

NEIGHBOURHOOD

2 Addington Road



2 Addington Road

Prepared for the London Borough of Haringey

Supporting Information for Householder Planning

including

Design and Access Statement, and Heritage Statement

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Fig 2. Birdseye view of Addington Road & Albany Road, looking south (Google Maps)

Introduction

This is an application for planning permission for 2 Addington Road, seeking consent for the construction of a single storey extension to the rear of the property and a garden room within the back garden.

The proposal seeks to create additional, functional living space while respecting the historical and architectural significance of the conservation area.

This statement outlines the contextual understanding, design rationale, and policy compliance to demonstrate the appropriateness of the proposed development.

The planning policy referred to is:

- GLA – London Plan (2016)
- Haringey Local Plan: Strategic Policies (2013-2026)
- Haringey Local Plan: Development Management DPD (2017)
- Guidance on conservation areas (e.g., “Development in conservation areas” page)

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Fig 3. Barnet Grove looking west (Google Maps)



Fig 4. Barnet Grove looking north (Google Maps)

Site and Context

Site Location

The application site is 2 Addington Road, N4 4RP, an end-of-terrace house in the London Borough of Haringey. The property lies within a Stroud Green Conservation Area and is part of a predominantly late-Victorian/Edwardian residential neighbourhood, characterised by terraced houses with front and rear gardens.

The site has a south-west facing rear garden and side access, and is located on a quiet residential street with good local amenities and transport links, including nearby Haringay Station.

The property comprises two storeys with dormer lofts. The existing use Class C3(a) (residential single-family dwelling) is not affected by the proposed works.

Links to Transport

The site is well-connected by public transport, with Haringay Station (National Rail) and Haringay Green Lanes Station (London Overground) within walking distance. Local bus routes and nearby cycling and pedestrian paths provide additional sustainable travel options.

Context

Addington Road is part of the Stroud Green Conservation Area,

characterised by late-Victorian and Edwardian residential development. The street comprises predominantly terraced and end-of-terrace houses, typically two storeys with loft conversions or dormers, set within modest front and rear gardens. This part of the terrace, including No. 2, features an end-of-terrace house with a side access and a detached side garage, which appears to be a later addition to the original plot. The pattern of development reflects incremental growth over the late 19th and early 20th centuries, maintaining a consistent streetscape and building line. Rear extensions and small outbuildings are common but subordinate, preserving the overall character and scale of the area.

Conservation Area

The Stroud Green Conservation Area is designated to protect the historic and architectural character of this predominantly late-Victorian and Edwardian residential area. While the primary aim is to preserve or enhance the area, guidance recognises that “conservation is not about stopping all change, it is about making sure that any future change preserves or enhances the character and appearance of the conservation area” ([Islington, 2007]). Haringey Council’s policy similarly emphasises that proposals must “preserve or enhance the area’s special character” ([Haringey Local Plan, SP12]). Management guidance also notes opportunities to enhance the character where appropriate through sensitive design interventions ([Haringey Streetscape Design Guide, 2024]). This establishes that well-designed extensions or garden buildings can be accommodated, provided they respect the historic

scale, materials, and streetscape of the Conservation Area.

Local Precedent and Planning History

A number of recent planning applications on Addington Road demonstrate that rear extensions and garden buildings can be accommodated within the Stroud Green Conservation Area, provided they respect the scale, character, and amenity of neighbouring properties. Examples include:

Flat A and Flat B, 7 Addington Road (HGY/2023/2581) – Rear extension, new garden room, replacement windows and doors – Approved (21/11/2023).

1 Addington Road (HGY/2016/1218) – Single-storey rear extension (householder) – Approved (10/06/2016).

Flat A, 4 Addington Road (HGY/2019/3295) – Rear outbuilding, projecting box window, and decking – Approved (13/02/2020).

These decisions show that well-designed rear extensions and garden structures have precedent in the immediate area. They highlight that proposals which maintain subordinate scale, respect the historic character, and preserve neighbour amenity are supported by the Council..



