Garden Renovation Proposal – 40 Coolhurst Road, Crouch End

1. Boundary Treatment

- Replace existing fences with a **brick wall**
- Length: **19 metres**
- Height:
    - **2.0 metres** from your garden side
    - Due to neighbouring garden being approximately **1 metre lower**, effective height from their side: **3.0 metres**

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2. Deck Area Modifications

- Extend existing deck:
    - From **4.5 metres → 6.0 metres length**
- Deck height:
    - **1.0 metre above ground level**
- Existing main deck size:
    - **Approx. 8.975 metres (width/length as existing layout)**

Surface Upgrade

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

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3. Staircase Changes

Deck Access

- Relocate staircase:
    - From **centre of deck → right-hand side pathway**

Secondary Staircase

- Renew/rebuild staircase:
    - From **rear end of left-side pathway (adjacent to building) to deck**

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4. Pathway & Planters

- Left pathway:
  - Length: **12 metres**
- Install **two continuous planter boxes**:
  - Height: **60 cm**
  - Length: **6 metres each**
  - Position: **Either side of staircase along left pathway**

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5. BBQ Area

- Create a built-in BBQ space on main deck:
  - Area: **4.5 metres x 0.9 metres**
  - Location: **Within main usable deck space**
- Suggested additions (optional):
  - Worktop/prep surface
  - Storage below
  - Weather-resistant finish

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6. General Notes / Recommendations

- Ensure **structural support** for raised tiled deck (tiles require stronger base than timber)
- Consider:
  - Drainage and water runoff for tiled surface
  - Anti-slip tiles for safety
  - Planning permission or neighbour agreement for **3m effective wall height**
- Materials:
  - Brick wall to match existing property façade (if planning sensitivity applies)
  - Planters with waterproof lining

