacceptable impact on neighbouring amenity, with integrated horizontal brise-soleil elements incorporated to mitigate any potential overlooking or unwanted privacy impacts.](#)

Energy & Sustainability

A proportionate Energy Statement is required confirming compliance with Part L 2021 and outlining fabric performance and low-carbon technologies.

[An Energy Statement accompanies the application, confirming compliance with Part L 2021, enhanced fabric performance, and feasibility of low-carbon technologies.](#)

Construction

A draft Construction Management Plan should accompany any formal submission.

[A draft Construction Management Plan has been prepared outlining access, servicing, working hours, and mitigation measures to minimise impact on the High Street and neighbouring occupiers.](#)

5.0 Design & Appearance

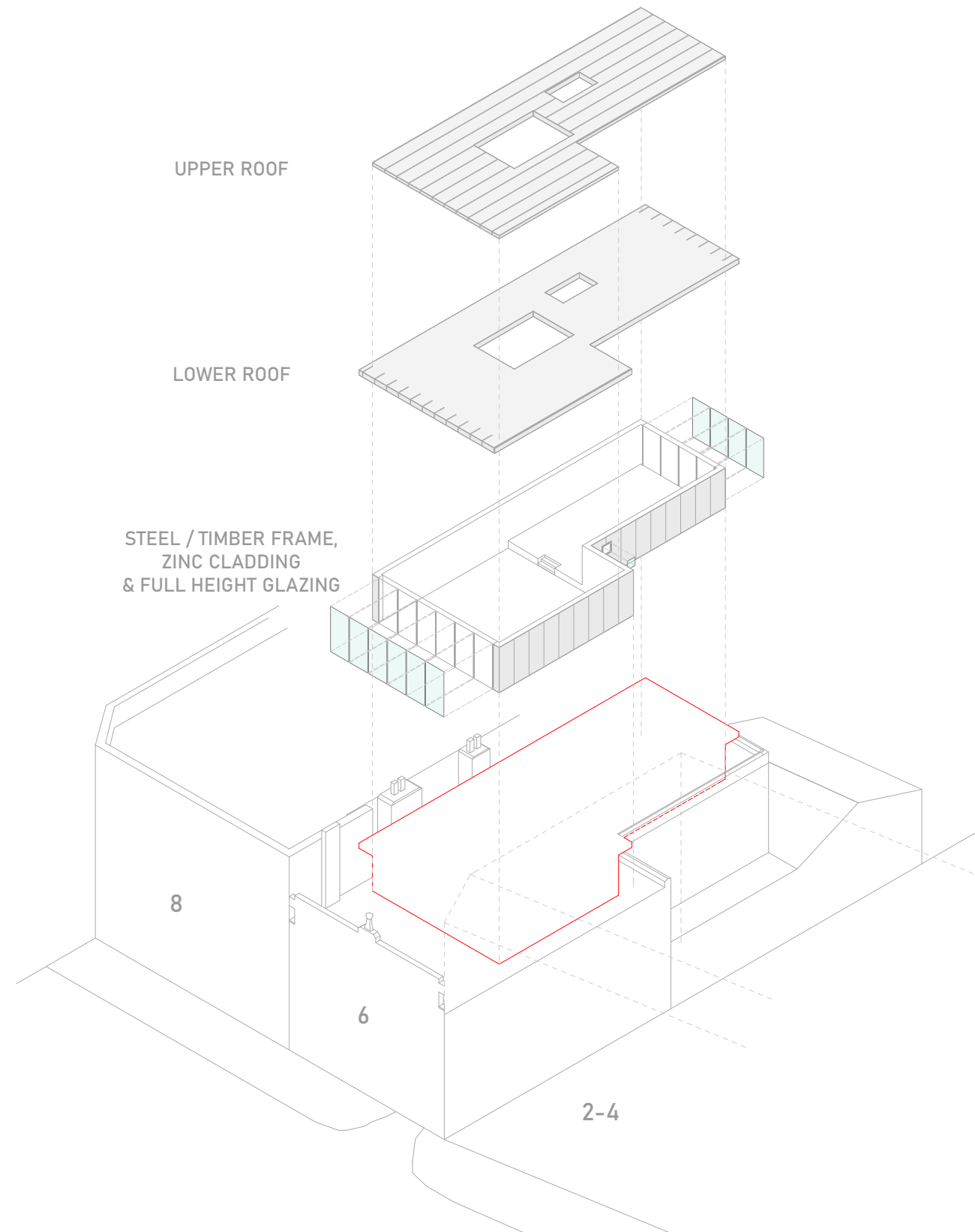
5.0 Design & Appearance

The proposed roof extension adopts a clearly contemporary yet recessive architectural language, deliberately set back 5 metres from the principal façade to preserve the established proportions and streetscape presence of the locally listed building.

The addition is expressed as a lightweight pavilion, utilising zinc cladding, a restrained metal roof finish, timber structural elements, horizontal brise-soleil screening, and full-height glazing. This limited and muted material palette ensures the existing London stock brickwork, stone parapet and wheatsheaf pediment remain the primary visual focus in street-level views.

The extension is intentionally subordinate in height, massing and articulation, reading as a secondary intervention rather than an extension of the original historic form. The clear distinction between old and new preserves the architectural hierarchy of the building while reinforcing its contribution to the Crouch End Conservation Area.

The roof addition reads as a discreet intervention rather than an extension of the original historic form.



6.0 Plans

6.1 Site Plan (Existing)

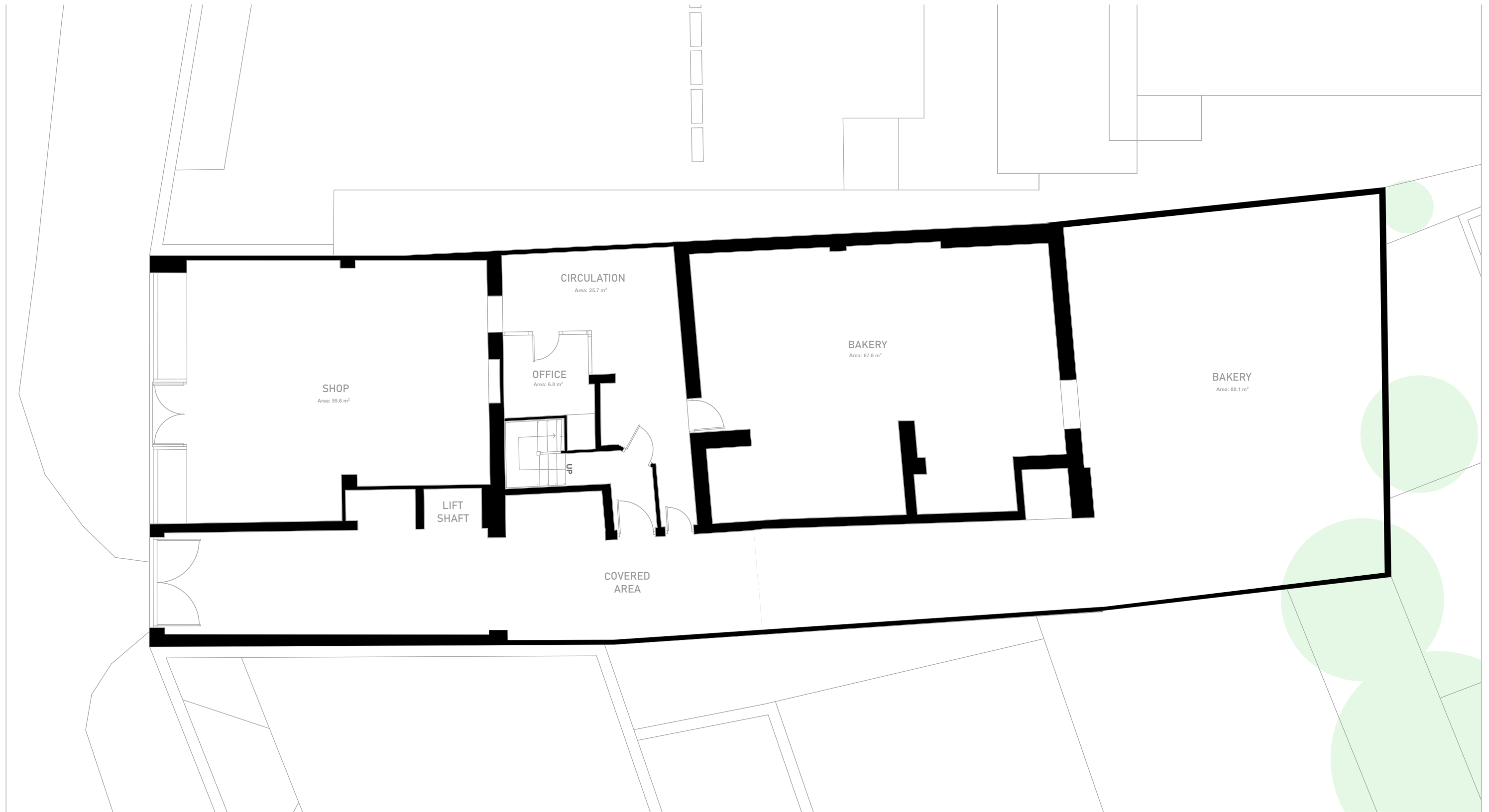
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6.0 Plans

