

Design and Access Statement – Full Planning Application

Project name: Coleridge Road
Project no: 3063
Date: 17.07.2026
Rev: P2

Applicant: Claire Mookerjee
9a Coleridge Road
London N8 8EH

Agent: Abby Nisbet
Architecture 201
1 Noble Mews
London N16 9JU

Application Site: 9a Coleridge Road
London N8 8EH

1. Introduction

This Design and Access Statement has been prepared in support of the planning application for the alterations to 9a Coleridge Road. The proposed alterations are:

- Addition of rooflights to the front and rear roof slopes. No extensions, dormers, or alterations to the main building footprint are proposed.
-

2. Site and Context

The application site sits with the Crouch End Conservation Area (Sub-Area: Coleridge Road).

As a maisonette, it does not benefit from Permitted Development rights. In response to this, the Design and Access Statement describes how the proposals have been carefully designed to preserve and enhance the historic character and appearance of the conservation area in accordance with local policies.

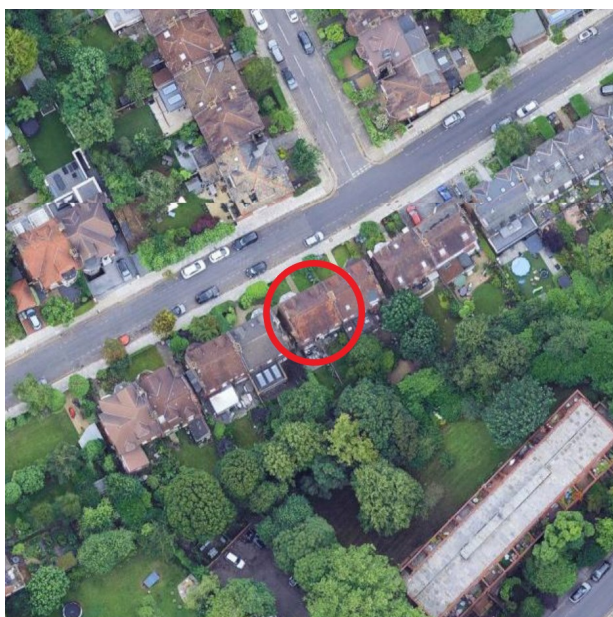


Image 1: Aerial View



Image 2: Photo of existing front elevation



Image 3: Photo of existing rear elevation

3. Design

3.1. Scale and Form

The rooflights have been specifically chosen to align with Haringey Council's conservation design requirements.

The proposed rooflights will be situated to the front and rear roof slope. Their sizing has been selected to scale down proportionately with the roof plane, ensuring they sit comfortably between the original timber rafters without requiring major structural alterations to the historic roof form.

The rooflights will sit:

- At least 500mm above the eaves line.
- At least 300mm below the ridge line.

3.2. Appearance and Materials

To respect the architectural character of the Crouch End Conservation Area, a high-specification "conservation-style" rooflight is proposed to the front elevation. The specification includes:

- Profile: A low-profile, "on-the-rafter" flush installation kit ensuring the units do not protrude more than 150mm beyond the slate roof tile plane.
- Frames: Ultra-slim metal profiles with a matte black weather-resistant finish (RAL 9005), replicating historic cast iron. No bulky uPVC or modern aluminium profiles will be used.
- Glazing Bar: Each unit features an authentic vertical central glazing bar to mirror traditional 19th-century styles.

4. Access and Circulation

The proposed alterations will not impact the existing front entrance to the property or circulation within the property.

5. Heritage Considerations

The proposal has been designed with sensitivity to the areas character and significance. The use of a refined pallet of materials, proportions, and detailing will ensure that the proposals not detract from the heritage value of the area.

6. Sustainability and Environmental Impact

The proposal includes sustainable design measures, such as the use of high-quality glazing products to improve the thermal performance and reduce energy consumption. The proposed glazing will also improve natural lighting while reducing the need for artificial lighting during the day.

The design promotes the retention and reuse of the existing building fabric, minimising waste and the environmental impact associated with the construction process.