40 Coolhurst Road, London, N8 8EU

Location Plan

40 Coolhurst Road, London, N8 8EU

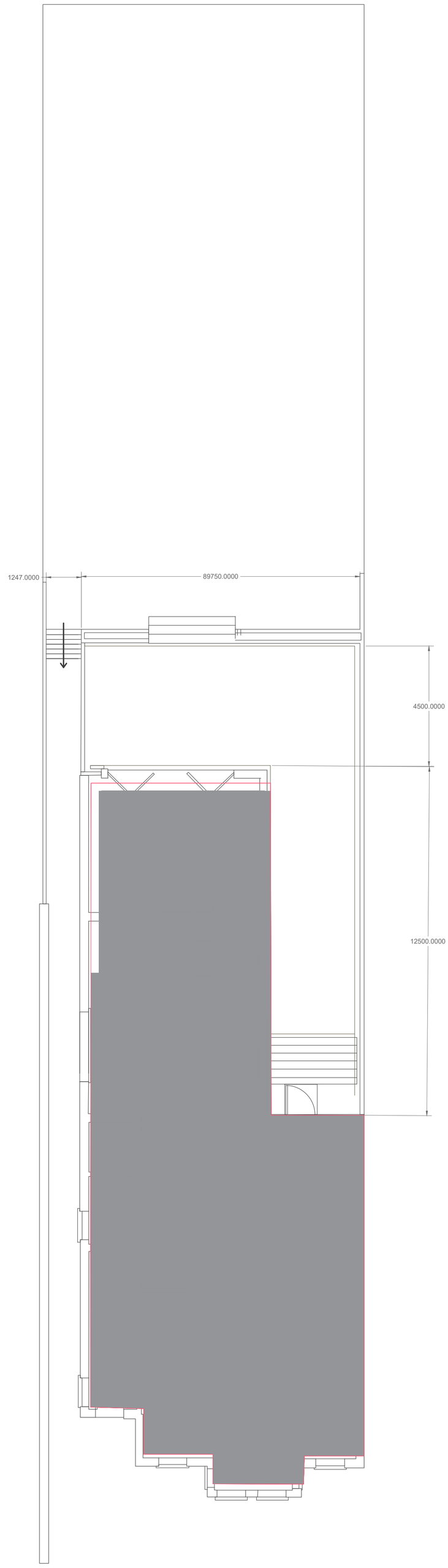
Block Plan

Coolhurst Road, N8

Existing site plan no scale

Coolhurst Road, N8

proposed site plan no scale



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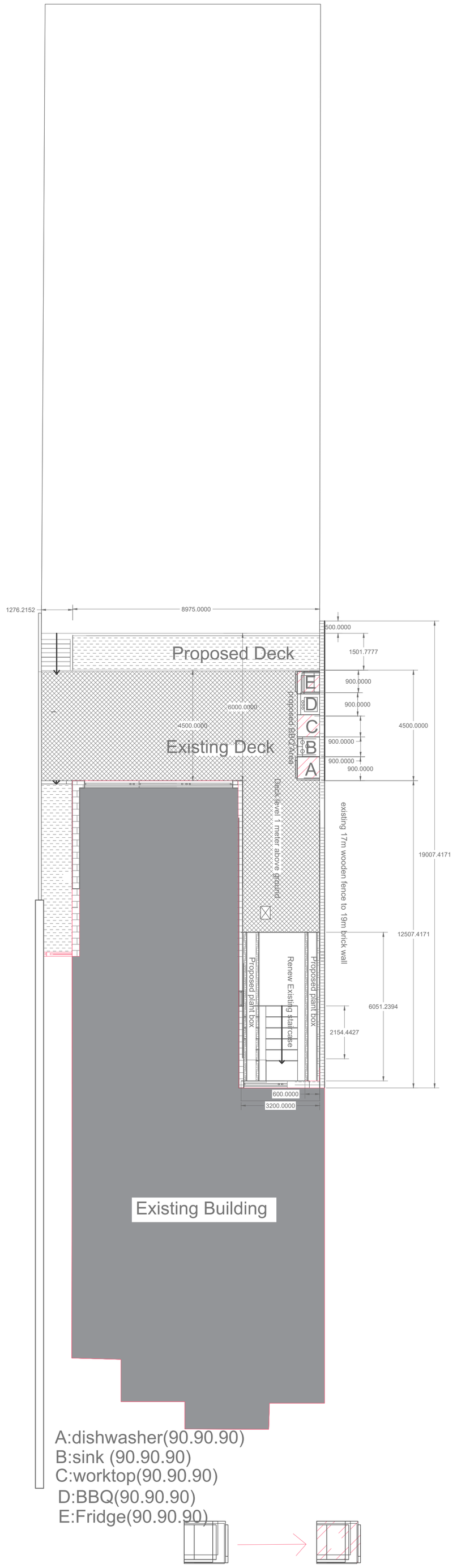

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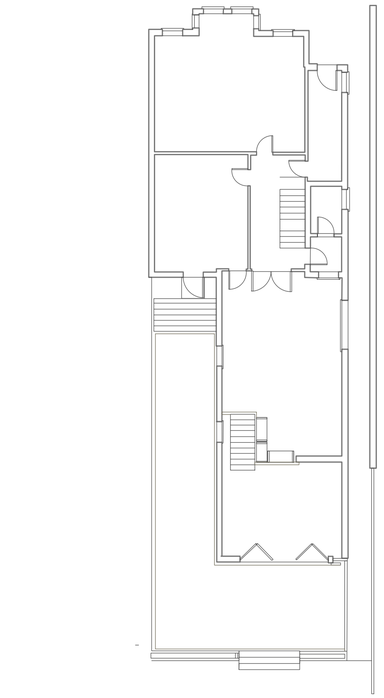