6.2 Ground Floor Plan (Existing)

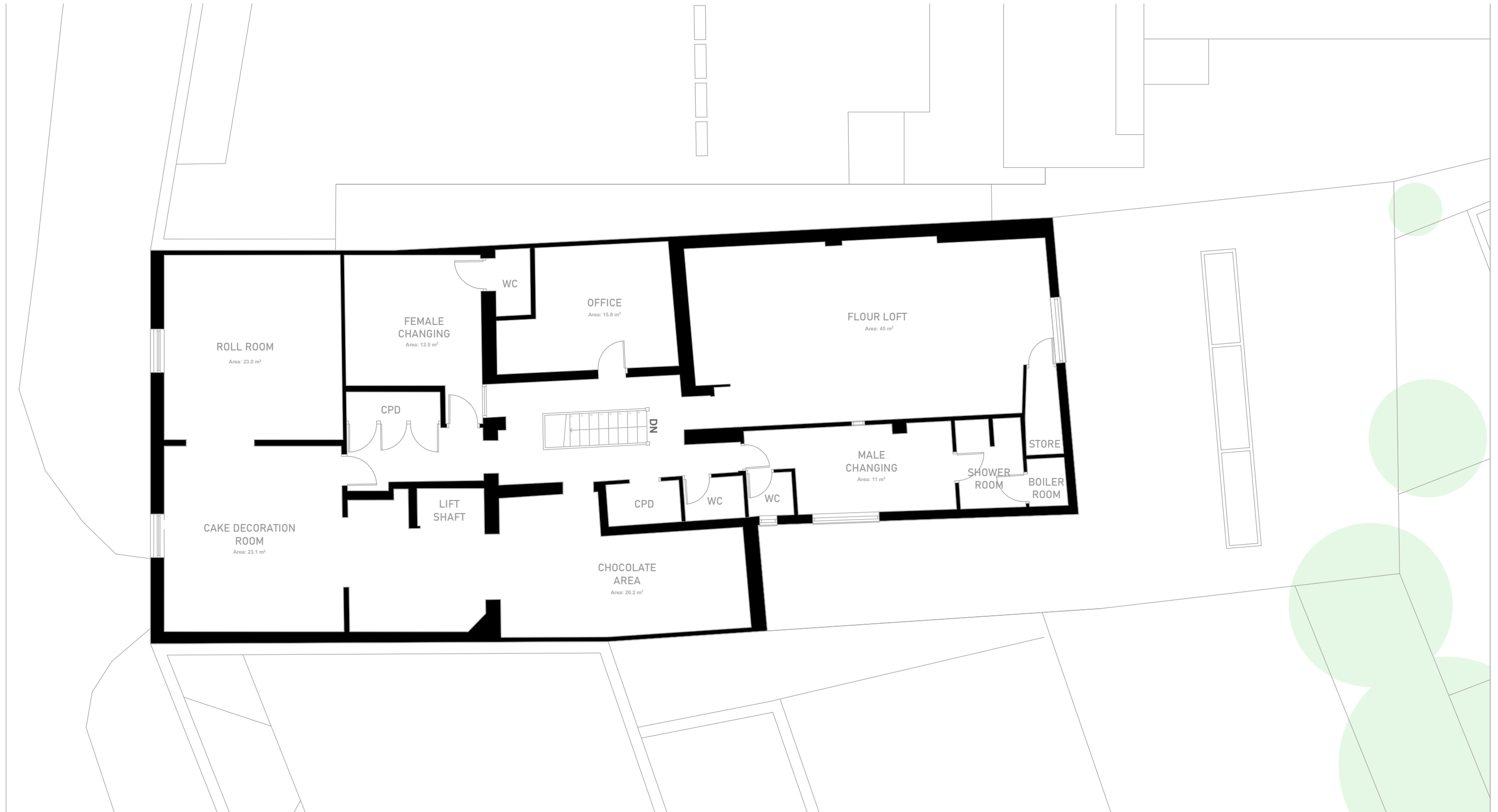
1:100 @ A3



6.0 Plans

6.3 First Floor Plan (Existing)

1:100 @ A3



6.4 Roof Plan (Existing)

1:100 @ A3



6.0 Plans

6.5 Site Plan (Proposed)

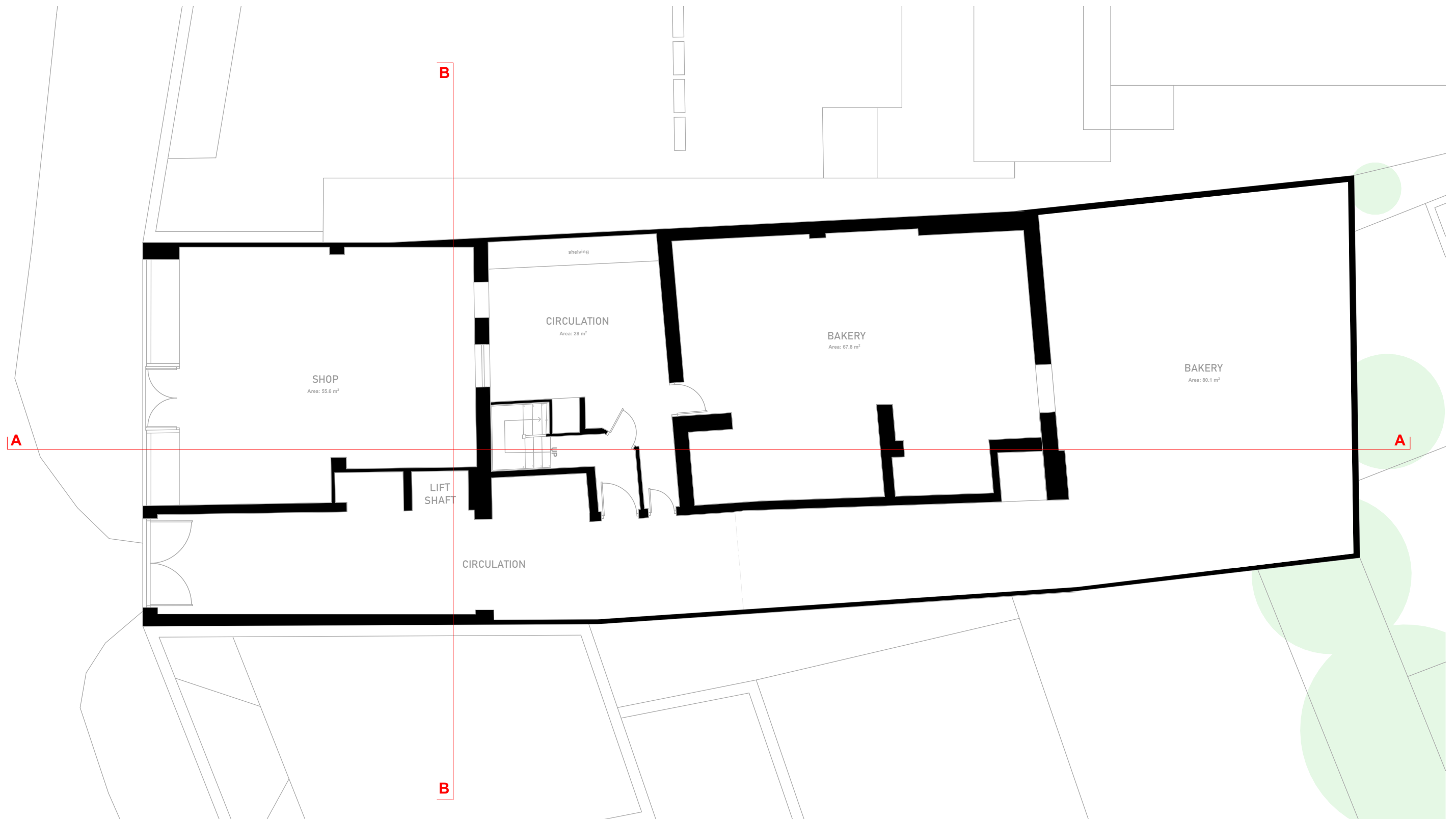
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6.0 Plans

6.6 Ground Floor Plan (Proposed)

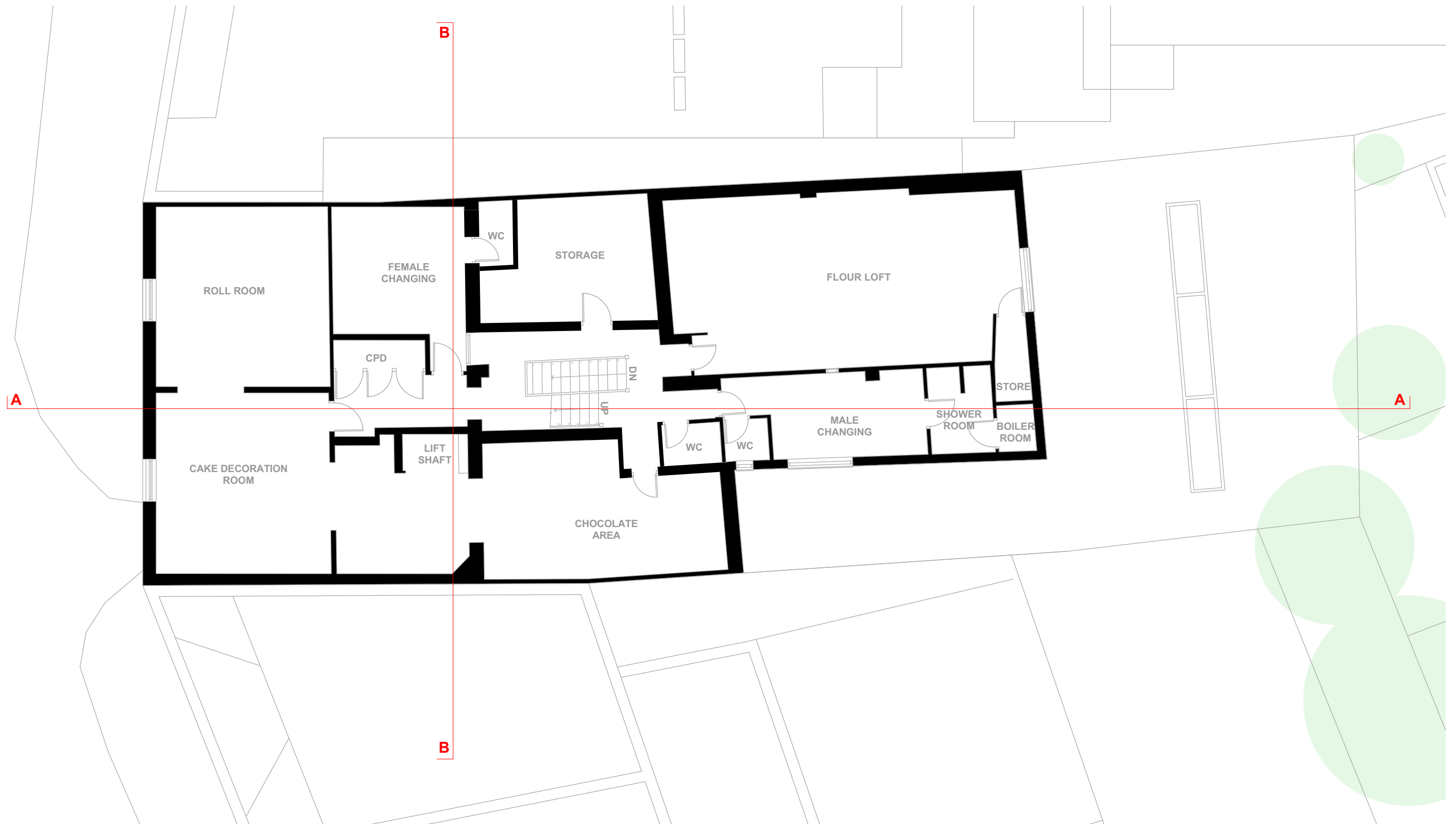
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6.0 Plans

