

**Garden Renovation Proposal**  
**Design and access 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**

**Architect: Behnaz Berengi, Demian LTD**  
**Structure engineer: David Rose, Rose Associates**

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## **1. Introduction**

The proposal comprises alterations to boundary treatment and upgrade, extension and upgrade of the existing raised terrace, reconfiguration of access, and associated landscaping improvements.

The scheme seeks to enhance the **functionality**, **visual quality**, and **usability** of the rear garden while **respecting the character** of the surrounding residential context.

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## **2. Site and Context**

The application site is a residential dwelling located within an established suburban area of Crouch End, characterised by traditional housing and landscaped rear gardens.

The rear garden:

- Contains an **existing raised timber deck**
- Features **timber boundary fencing**
- Includes **side pathways** on both sides
- Has a **notable level change**, with the adjoining property sitting approximately **1 metre lower**

The surrounding context is typical of residential plots with defined boundaries, landscaped gardens, and varied but compatible garden structures.

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## **3. Planning Policy Context**

The proposal has been designed in accordance with the **Haringey Local Plan (2017)**, including the Development Management DPD and Strategic Policies.

## Policy DM1 – Delivering High Quality Design

- Requires all development to achieve a **high standard of design**
- Proposals must respond positively to the **character, appearance, and amenity** of the area

The proposal:

- Uses appropriate materials (brick, tile)
  - Improves the coherence and quality of the garden
  - Integrates with surrounding residential character
  - Integrates with garden
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## Policy DM2 / Residential Amenity Considerations

- Requires protection of **amenity of neighbouring occupiers**, including:
  - Privacy
  - Outlook
  - Light and overall living conditions

The proposal:

- Does not introduce **overlooking**
  - Maintains appropriate **separation**, almost entirely already existing
  - Responds carefully to level **differences**
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## Policy DM12 – Housing Design and Quality

- Requires development to provide **high-quality external spaces and layout**
- Emphasis on usability, safety, and quality of residential environments

The proposal:

- Significantly improves **usable** outdoor space
  - Enhances **circulation** and **safety**
  - Provides well-defined **garden** zones
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## Strategic Policy SP11 – Design

- Requires development to be of **high-quality design responding to local context**
- Promotes **sustainable and attractive environments**

The proposal:

- Improves visual **appearance** through durable materials
  - Strengthens garden **structure** and **usability**
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## 4. Design Principles

The design is based on the following principles:

### 4.1 Enhancement of Outdoor Living

- Extension of terrace area improves usability
- Addition of BBQ area enhances residential amenity

### 4.2 Respect for Context

- Brick wall reflects common boundary materials
- Design remains consistent with residential garden character

### 4.3 Response to Level Changes

- Wall height is carefully considered relative to neighbouring ground levels
- Design integrates existing topography
- No alteration to existing deck height

### 4.4 Quality and Durability

- Replacement of timber decking with tiles improves longevity and appearance
  - No alteration to the existing height of deck
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## 5. Layout

The proposal introduces a coherent and efficient layout:

- Expanded deck area provides a **larger usable terrace**
- Staircase relocation improves **circulation and safety**
- Separation of functional zones:
  - Circulation pathways
  - Seating area
  - Planting/landscaping areas

The layout is clear, practical, and improves movement through the garden.

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## 6. Scale

The proposal is proportionate and appropriate:

- Deck extension represents a **modest increase**
- Wall height reflects **existing level differences**
- No excessive scale or overdevelopment is introduced
- No alteration to the existing height of deck

The development remains clearly secondary to the host dwelling.

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## 7. Appearance

Materials are carefully selected to complement the property:

- **Brick boundary wall** to match or harmonise with the main building
- **External tiles** replacing timber decking
- Integrated planter features

These elements significantly improve the visual quality of the garden.

- “All staircases will be finished in high-quality external anti-slip porcelain tiles to match the main terrace, ensuring consistency of design and improved durability.”
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## 8. Landscaping

Soft and hard landscaping are enhanced through:

- Linear planter boxes (200mm high, 6m long)
- Opportunities for planting and greenery
- Improved balance between hard and soft surfaces

This contributes to biodiversity and visual amenity.

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## 9. Impact on Neighbouring Amenity

The proposal has been designed to minimise impact:

- No introduction of overlooking
- Height of wall justified by **existing ground level difference**

- Materials reduce visual intrusion

The scheme complies with policy requirements relating to neighbouring amenity protection.

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## 10. Access

Access relates to safe and convenient movement within the garden:

- Central Stair removal improves usability from the right-side staircase and more saving the space
- Renew staircases provides safety access

As a private dwelling, public access considerations are limited.

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## 11. Conclusion

The proposed development:

- Meets key Haringey Council **planning policies**
- Improves design **quality** and **usability**
- Respects neighbouring **amenity**
- Enhances the **appearance** and **function** of the garden