A-A long elevation

A-A long elevation

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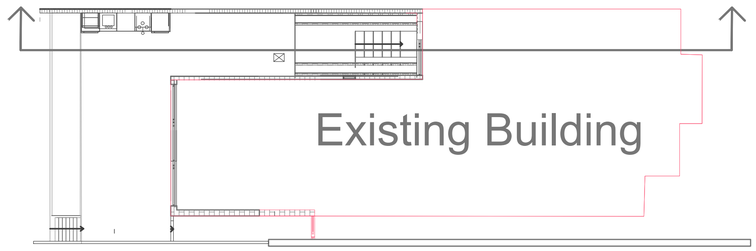
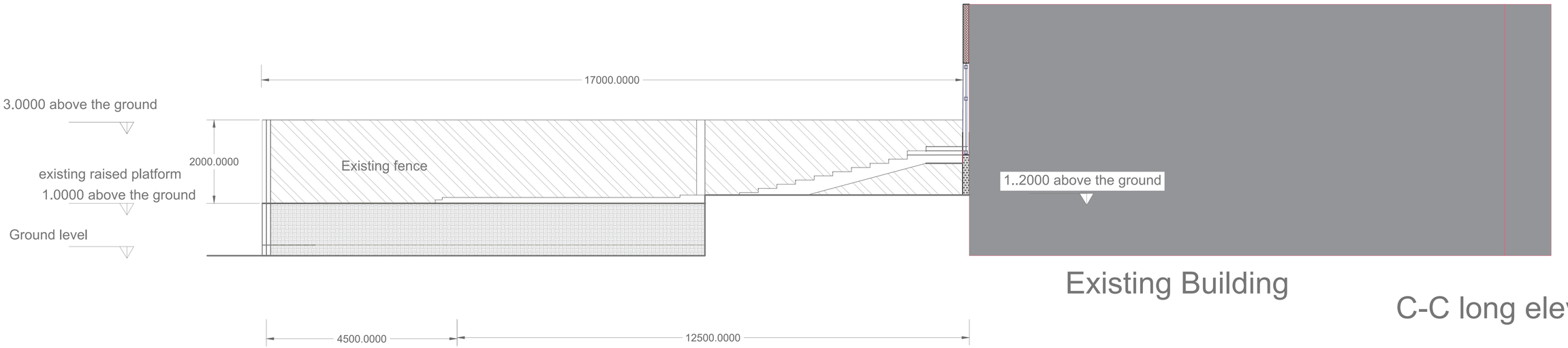


C-C long elevation



Existing Building

C-C long elevation

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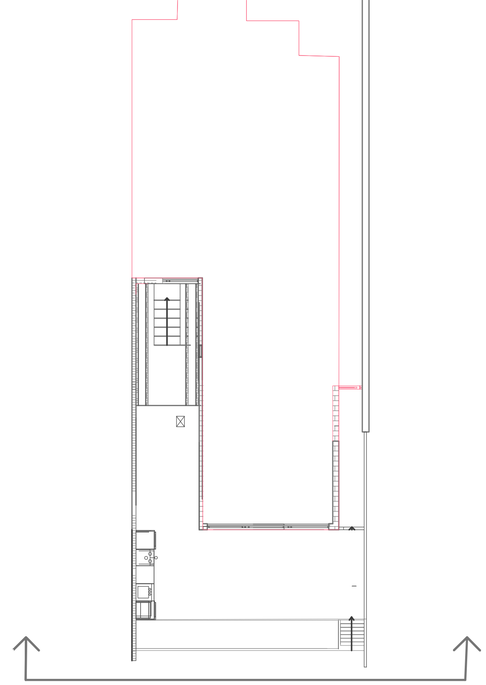