6.7 First Floor Plan (Proposed)

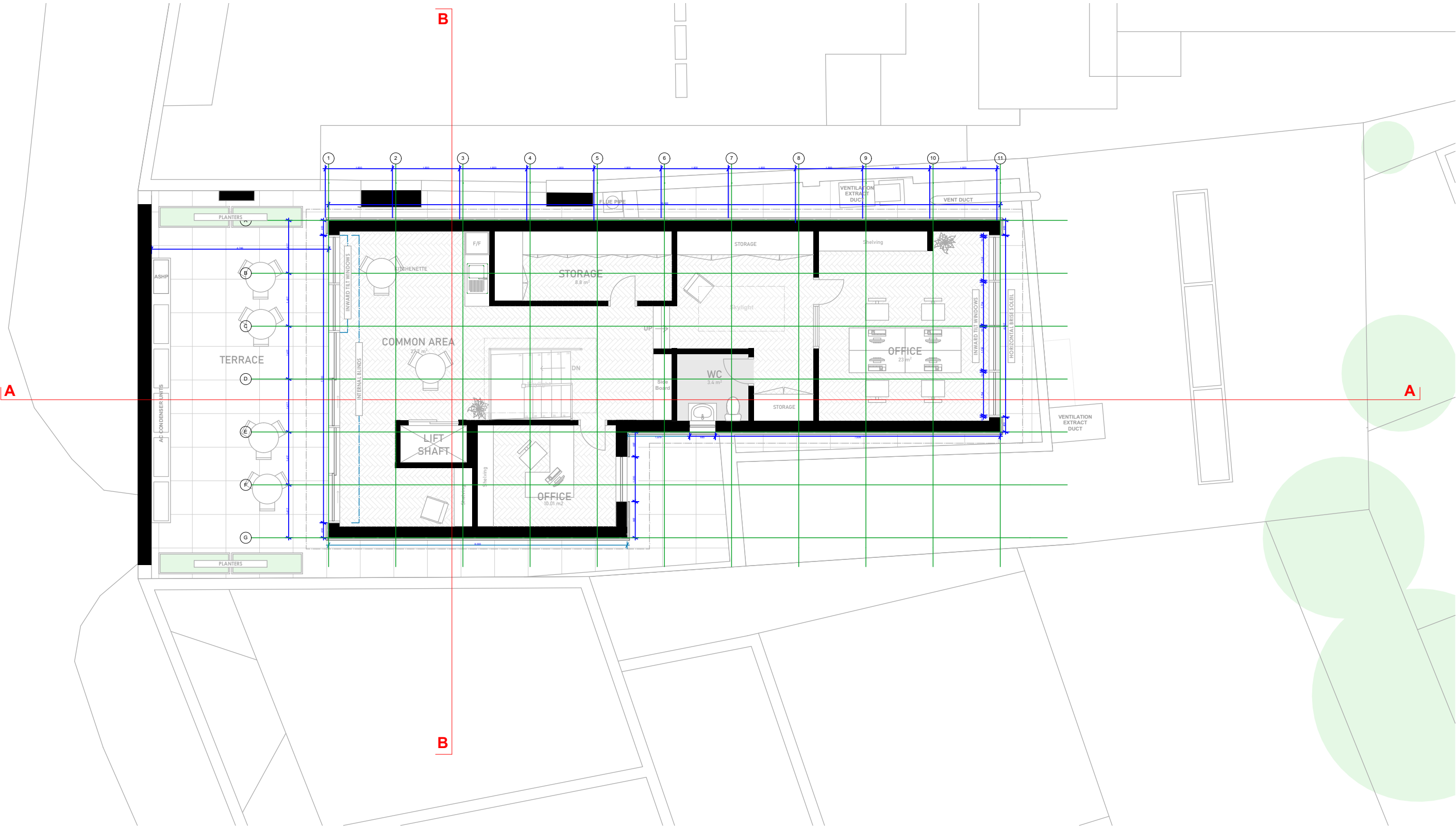
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6.0 Plans

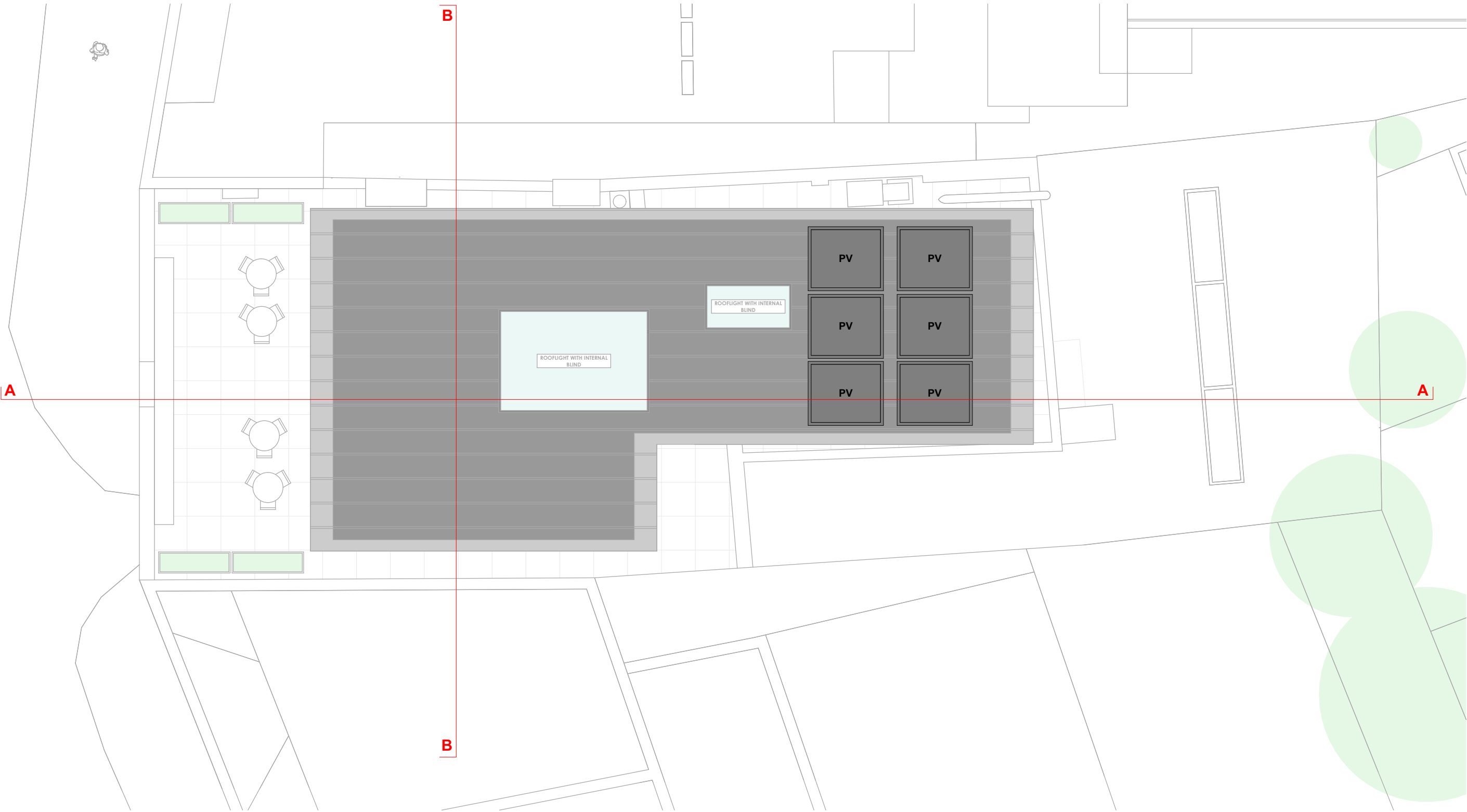
6.8 Second Floor Plan (Proposed)