Fig 7. Existing rear condition photo



Fig 8. Existing non-original extension



Fig 9. Existing view from Wellington Row. Roofline of 55 concealed by party wall parapet and chimney stack.

The Proposal

Planning permission is sought for demolition of the existing single-storey rear outrigger and construction of a new single-storey half-width rear extension. Erection of a single-storey detached garden room. Replacement of existing single glazing with matching double-glazed units. Installation of insulation and render to the side flank wall. Alteration to the existing rear dormer, including lowering of the stallriser to form a small balcony with French doors.

The proposal seeks to:

- Provide additional living space.
- Respect and enhance the character and appearance of the conservation area.
- Use high-quality materials and craftsmanship to ensure a sympathetic yet contemporary addition.

The size and scale of the extension and garden room have been deliberately minimised with pitched roofs to reduce any harm to the neighbouring properties and wider conservation area.

The garden room will provide a home office and shed storage. The garden room and shed are partially sunken to minimise impact and reduce any harm to the neighbouring properties and wider conservation area.

Additionally, the proposal seeks to provide a small balcony at second floor level, by lowering the stallriser of the existing window, in a similar

style to the neighbouring properties and shown in Fig.7

Scale and Form

The proposed rear extension is single-storey, subordinate to the main house, and set back from the original rear wall to maintain the visual hierarchy and proportion of the terrace. The garden room is partially sunken, reducing its height and visual impact, and is located towards the rear of the garden to remain unobtrusive from the street. Both elements are designed with a rectilinear, simple form that complements the existing building without dominating it, ensuring that the overall scale, massing, and rhythm of the terrace are preserved. The proposal respects neighbouring properties by maintaining light, outlook, and privacy.