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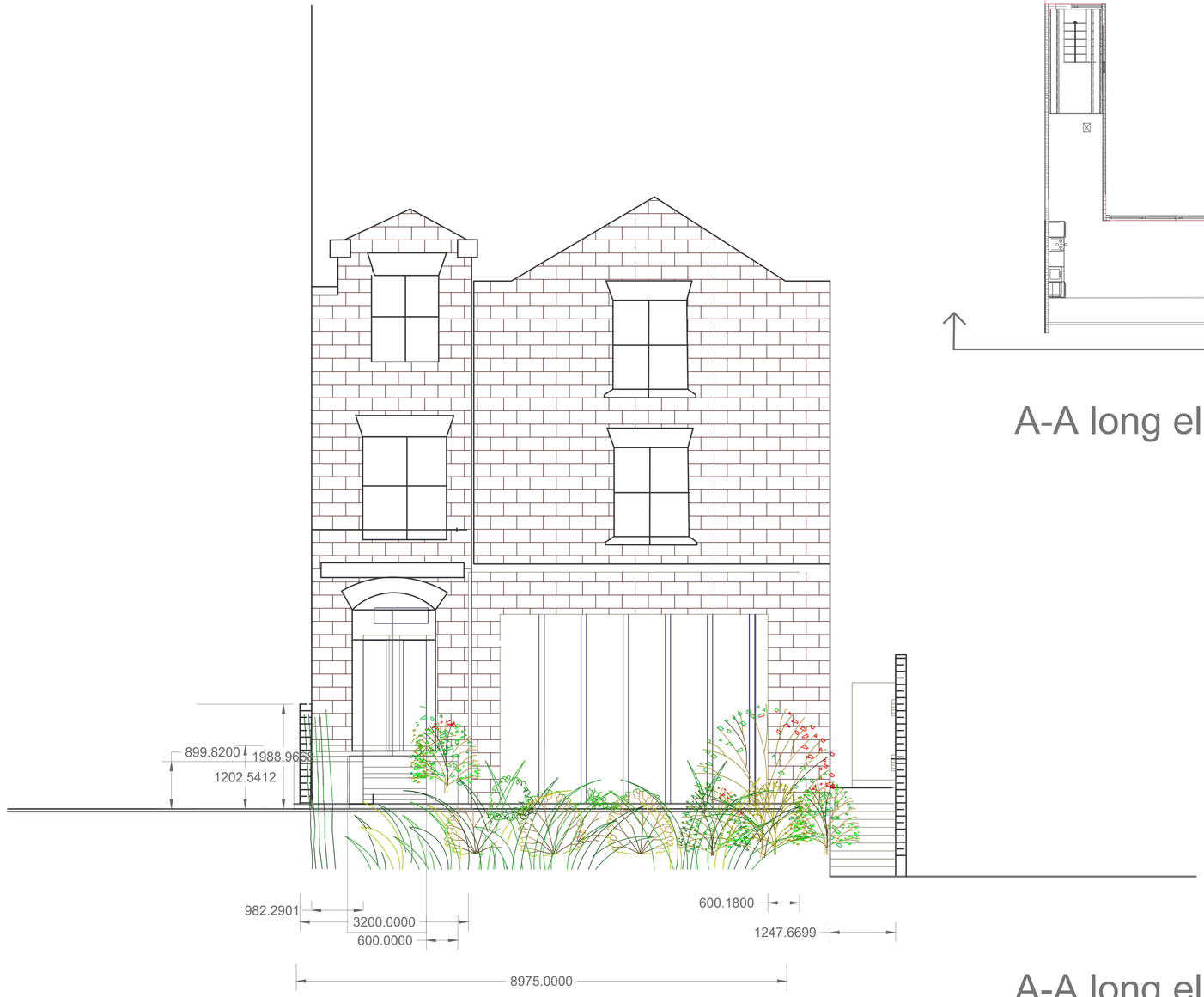

A-A long elevation

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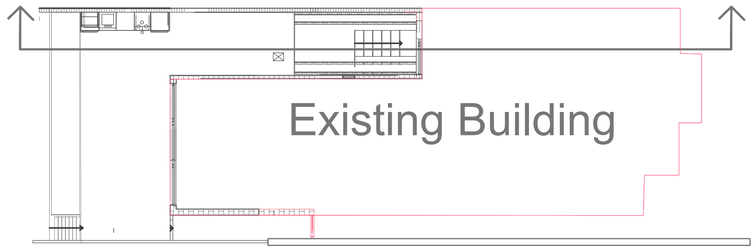

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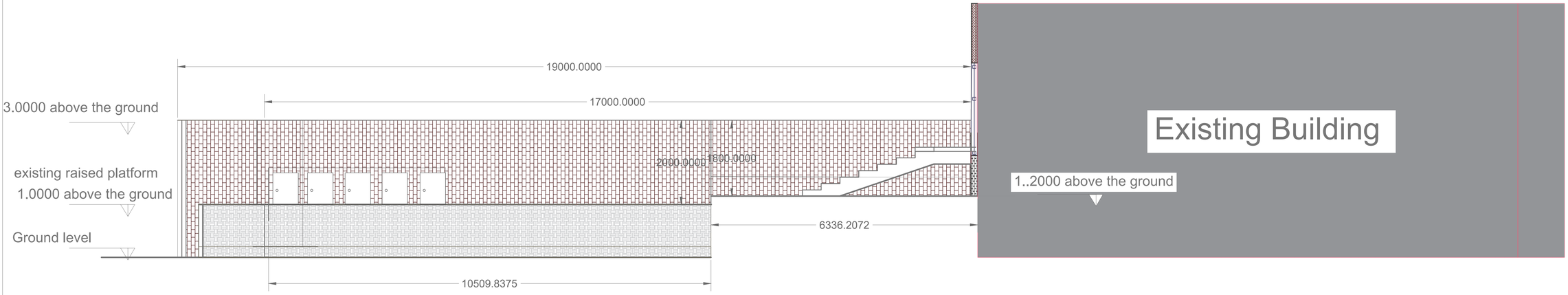