1:100 @ A3



6.9 Roof Plan (Proposed)

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7.0 Elevations

7.1 Hight Street Elevation (Proposed)

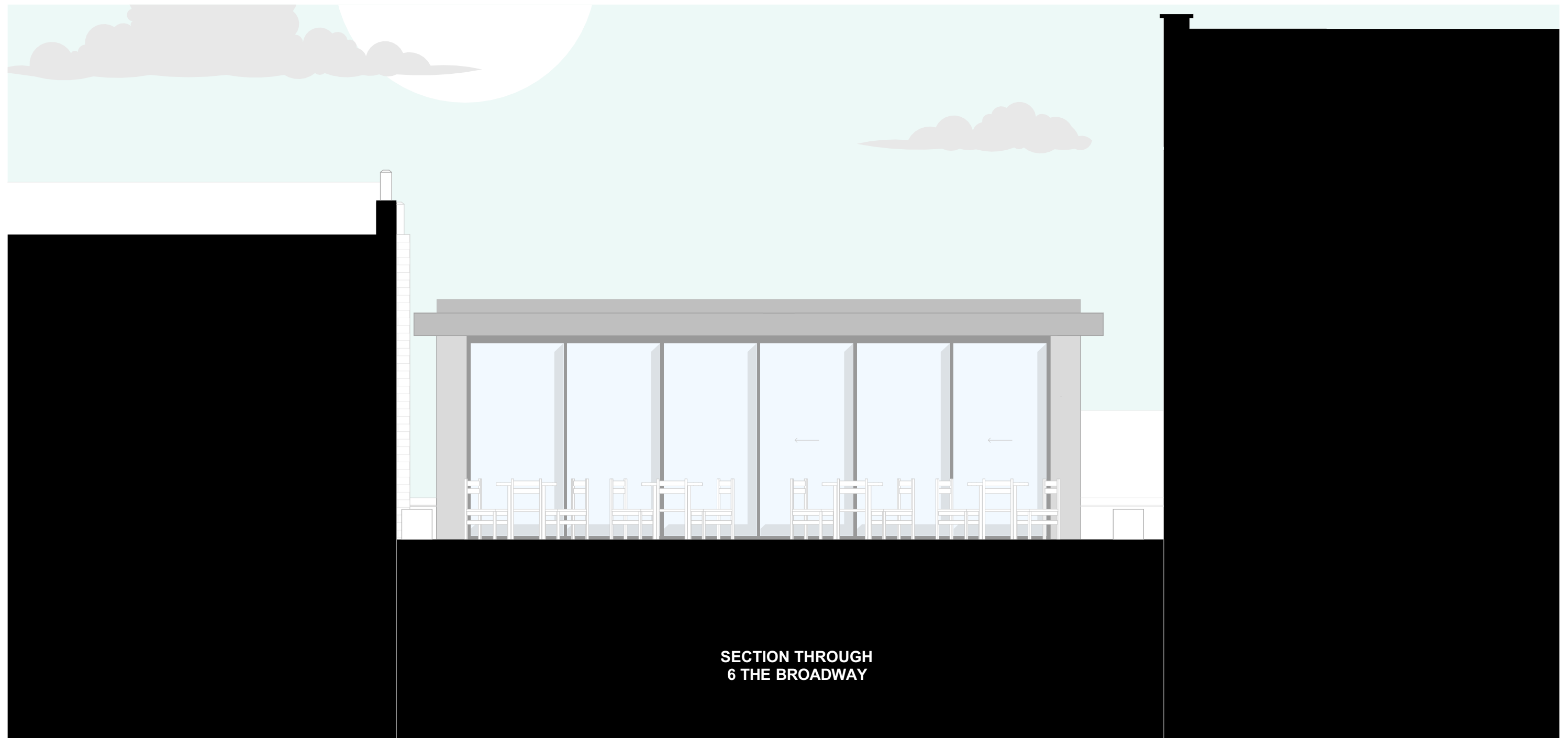
1:100 @ A3



7.0 Elevations

7.2 West Elevation (Proposed)

1:50 @ A3



7.0 Elevations

7.3 North Elevation (Proposed)

1:100 @ A3



7.0 Elevations

7.4 Wider East Elevation (Proposed)

1:100 @ A3



7.0 Elevations

7.5 East Elevation (Proposed)

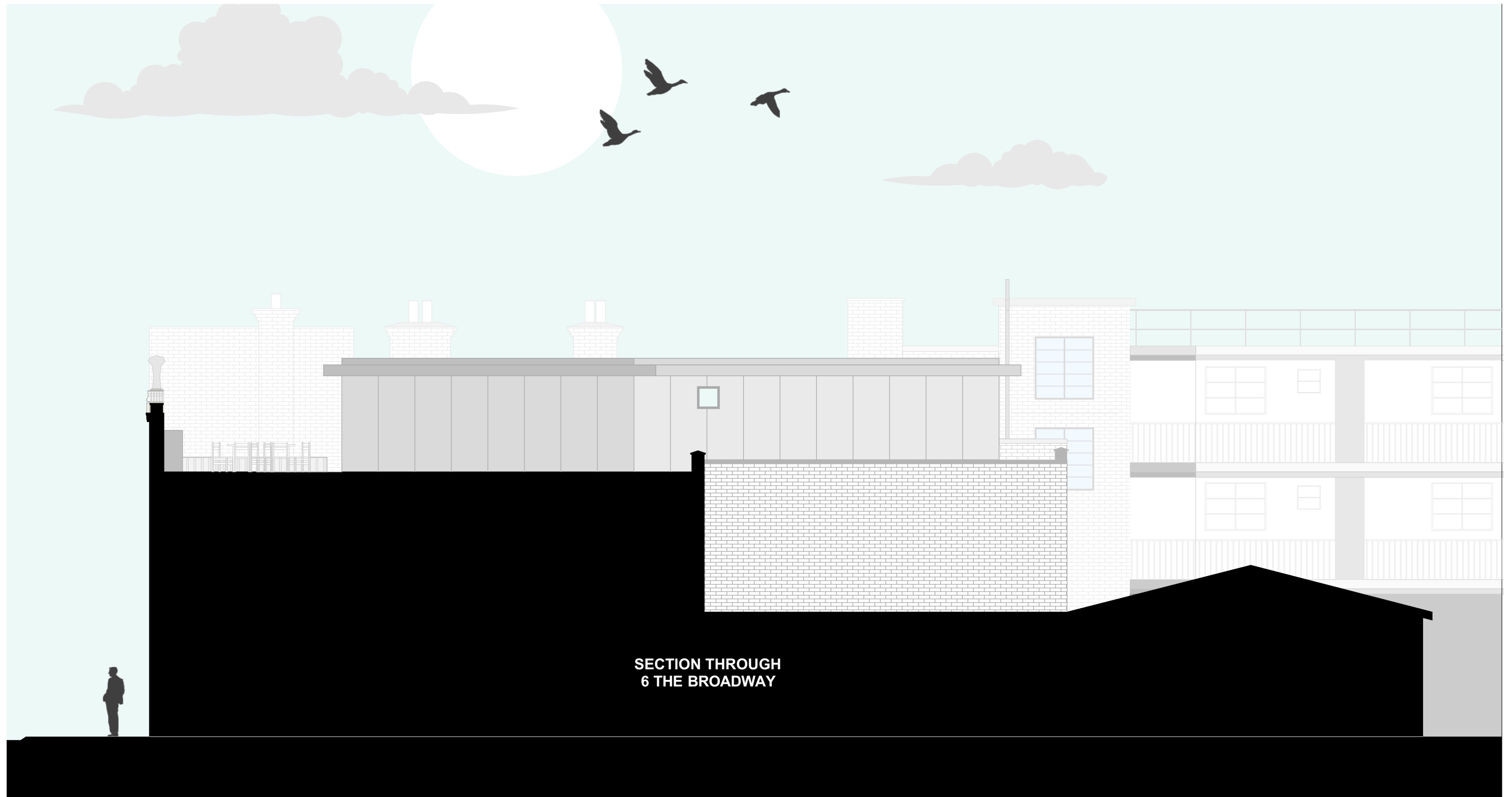
1:50 @ A3



7.0 Elevations

7.6 South Elevation (Proposed)

1:100 @ A3



7.0 Elevations

7.7 Looking South Neighbouring Context

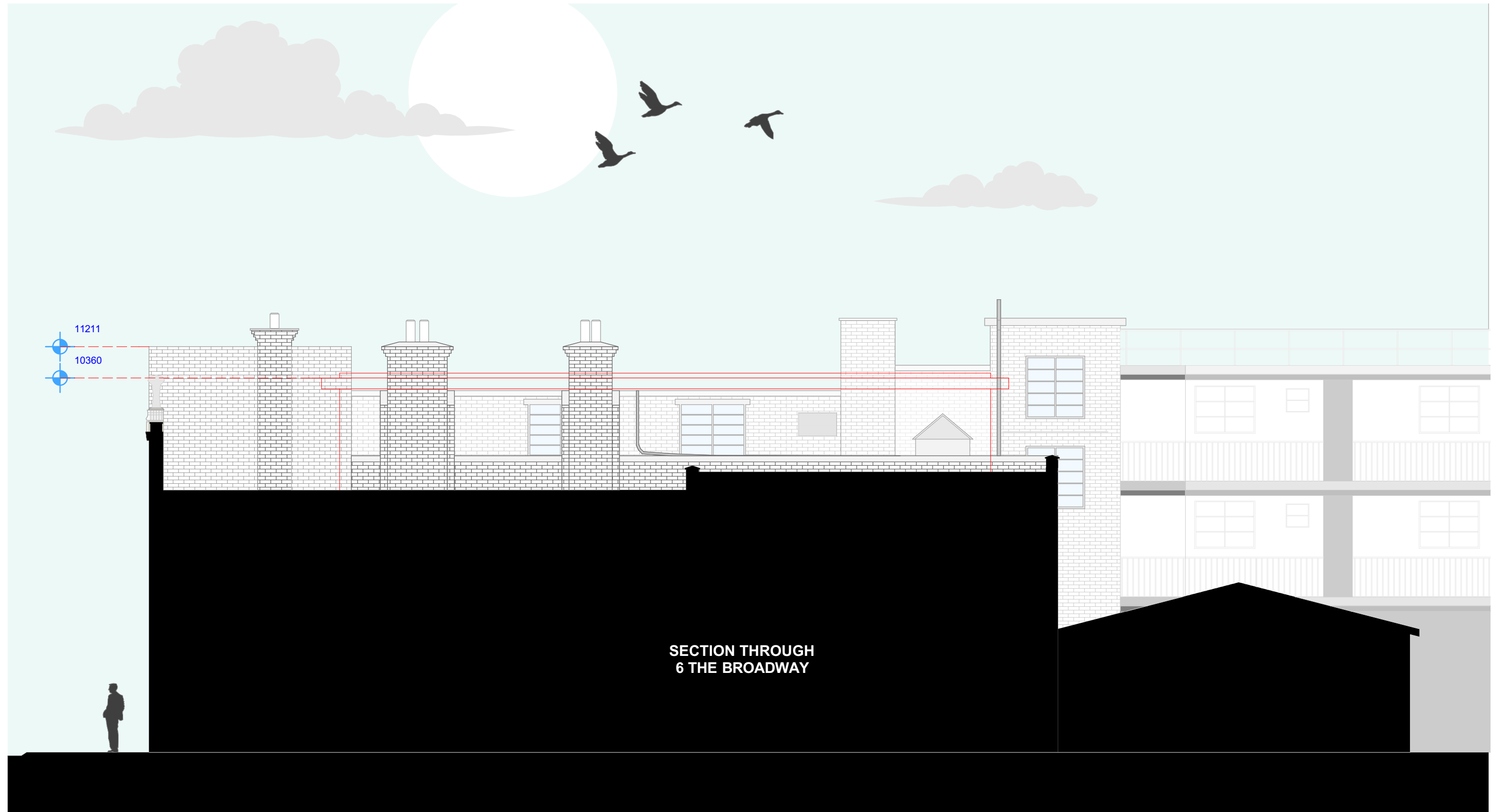
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7.0 Elevations

7.8 Looking North Neighbouring Context

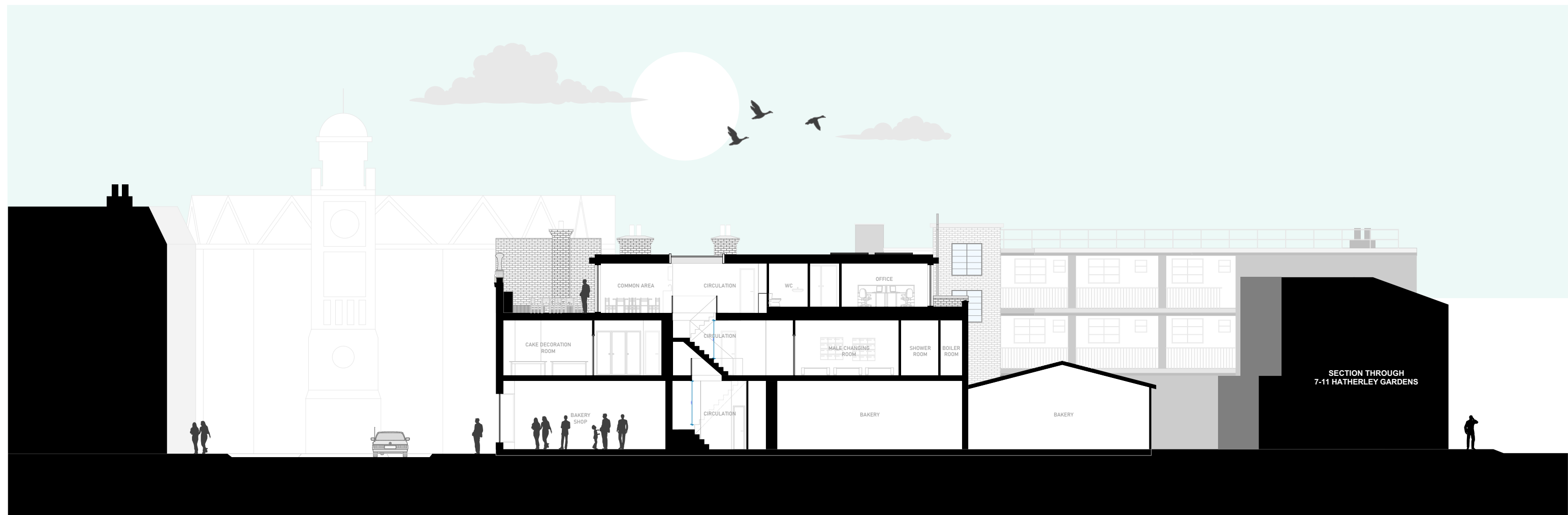
1:100 @ A3



8.0 Sections

8.1 Section AA

1:200 @ A3



8.0 Sections

8.2 Section BB

1:100 @ A3





10.0 Details

10.1 Materials

The materials selected for the new roof extension are chosen for their compatibility with the local architectural vernacular, while incorporating high-quality, contemporary features:

