



DESIGN AND ACCESS STATEMENT

33 Coolhurst Road, London N8 8ET:

Planning application for the conversion of the building from four self-contained flats to a dwelling house; the erection of a single-storey rear extension with alterations to the rear elevation

2nd June 2026

Heritage Statement

The property is situated in the Crouch End Conservation Area, Sub Area 7: Hurst Avenue to Avenue Road.

The Conservation Area Character Appraisal describes the overall character and appearance of this sub area as follows:

10.1 This Sub Area at the south-western corner of the conservation area includes Coolhurst Road, Avenue Road, Hurst Avenue and part of Stanhope Road. It is characterised by wide tree lined streets of large detached and semi-detached properties that are set within large mature gardens separated by regular gaps.

Coolhurst Road is described thus:

10.2 Coolhurst Road is wide road heavily parked with cars on both sides that rises at its northern end to meet Shepherd's Hill and Wolseley Road. There are no street trees, but the many mature trees in front gardens give it a tree-lined appearance. It retains its original granite kerbstones, but the pedestrian pavements are now surfaced with patched tarmac and the original cast iron lamp standards have been replaced with modern lighting columns. The road is flanked by large detached and semi-detached Victorian villas with mature gardens behind many original boundary walls, although these are interspersed with some 20th Century houses and apartment blocks.

33 Coolhurst Road is assessed as follows:

10.9 No. 33 Coolhurst Road is a large detached property of two storeys and an attic floor with a wide dormer in a hipped slate roof. The front elevation has a forward projecting gable end with Tudor style half-timbered detailing and casement windows with leaded lights. The building is set within a mature garden that has densely planted shrubs and trees behind a hedge and low red brick boundary wall with gate piers and terracotta finials. It makes a positive contribution to the conservation area.

The front of the property is entirely unaffected by the proposed development. The front elevation of the building, the landscaping to the front garden and the front boundary treatment all remain as existing.

No trees or hedgerows are to be removed as part of the development, and the gaps between the building and the adjacent properties on either side are unchanged by the proposals.

It is therefore concluded that the positive contribution of the property to the conservation area, as identified in the Conservation Area Character Appraisal, will not be affected by the proposed development.

Design Statement

1. Introduction / background

33 Coolhurst Road was built as a substantial detached house in the 1920s and became the family home of the Close Brothers banking family.

It was designed in an eclectic late Arts and Crafts style. Timber sash windows sit alongside metal-framed casement windows with ornately leaded glazing, while red brickwork on the ground floor is combined with painted roughcast render on the first floor and half-timbering in the front gable.

During the 1970s the house was divided into four self-contained flats. This conversion involved a radical and rather convoluted reconfiguration of the internal partitions, with limited but disruptive external alterations including a first floor balcony with a metal external staircase at the rear.

Today, this arrangement remains largely unaltered.

2. The proposals

The current proposal is to return the building to its former glory as a single family dwelling.

In parallel with the internal alterations associated with its reversion to its original use as a single house, the proposals include a single-storey rear extension. As well as providing additional floor-space, this is to create a stronger link between the interior and the garden, and to allow the inter-connection of the main living spaces without undermining the integrity of the original room layout.

3. Design intentions

The proposed rear extension is shallow in plan and is characterised by a long, horizontal roof with projecting canopy (to prevent excessive solar gain) under which are arranged three bay windows with full-height glazing.

This is intended as a contemporary reinterpretation of the original projecting tiled roof/canopy that extended across the rear elevation with highly-glazed bay windows disposed beneath it.

The proposed alterations at the rear of the property include the benefit of removing the first floor balcony and obtrusive metal stairway connecting it to the garden. The reinstatement of a triple sash window at first floor level to match the original glazing pattern helps to re-establish a rhythm and clarity to the rear elevation that was undermined by the 1970s alterations.

4. Materials

New windows and glazed doors are to be in white-painted timber and the external walls of the extension to be in red brick to match the original brickwork on the house.

The extension roof with the projecting canopy is to be covered in dark grey pre-patinated zinc.

Design Charter Response

The proposals have been developed with due regard to Haringey's Development Management DPD, in particular Policy DM1: Delivering High Quality Design.

In compliance with this policy, the development proposals positively respond to the character and setting of the neighbourhood and avoid harmful impacts, especially to the amenity of neighbouring buildings, local character and heritage assets.

The proposed design relates positively to the locality, having regard to:

- Building heights and widths
- Form, scale and massing prevailing around the site
- Following existing building lines
- Distinctive local architectural styles, detailing and materials

The development proposals respect and maintain the existing mature landscaping and trees on the site and ensure a high level of privacy and amenity for the development's users and neighbours.

Access Statement

The proposals have been carefully considered to ensure there will be no detrimental effect on access to the site or to the building itself, including the retention of the existing gently sloping front access path.

The development will comply with the requirements of Building Regulations Part M4(2) as far as reasonably possible within the limitations imposed by the existing architecture.

The proposed rear extension provides ample circulation and the doors provide clear opening widths well in excess of the requirements to accommodate mobility aids. Flush thresholds also provide step-free access to the rear external terrace.

The proposed kitchen allows 1200mm clear space in front of the units, and controls and electrical fittings are to be positioned in accordance with the regulations between 450mm and 1200mm from the floor.

Expired applications

Please note that two previous applications for this development have been granted but have now expired: references HGY/2018/1887 and HGY/2021/2112.