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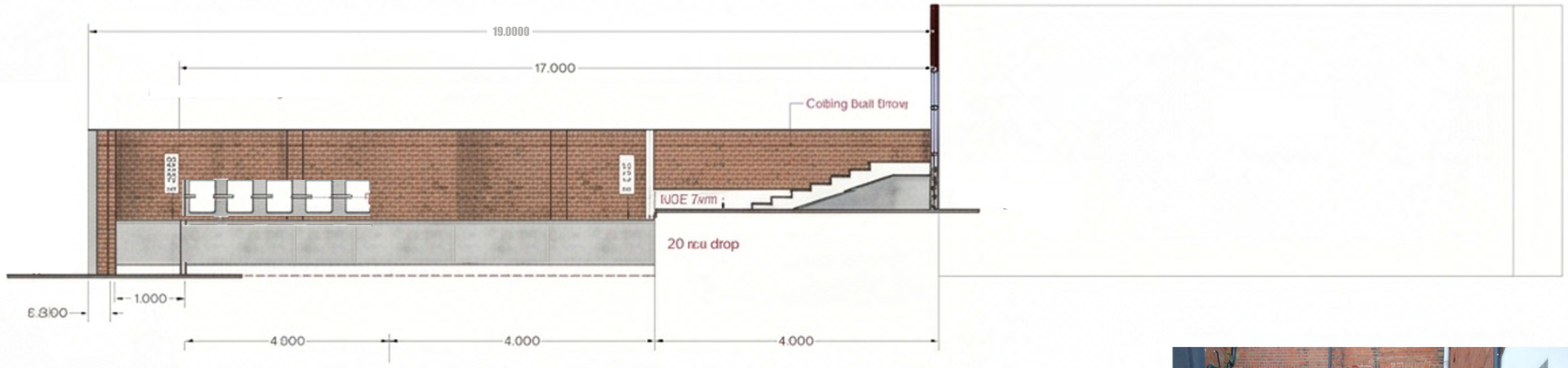

2-2' tang elevation

Visualization of site

propose wall

proposeStaircase

Coolhurst Road, N8

A-A long elevation

propose Deck and Stair

propose Deck and Plant box

Visualization of site

Coolhurst Road, N8

1. Introduction

This Materials Schedule accompanies the planning application and sets out the proposed materials and finishes to be used in the construction of the boundary wall, raised terrace, landscaping elements, and associated external works.

The selection of materials has been guided by:

- Compatibility with the host property
- Response to surrounding residential character
- Durability and sustainability
- High-quality design principles in accordance with Haringey Local Plan

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2. Boundary Wall Construction

2.1 Primary Material

- Facing brickwork:
    - Type: **London stock / red multi facing brick**
    - Colour: **To match or closely harmonise with existing dwelling**
    - Finish: Smooth / lightly textured

2.2 Mortar

- Colour: **Light grey / natural lime tone**
- Finish: Flush / slightly recessed joint
- Mix: Suitable external-grade mortar (lime-based preferred)

2.3 Wall Construction

- Construction type: **Solid or cavity masonry wall**
- Thickness: 215mm (typical)
- Height:
    - 2.0m (applicant side)
    - Up to 3.0m (neighbour side due to level difference)

2.4 Wall Coping

- Material:
    - Pre-cast concrete coping OR brick-on-edge detail
- Colour: Neutral tone to complement brickwork
- Finish: Weathered (sloped for rainwater runoff)

3. Deck / Terrace Structure

3.1 Substructure

- Material:
  - Pressure-treated structural timber OR steel frame (if required structurally)
- Support:
  - Concrete pad or footing base
- Height: approx. 1m above ground