- 1 Perforated Zinc Cladding
- 2 Timber Cross Laminated Beams
- 3 Steel Frame
- 4 Zinc Copper Roof
- 5 Patio Stone
- 6 Full-Height Glazing

The contemporary palette of patinated metal, light framing and full-height glazing is deliberately restrained in colour and tone, ensuring that the existing London stock brickwork, stone parapet and wheatsheaf pediment remain the primary visual focus from street level



1



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4



5



6

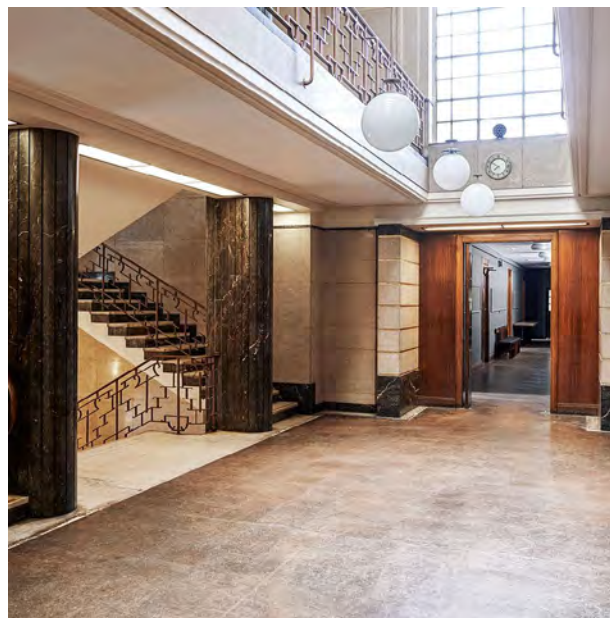
10.0 Details

10.2 Facade Detail

The proposed façade pattern intends to draw from the iconic gold wheatsheaf that remains on the traditional frontage, celebrating the building's longstanding association with the bakery and its place within the local community.

This motif would be abstracted into a perforated metal screen, combining this heritage reference with influences from the refined Art Deco character of Hornsey Town Hall, particularly its geometric articulation and decorative restraint.

Introduced as a subtle contemporary layer, the intervention is intended to remain subordinate to the existing architecture, while paying homage to the craft of the baker and the broader cultural and architectural history of the area.

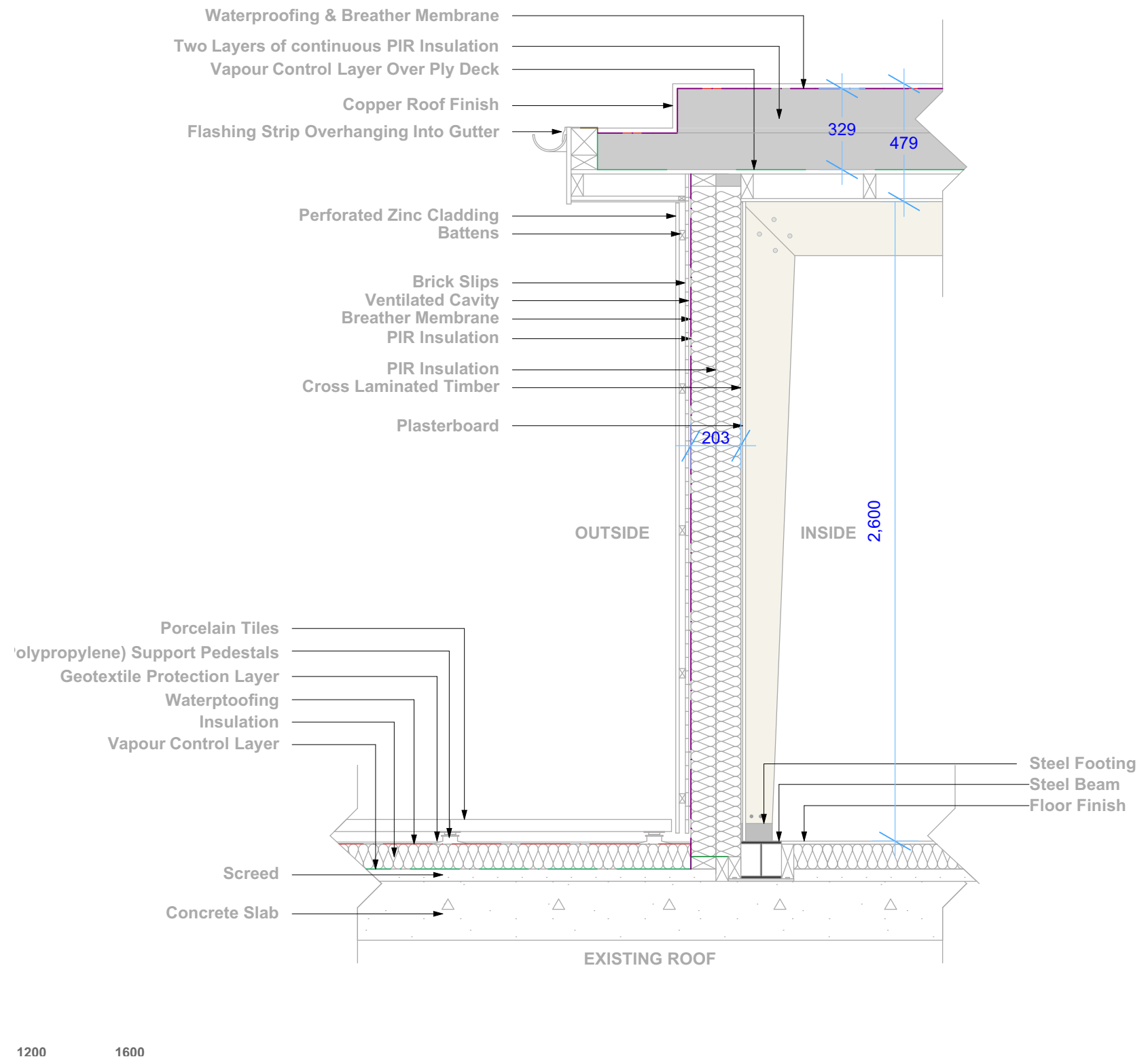


10.0 Details

10.3 Sectional Detail

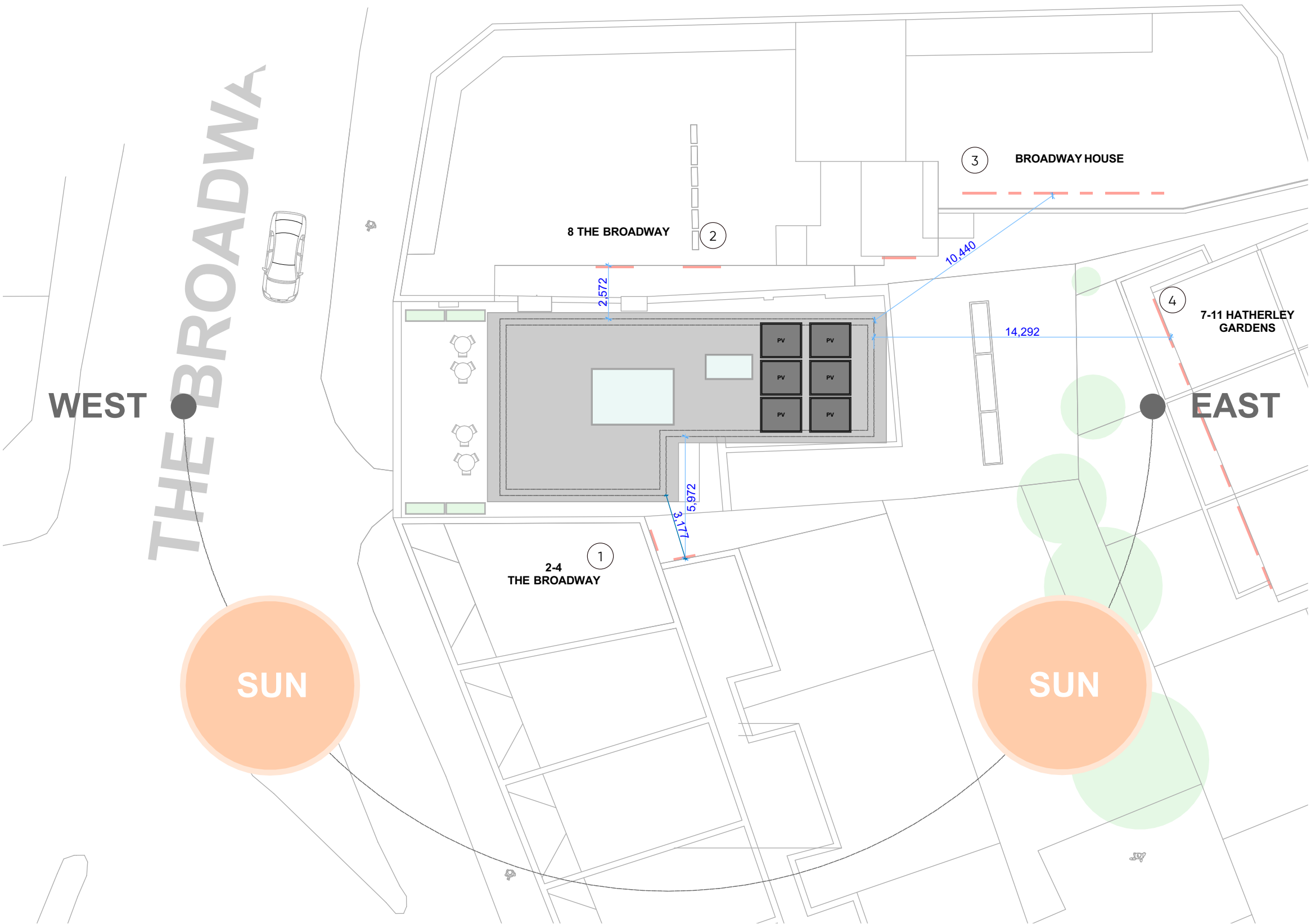
The proposed development adopts a contemporary timber-led structural system centred around Cross Laminated Timber (CLT) load-bearing walls, which form the primary structural framework of the new intervention. The structure is designed to transfer loads down onto the existing roof structure, bearing directly above the existing steel structural beams to ensure a clear and efficient load path. All load transfer points and structural interfaces with the existing building are to be checked and confirmed by a structural engineer.

