

Garden Renovation Proposal
Heritage Statement
40 Coolhurst Road, Crouch End, London N8 8EU

Property located within the **Crouch End Conservation Area**

Prepared for submission to **London Borough of Haringey**

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1. Introduction

The purpose of this statement is to:

- Identify any heritage assets that may be affected
- Assess their significance
- Evaluate the impact of the proposed development
- Demonstrate how the proposals preserve or enhance the character of the area

2. Site and Heritage Context

The application site is a residential property located within an established suburban area of Crouch End.

2.1 Heritage Designation

- The site is within a Conservation Area

In Haringey, conservation areas are protected for their special architectural and historic character, and planning decisions must preserve or enhance this character.

2.2 Description of the Site

The property consists of a residential dwelling with a rear garden that includes:

- 1 meter raised timber decking
- Timber boundary fencing
- Side pathways
- A level difference of approximately **1 metre** relative to the neighbouring garden

The surrounding area is characterised by:

- Traditional residential properties
 - Defined garden boundaries
 - Established landscaping
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3. Significance of Heritage Asset

3.1 Contribution of the Site

The site contributes to the wider character of the area through:

- Its residential garden setting
- Established boundary treatments
- Relationship with neighbouring plots

The significance is considered **low to moderate**, as:

- The works relate to the rear garden
- There are no historic or listed structures directly affected

3.2 Setting

The setting forms part of a consistent pattern of:

- Private rear gardens
 - Boundary enclosures
 - Informal landscaping typical of suburban development
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4. Description of Proposed Development

The proposal comprises:

1. Boundary Treatment

- Replace existing wooden fences with a **brick wall**
- Length: 19 metres in total
- Height:
 - **No alteration to existing height for 17 meters**
 - 2.0 metres from raised deck level on our side
 - 3.0 metres effective height from neighbour's side
due to neighbouring garden being approximately 1 metre lower
 - **Raised existing height for 2 additional meters = 19 meters in total**

- From **2.0 metres** → **3.0 metres** effective height on both sides
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2. Deck Area Modifications

- Extend existing deck length:
 - From **4.5 metres** → **6.0 metres length**
- Existing deck height:
 - 1.0 metre above ground level
 - **No alteration to existing height**
- Existing deck width:
 - Approx. 8.975 metres
 - **No alteration to existing width**

Surface Upgrade

- Replace **wooden decking with tiled finish** (non-slip outdoor natural limestone tiles)
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3. Staircase Changes

Central Staircase

- Remove central staircase and replace with **green area**

Staircases on the right side and on the left side of the existing deck

- Renew existing staircases
- **No alteration to existing height / width / length**

Surface Upgrade

- Replace wooden and stone **staircases with tiled finish** (non-slip outdoor natural limestone tiles) similar to the deck
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4. Pathway & Planters

Pathway

- Existing pathway length:
 - 12.5 metres
 - **No alteration to existing length**
- Existing pathway width:

- 3.20 meters
- **No alteration to existing width**

Surface Upgrade

- Replace **wooden decking with tiled finish** (non-slip outdoor natural limestone tiles)

Planters

- Install **two continuous planter boxes**:
 - Height: 20 cm
 - Length: 6 metres each
 - Position: Either side of staircase
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5. BBQ Area

- Create a built-in BBQ space on main deck:
 - Area: **4.5 metres length x 0.9 metres width**
 - Location: **Within main usable deck space, built against the wall**
 - Material: **bricks**
 - Main features:
 - Worktop surface
 - Storage below
 - Weather-resistant finish
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5. Impact Assessment

The key requirement of a Heritage Statement is to assess how the development will affect the significance of the heritage asset.

5.1 Impact on Character of the Area

- The proposal **improves visual quality** by:
 - Replacing timber fencing with durable brick
 - Replacing wooden deck with natural limestone tiling
 - Introducing structured landscaping

Result:

Neutral to positive impact

5.2 Impact on Setting

- Works are confined to rear garden
- No change to street-facing elevation
- No disruption to spatial pattern of plots

Result:

No harm to setting

5.3 Impact of Boundary Wall

- Height is influenced by existing level difference
- Brick is a traditional and appropriate material

Result:

Contextually appropriate and justified

5.4 Deck Extension

- Modest increase in size
- Maintains existing height and function
- No change to overall character

Result:

Negligible impact

5.5 Landscaping

- Increased planting improves:
 - Visual quality
 - Environmental value

Result:

Positive contribution

6. Compliance with Heritage Policy

The proposal accords with key heritage principles:

Haringey Local Plan – SP12 (Conservation)

- Development must conserve heritage significance and setting [kirby.wa-insight.com]

The proposal:

- Preserves the overall character of the area
 - Enhances visual quality through materials and landscaping
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National Planning Policy Framework (NPPF)

- Requires assessment of significance and impact
- Development should preserve or enhance heritage assets

The proposal:

- Causes **no heritage harm**
 - Provides **minor enhancements to garden character**
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7. Mitigation and Design Response

The scheme has been designed to minimise any potential impact:

- Use of **brick boundary wall** to reflect traditional materials
 - Retention of existing garden structure and layout
 - Limiting scale of terrace extension
 - Natural limestone tile to improve the quality
 - Introduction of planting to soften development
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8. Conclusion

The proposal has been carefully designed to respect the character and setting of the surrounding area.

It:

- **Causes no harm to heritage significance**
- **Maintains the established pattern of residential gardens**
- **Enhances visual quality through improved materials and landscaping**