3.2 Deck Surface Finish

- Material: **External porcelain paving tiles**
- Size: Approx. 600mm x 600mm (or similar modular size)
- Thickness: 20mm external grade
- Finish:
  - **Anti-slip (R11 minimum)**
  - Matte finish

3.3 Tile Colour

- Neutral tones:
  - Light grey / mid-grey / natural stone effect
- Consistent with contemporary residential gardens

3.4 Edge Finishing

- Material:
  - Aluminium trim OR tile return edge
- Colour:
  - Powder-coated dark grey / black

4. STAIRCASES (FULL TILE FINISH)

4.1 Primary Staircase (Deck Access – Right Side)

Structure

- Base structure:
    - Reinforced concrete OR structural timber frame (engineered for load)
- Substrate:
    - Cement board / screed base suitable for tiling

Finish

- Material:
    - **External porcelain paving tiles (same as main deck)**
- Specification:
    - Size: Match deck tiles (typically 600mm x 600mm or cut to suit)
    - Thickness: 20mm external grade
    - Slip resistance: **R11 minimum (anti-slip)**

Edges & Nosing

- Stair nosing:
    - Aluminium anti-slip stair trim OR bullnose tile edge
- Colour:
    - Dark grey / black (to match tile or metalwork)

Risers

- Option A:
    - Tiled risers (same tile for seamless finish)
- Option B:
    - Contrasting tile (slightly darker tone for visibility)recommended for safety

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4.2 Secondary Staircase

Structure

- Masonry or reinforced concrete base
- Prepared screed layer for tiling

Finish

- Material:
  - **External porcelain tiles (matching deck and main stairs)**
- Specification:
  - Anti-slip finish (R11 minimum)
  - Frost-resistant
  - Outdoor-rated adhesive and grout

Risers & Treads

- Fully tiled:
  - Treads: anti-slip tile
  - Risers: matching or contrasting tile

Edging

- Aluminium stair edging OR tile return finish

.3 Handrails (if required)

- Material:
  - Powder-coated metal (black / dark grey)
- Design:
  - Simple vertical bars or minimalist rail

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5. Planter Boxes

5.1 Structure

- Material:
  - Brickwork to match boundary wall OR rendered blockwork

5.2 Dimensions

- Height: **600mm**
- Length: **6m each**

5.3 Finish Options

Option A:

- Matching face brick

Option B:

- External render:
    - Colour: white / off-white / light grey
    - Finish: smooth or lightly textured

5.4 Internal Treatment

- Waterproof lining:
    - Bituminous tanking OR plastic liner
- Drainage:
    - Gravel base + drainage holes

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6. BBQ Area

6.1 Structure

- Built-in unit within deck area

6.2 Materials

- Base:
    - Brick or blockwork structure
- Work surface:
    - Quartz / granite / outdoor concrete worktop

6.3 Finish

- External:
    - Brick, tile cladding, or render
- Colour:
    - Neutral tones to match terrace and planters

7. Pathways (Left & Right Side)

7.1 Surface Material

- External paving slabs OR porcelain tiles
- Anti-slip finish

7.2 Colour

- Consistent with deck tiles (grey / natural stone tones)

7.3 Edging

- Brick edging OR metal trim

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8. Drainage

- Surface water:
  - Falls built into terrace (1:60 minimum)
- Drainage channel:
  - Linear slot drain at deck edge (if required)
- Discharge:
  - Existing garden drainage system

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9. General Landscaping

- Soil:
  - Topsoil suitable for planting
- Plants:
  - Low-maintenance shrubs / climbers / ornamental planting
- Mulch:
  - Bark or gravel finish

10. Colour Palette (SUMMARY)

Element	Colour
Brick Wall	Natural red / London stock
Tiles	Grey / stone effect
Planters	Matching brick or white/grey render
Metal elements	Dark grey / black
BBQ area	Neutral / stone finish

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11. Compliance Statement

The proposed materials:

- Are appropriate to the residential context
- Reflect local character and typical architectural palette
- Provide durable and high-quality finishes
- Enhance the visual quality of the site

Fully aligned with:

- Haringey Policy DM1 (Design Quality)
- SP11 (High Quality Design)