This is a provisional detail to later be confirmed in liaison with a structural engineer.



10.0 Details

10.4 Neighbouring Views



10.0 Details

10.4 Neighbouring Views



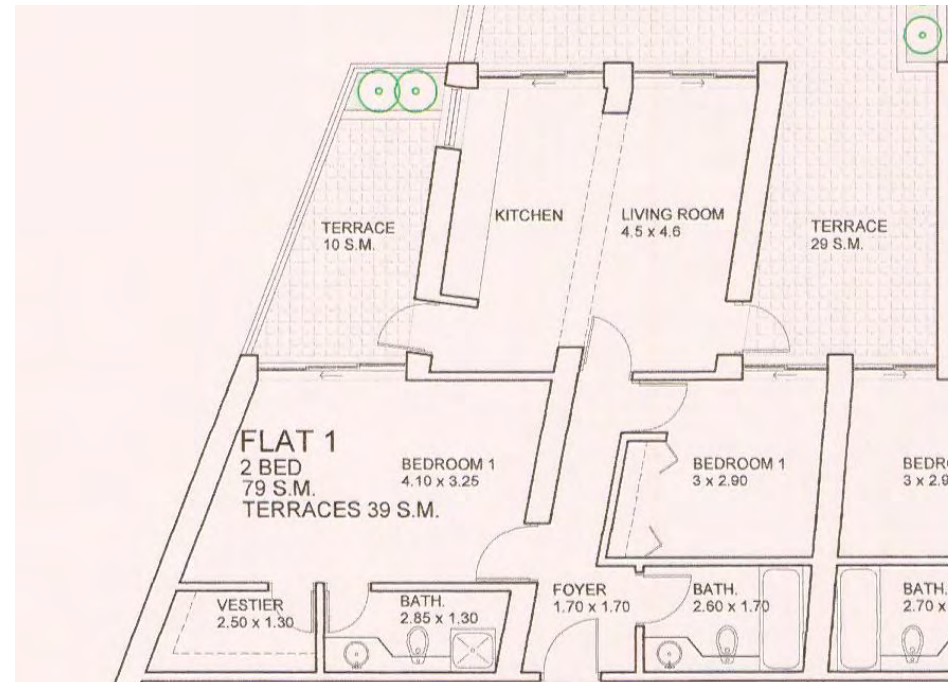
Overlooking Fenestration of 2-4 The Broadway

The neighbouring property at 2-4 The Broadway is located immediately south of the site and contains upper-floor residential accommodation. The relevant windows are north-facing.

Given their orientation, these windows do not receive direct sunlight. The proposed roof extension does not include habitable room side-facing glazing toward this property. As such:

- There would be no direct overlooking or loss of privacy.
- The extension remains visually lightweight and recessed.
- The primary outlook from the affected rooms remains unchanged.

The massing has been carefully designed to remain subordinate to the host building and to avoid creating an oppressive sense of enclosure when viewed from neighbouring windows.

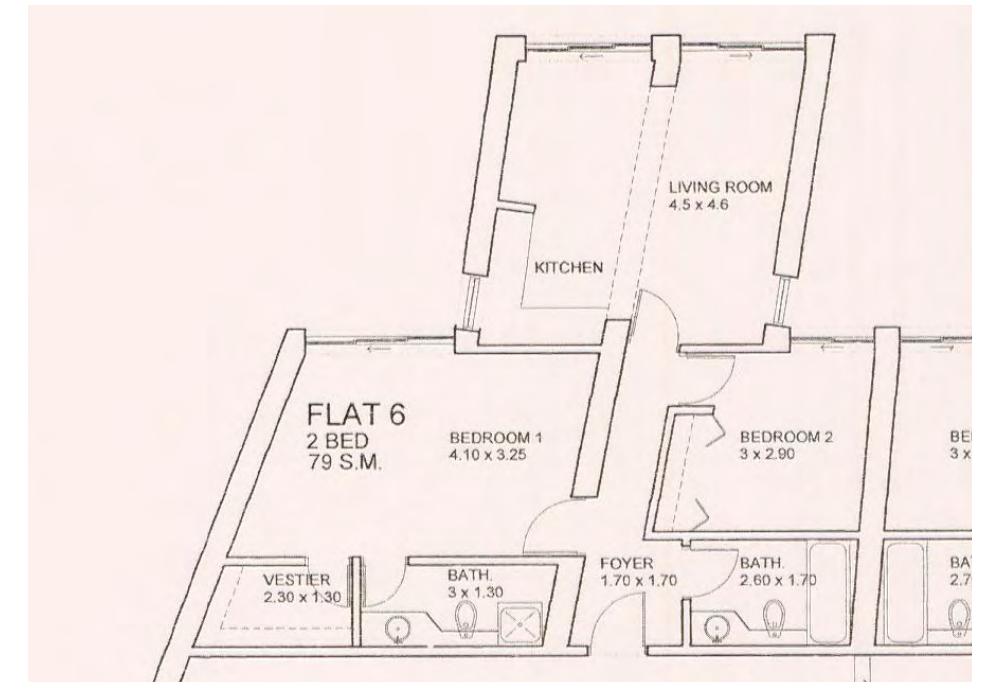


2-4 The Broadway First Floor Plan (HGY/2005/1851)

The rooms most affected by the proposed development will be the first and second floor kitchens of the flats directly overlooking the site at first and second floor. As the proposal is to be erected directly opposite, approximately 3 metres from the existing window, and may have some impact on the level of daylight received.

It should be noted, however, that this is not a large window, nor does it provide the primary outlook or main source of light to the kitchen. Furthermore, the room itself is not classified as a habitable room. Taking these factors into account, it is considered that the resulting impact would not be significant enough to constitute a material planning concern.

The terrace at flat one doesn't appear to currently be in use, nor does the proposal alter its already sunken nature up against the storey tall wall of the side of the site.



2-4 The Broadway Second Floor Plan (HGY/2005/1851)

The window on the second floor of flat six is positioned rising above the highest point of the proposed structure and, as such, will not experience the same degree of impact as the first-floor window.

A full Daylight and Sunlight Assessment will be undertaken and submitted as part of the formal planning application to quantify any potential impact on neighbouring properties.

10.0 Details

10.4 Neighbouring Views



Overlooking Fenestration of 8 The Broadway

8 The Broadway is understood to operate as a commercial premises. The windows located in closest proximity to the proposed extension serve non-residential uses and do not represent habitable rooms as defined under planning guidance. As such:

- The proposal does not introduce direct overlooking into sensitive internal spaces.
- No windows proposed on North elevation.

Given the commercial nature of the adjoining building and the absence of habitable residential windows in close proximity, the proposal is not considered to result in material harm to neighbouring amenity in this instance.



Overlooking Fenestration of Broadway House

Broadway House is located to the north-east of the site and contains residential flats with south-facing windows toward the application property. The proposed extension:

- Avoids introducing side-facing glazing toward Broadway House.
- Is a significant separation distance away, reducing the potential for harmful loss of privacy.
- Utilises a lightweight material palette to reduce perceived massing.
- Allows for the integration of horizontal brise-soleil and discreet privacy screening to the rear glazing, incorporated sensitively and proportionately within the architectural design to mitigate overlooking while maintaining the lightweight and subordinate appearance of the extension.

While the extension may be perceptible from upper floors, the proposal ensures that it does not dominate views or materially harm existing outlook conditions.

A full Daylight and Sunlight Assessment will be undertaken and submitted as part of the formal planning application to quantify any potential impact on neighbouring properties.

10.0 Details

10.4 Neighbouring Views



Overlooking Fenestration of 7-11 Hatherley Gardens



Proposed View from 7-11 Hatherley Gardens

A full Daylight and Sunlight Assessment will be undertaken and submitted as part of the formal planning application to quantify any potential impact on neighbouring properties.

The residential dwellings at 7-11 Hatherley Gardens are located to the rear of the site at an approximate separation distance of 12-14 metres from the proposed rear elevation of the extension. In response to potential amenity considerations:

- The extension remains visually lightweight and compact.
- The separation distance reduces the potential for harmful loss of privacy.
- There is scope for the introduction of screening elements (such as brise-soleil or privacy detailing), designed sensitively and proportionately though not thought imperative.

Given the urban context and existing relationship between properties, the proposal is not considered to result in unacceptable loss of outlook.

10.0 Details

10.4 Neighbouring Views

A mini storyboard depicting the longer range views descending down Crouch End Hill.

Longer-range oblique views from Crouch End Hill and within the Conservation Area have been considered as part of the design evolution. The extension:

- Is recessed 5m behind the historic parapet.
- Maintains the clear visual gap between No. 6 and neighbouring buildings.
- Is designed to appear as a secondary, contemporary addition.
- Preserves the architectural hierarchy of the locally listed building.
- Will ensure any terrace use will remain screened by the existing 1.9m parapet height.



Image 1



Image 2

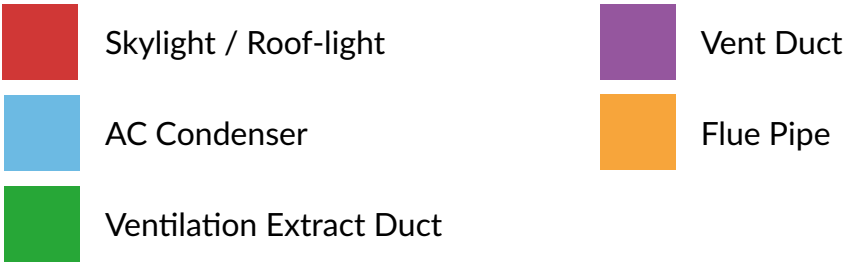


Image 3

10.0 Details

10.5 Roof Plant Reconfiguration

This section illustrates the existing and proposed roof layouts, highlighting the reconfiguration of the existing mechanical equipment, with the only new addition being an air source heat pump.



10.5.1 Existing

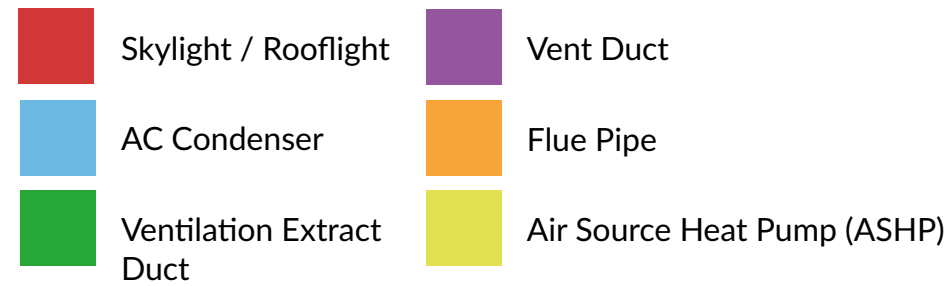


10.0 Details

10.5 Roof Plant Reconfiguration

The ventilation extract ducts shown are indicative and provided to demonstrate the proposed ventilation approach. Final routing, dimensions, and termination points will be confirmed following a detailed measured survey and in coordination with the appointed Mechanical & Electrical (M&E) engineer.

The final design will comply with the requirements of Approved Document F (Ventilation) of the UK Building Regulations and will ensure that ductwork and terminals are discreetly positioned to minimise visual and noise impacts.



10.5.2 Proposed



10.0 Details

10.6 Roof Amenity

This page sets out the details of the proposed roof amenity area.

10.6.1 Extent and Use

The terrace is limited to the front portion of the roof. No access is proposed to the rear roof area.

The terrace will be used solely as a private amenity space ancillary to the bakery's operation and will not be accessible to members of the public.

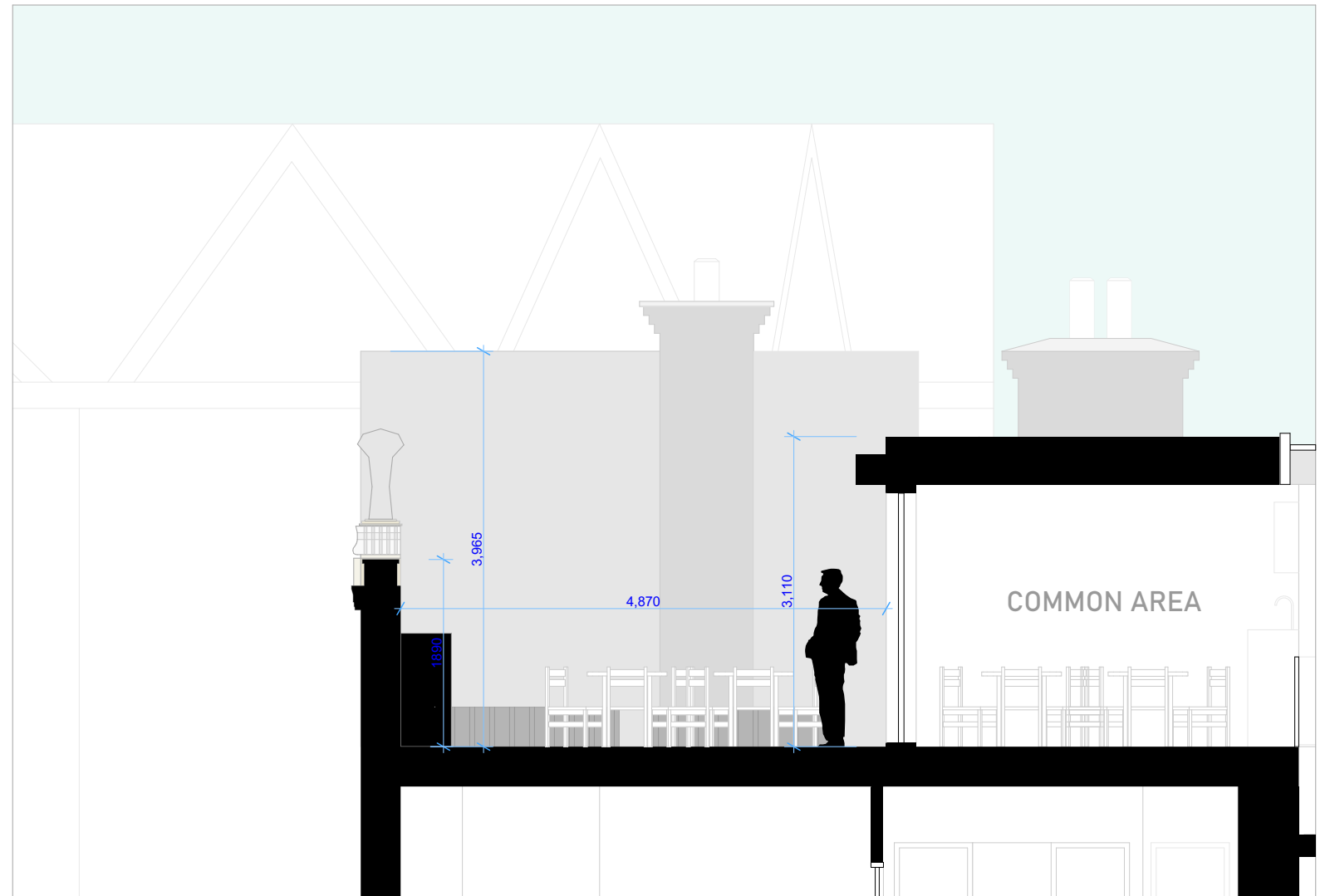
10.6.2 Visibility and Townscape Impact

The existing historic parapet measures approximately 1.9 metres in height above the existing roof level. As such, the terrace and its users will not be visible from immediate street-level views along The Broadway or Coleridge Road.

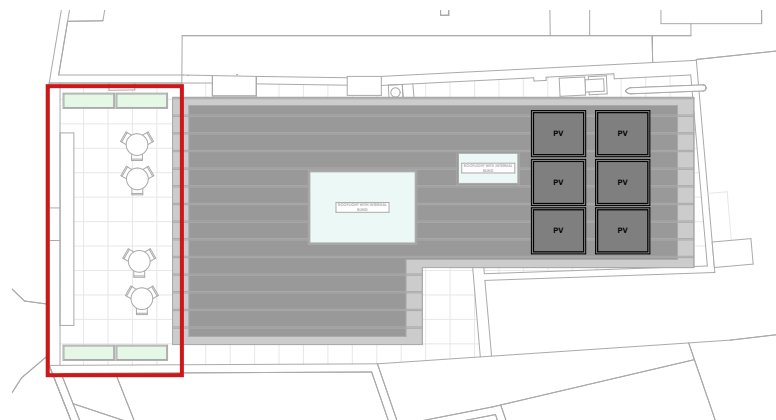
In longer oblique views, including along Crouch End Hill, only limited and partial glimpses of the set-back roof level may be possible. The terrace itself will remain visually screened by the existing parapet.

10.6.3 Safety

The height of the existing parapet provides effective fall protection. The narrow gaps either side of the historic parapet are not of sufficient width to present a material safety risk and therefore do not require additional balustrades or alteration to the existing façade.



Terrace Section



Terrace Area

10.0 Details

10.7 Sustainability & Energy Performance

This approach supports London Plan sustainability objectives by prioritising the retention of embodied carbon, while also aligning with Haringey's placemaking ambitions and its vision for 15-minute neighbourhoods. Retaining a vital local employer and essential service in the heart of Crouch End helps reinforce a low-carbon, walkable and vibrant town centre.

10.7.1 Sustainable Design Elements

The proposal has been designed to meet modern 21st-century passivehaus performance standards.

The proposal allows for 300mm-thick external wall build-ups to accommodate high levels of insulation and strong energy performance, alongside modern double or triple-glazed windows to further improve thermal efficiency and operational comfort.

Full-height windows and strategically positioned skylights maximise the penetration of natural daylight deep into the workspace, reducing reliance on artificial lighting while improving the quality of the internal working environment.

In addition, the extension incorporates a proposed air source heat pump, MVHR system, solar pv panels, openable large glazing units and brise soleil shading elements to provide low-carbon heating.

10.7.2 Urban Sustainability

Rather than relocating or expanding outward, the project builds upward within the existing footprint, preserving the historic street frontage while intensifying the site. This strategy prioritises urban sustainability by retaining embodied carbon, minimising demolition waste, and reinforcing the vitality of the high street.

By improving working conditions, energy performance, and spatial organisation, the extension strengthens Dunns Bakery's operational resilience. Consolidating production vertically reduces off-site travel and logistical inefficiencies, lowering long-term costs while ensuring that the 150-year-old institution can continue serving its community through intelligent, sustainable adaptation.



Skylights & Glazing



Air Source Heat Pump



High Performance Insulation



Local Business Urban Sustainability

10.0 Details

10.8 Fabric-First Environmental Strategy

Existing AC Condenser Units

The AC condenser units shown on the proposed drawings are existing units associated with the operational bakery areas of the site.

No new comfort cooling or additional AC condenser units are proposed as part of this application.

As stated within London Plan Policy SI4, “the increased use of air conditioning systems is not desirable”. In response, the proposed development minimises reliance on active cooling systems and instead prioritises passive overheating mitigation measures.

Proposed Environmental Performance Strategy

The proposed development has been designed in accordance with London Plan Policies SI2 and SI4 and adopts a Passivhaus inspired fabric-first approach, prioritising measures to “reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration [and] insulation”, whilst also seeking to “provide passive ventilation” and minimise reliance on “active cooling systems” as a last resort.

The proposal therefore delivers a high-performance thermal envelope and passive cooling strategy to improve operational energy efficiency, minimise overheating risk and support the London Plan ‘Be Lean’ energy reduction targets.

10.9 Cooling Hierarchy & Overheating Mitigation

In line with London Plan Policy SI4, the development follows the cooling hierarchy by prioritising passive design measures in the following order:

- 1. Minimise unwanted solar gain through shading devices and high-performance glazing;**
- 2. Reduce internal heat gains through enhanced building fabric and efficient services;**
- 3. Utilise natural ventilation and purge ventilation strategies through openable glazing;**
- 4. Minimise reliance on active cooling systems.**

The development has therefore been designed to prioritise passive environmental performance and reduce overheating risk through architectural and fabric-first measures wherever possible.

10.0 Details

10.9 Cooling Hierarchy & Overheating Mitigation

1. Shading Devices & High Performance Glazing

In accordance with [London Plan Policy SI4](#) requirements to:

“reduce the amount of heat entering a building through... shading [and] fenestration”,

the proposal incorporates horizontal brise-soleil shading to west-facing glazing alongside high-performance solar control double/triple-glazed units to reduce solar gain and overheating risk whilst maintaining good levels of natural daylight. The lightweight aluminium brise-soleil system, finished with a timber-effect coating, provides additional glare reduction and privacy screening whilst complementing the contemporary yet recessive architectural character of the extension.

Internally mounted blinds are also incorporated on the glazing and rooflights (motorised) to provide an additional layer of solar and visual control, assisting in reducing glare and any potential overheating risk during peak summer periods.



Brise Soleil

2. Enhanced Building Fabric

The proposal adopts a fabric-first approach through 300mm insulated external wall build-ups and high-performance glazing to improve thermal performance and reduce heat gain. In accordance with [London Plan Policy SI4](#) requirements to:

“reduce the amount of heat entering a building through... insulation”,

the proposed wall and roof build-ups significantly exceed the minimum required U-values of 0.16 W/m²K, contributing towards improved thermal stability, reduced operational energy demand and reduced overheating risk.

3. Ventilation

In accordance with the SI4 cooling hierarchy to:

“provide passive ventilation” and “provide mechanical ventilation”,

the proposal incorporates openable glazing units for natural purge ventilation together with an MVHR system to provide energy-efficient background ventilation and improved internal environmental comfort.

4. Zero reliance on active cooling

No new active comfort cooling systems are proposed as part of the development. In accordance with [London Plan Policy SI4](#), where:

“active cooling systems” are identified as the final stage of the cooling hierarchy and a “last resort”,

the proposal instead prioritises passive overheating mitigation measures through shading, insulation, high-performance glazing and ventilation. Existing AC condenser units are retained solely for the operational requirements of the existing bakery areas and do not form part of the proposed environmental strategy.

Conclusion

Overall, the proposal adopts a passive-first environmental strategy in accordance with London Plan Policy SI4, prioritising measures to reduce overheating risk and minimise reliance on active cooling systems.

The proposal has also been developed to improve overall fabric performance and support the London Plan Policy SI2 aspiration of achieving a minimum 15% ‘Be Lean’ reduction through energy efficiency measures.



10.0 Details

10.10 Low Carbon Measures

The proposal incorporates a range of low-carbon technologies and energy-efficient systems in accordance with London Plan Policies SI2 and SI4, supporting the London Plan 'Be Green' strategy to reduce operational carbon emissions and minimise reliance on fossil fuel-based systems.

Air Source Heat Pump (ASHP)

The proposal incorporates a high-efficiency Air Source Heat Pump (ASHP) system with an assumed SCOP of approximately 4.5, generating around 4.5 units of heat for every 1 unit of electricity consumed. The system significantly reduces operational carbon emissions and reliance on fossil fuel heating, supporting the development's low-carbon "Be Green" strategy.

Mechanical Ventilation Heat Recovery (MVHR)

A Mechanical Ventilation with Heat Recovery (MVHR) system is proposed to provide energy-efficient background ventilation whilst recovering heat from extracted air. The system improves indoor air quality, reduces heat loss and lowers overall heating demand, contributing towards improved operational efficiency and reduced carbon emissions.

Solar PV Panels

Roof-mounted photovoltaic (PV) panels with an anticipated output of approximately 4.1kWp are proposed to provide on-site renewable electricity generation. The system reduces reliance on grid electricity and contributes towards reducing the operational carbon emissions of the development.

Conclusion

Together, the proposed measures support the development's low-carbon environmental strategy in accordance with London Plan Policies SI2 and SI4, with the proposed low-carbon technologies and on-site renewable energy generation supporting the London Plan 'Be Green' principles and wider carbon reduction objectives.



Solar PV Panels



MVHR

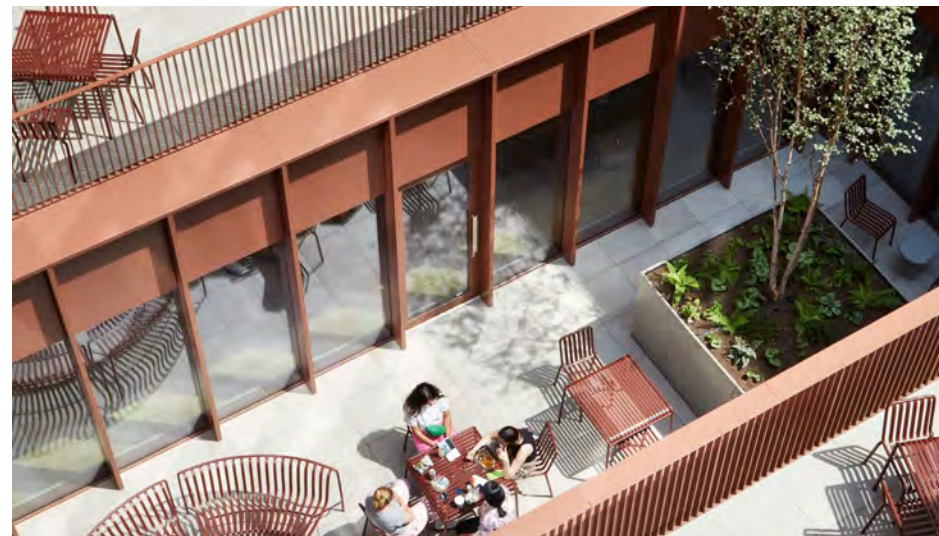


Air Source Heat Pump

11.0 Precedents

11.0 Precedents

A selection of sensitive roof extensions, airspace developments and contemporary additions within conservation areas across North London and the wider city.



[Chancery Lane, London by dMEK](#)



[by Cooke Fawcett Architects](#)



[by Tectonics Architects](#)



[Chelsea Roof Terrace Extension by Context // Architecture](#)



[Clerkenwell Rooftop by Studio Felicity Bell](#)



[3 New Street Square by dMEK](#)

11.0 Precedents

11.0 Crawford Partnership

With extensive experience in designing and delivering developments across London, The Crawford Partnership specialises in projects that often involve constrained sites, conservation areas, and complex urban infill plots. Our portfolio includes numerous roof extensions, airspace developments, and sensitive adaptations to existing buildings, where careful integration with the established built fabric and surrounding townscape is essential. We focus on delivering high-quality, well-considered architecture, even within technically and contextually challenging environments.

We understand the complexities associated with working above and around operational commercial premises, as well as within established high streets and heritage settings. By working closely with planners, building control, neighbouring occupiers, and key stakeholders, we develop carefully coordinated design solutions that respond positively to planning policy, structural constraints, and local character.

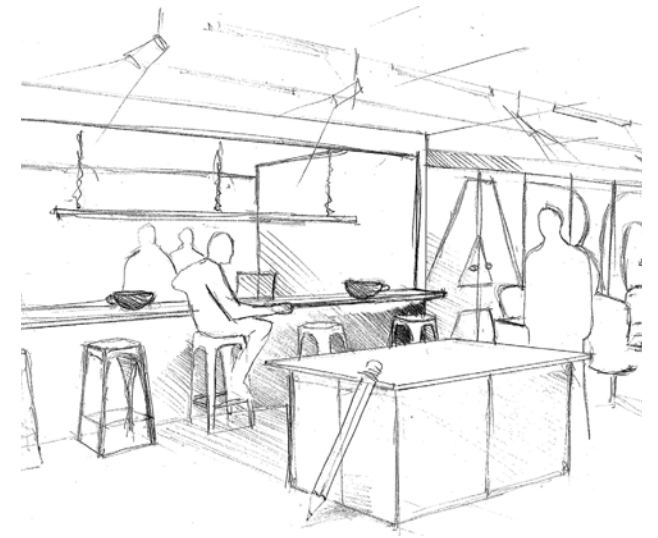
Through flexible design strategies and innovative construction approaches, we have successfully delivered a range of projects that maximise the potential of existing buildings while respecting their architectural integrity. These interventions revitalise underutilised airspace, improve the overall building composition, and enhance the wider streetscape. Our approach ensures that additions sit comfortably within their context while contributing positively to the ongoing evolution of London's built environment.



Charlton Kings Road NW5



Clifton Road N8



BIO Agency Offices EC2A



Highlever Road W10



Fairfield Road N8



Marksbury Avenue TW9



Mount Pleasant EN4



Chelmer Mews E9



Stonechat Mews SW15

12.0 Conclusion

12.0 Conclusion

The proposed roof extension represents a carefully considered and policy-compliant addition to a locally listed building within the Crouch End Conservation Area.

Through its recessed form, lightweight materiality, and clear subordination to the historic façade, the scheme preserves the architectural primacy of the building while enabling the continued operation of a long-established local business.

The proposal responds directly to pre-application advice and demonstrates that the development will not result in harm to heritage significance or neighbouring amenity. As such, it is respectfully submitted for approval.



13.0 Appendix

13.0 Letter From Owner

CROUCH END
SINCE 1820

DUNNS

BAKER AND CONFECTIONER

Statement from Lewis Freeman, Owner of Dunn's Bakery

For over 200 years, Dunn's Bakery has been a cornerstone of Crouch End's community, proudly serving generations of families and residents. As a sixth-generation baker, I take immense pride in continuing a legacy that began in 1820 – and which is deeply rooted in the history and daily rhythm of the Broadway.

Crouch End is more than just a place of business for us – it is our home, our heritage, and the heart of our operations. While we have more recently opened a smaller retail shop in Muswell Hill, all baking, preparation and supply still takes place in the original bakery on The Broadway. It is from here that we produce all our bread, cakes, pastries, and savouries, freshly delivered each day not only to our own outlets but also to local partners and residents.

Today, however, the bakery is at a critical turning point. We now have over 60 dedicated staff working across multiple shifts, 23 hours a day to meet daily production needs, but the space constraints at our Crouch End premises are becoming increasingly unsustainable. The ground, first, and second floor levels are stretched to their absolute limit, with insufficient space for staff facilities, storage of ingredients, or workflow areas. Deliveries are constant, with over four tons of flour and other ingredients arriving each week, and the demands of modern hygiene, staffing, and safety standards mean that we urgently need to reconfigure and expand our layout to remain viable.

We have carefully explored relocating parts of the production to a secondary site, but finding appropriate local premises – within reach of both shops – has proved difficult, costly, and logistically complex. For that reason, we feel that the most responsible and sustainable option is to make best use of our existing site. By sensitively adding a modest rooftop extension, we can create much-needed space without relocating, preserving the continuity of a business that has long contributed to the character of Crouch End.

We are fully aware that the building sits within a conservation area and have worked closely with our architects to ensure that any proposed changes are respectful, discreet, and historically appropriate. This isn't just about building more space – it's about preserving our legacy while future-proofing Dunn's Bakery for generations to come.

We hope that Haringey's planning and conservation officers will consider this proposal with a shared understanding of its importance, not only to our business, but to the local high street and to the wider community we serve.

With thanks,



Lewis Freeman

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