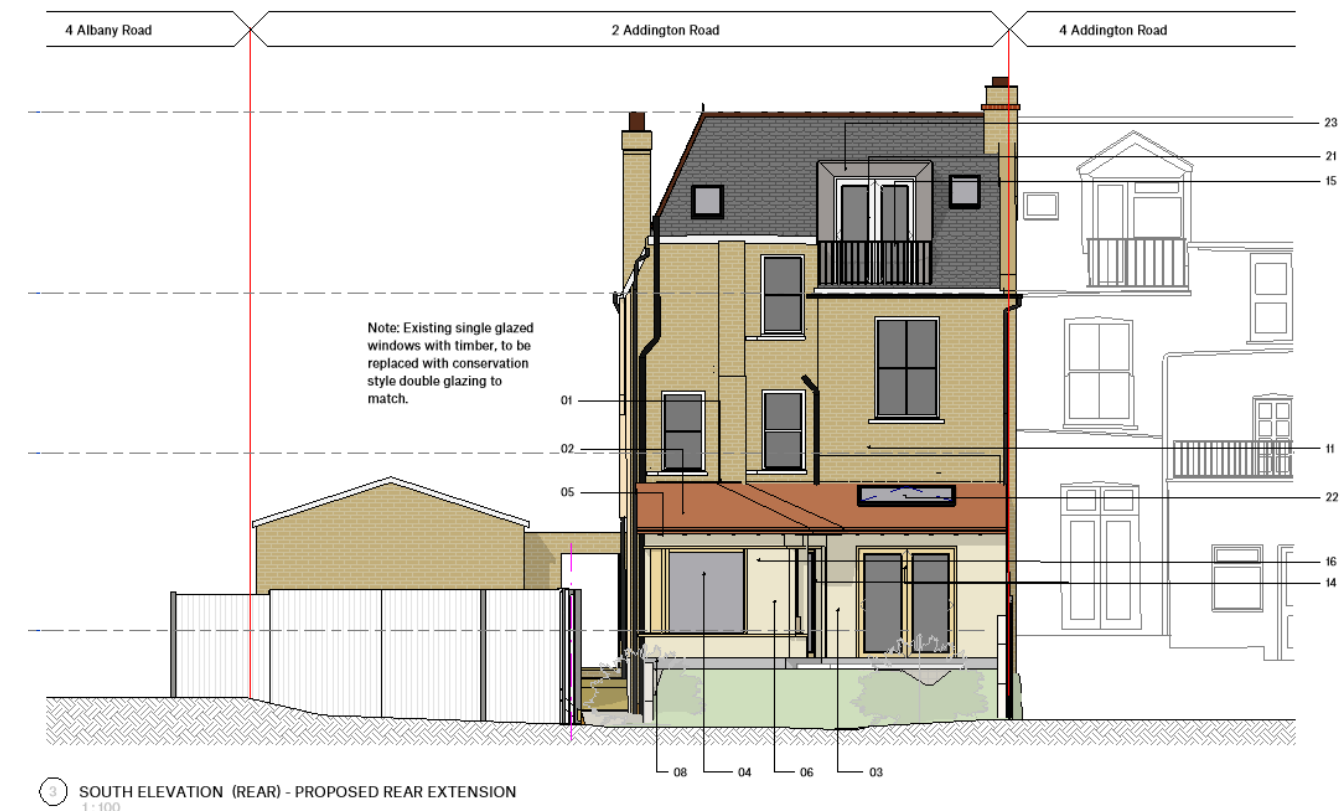
Materials and Detailing

The palette of materials is deliberately uncontentious, and the proposed rear extension roof will feature high-quality materials that complement the existing building and the Conservation Area:

- Slate tiles to match the adjoining property and the original roof, ensuring continuity and minimal visual disruption.
- Traditional lime render on a timber frame to complement the existing brick façade.
- Timber-framed windows that echo the vertical proportions of the traditional sash windows, creating a modern yet respectful aesthetic that is not unduly obtrusive or dominant.
- Timber shingles, render, and timber windows will create a soft, traditional palette for the garden room.

In addition to the dormer extension, the proposal includes:

- Replacement of existing single-glazed windows on the ground and first floors with traditional double-glazed, conservation-style timber sash windows, improving both energy efficiency and alignment with the Conservation Area.
- Restoration of the property's original appearance, maintaining consistency with neighbouring properties.



Sustainability

The proposed development incorporates sustainable design principles, including energy-efficient construction methods, high-performance insulation, and low-energy lighting. Materials have been selected to be durable and sympathetic to the Conservation Area, reducing the need for future replacement. The garden room and rear extension utilise natural daylight to minimize reliance on artificial lighting, and rainwater harvesting or permeable surfaces could be incorporated to manage water sustainably.

Overlooking

The rear extension and garden room are designed to prevent overlooking of neighbouring properties. Windows are positioned and sized to retain privacy, and the garden room is partially sunken, ensuring no direct line of sight into adjacent gardens. The proposals maintain existing levels of daylight and sunlight for neighbouring dwellings.

Highways, Parking and Access

The site retains existing vehicular access via the front and side, with no loss of on-site parking. No additional traffic is anticipated as the development relates solely to residential extensions. Pedestrian access is unaffected, and the proposals comply with Haringey Council's guidance on safe access, ensuring minimal impact on local highways.

Impact

The proposals preserve and enhance the character of the Stroud Green Conservation Area. The rear extension is subordinate in scale and constructed with materials compatible with the existing house. The partially sunken garden room is not visible from the street, protecting the terrace rhythm and streetscape. Overall, the historic form, rear garden layout, and neighbour amenity are retained, ensuring the Conservation Area's significance is safeguarded.

Planning Policy

The proposals are consistent with:

Haringey Local Plan: Strategic Policies (SP12) – conserving the historic character of heritage assets.

Development Management DPD – requiring subordinate extensions that respect neighbours' amenity and streetscape.

Stroud Green Conservation Area Appraisal – emphasizing retention of terrace form, traditional materials, and garden space.

Local precedents at 1, 4, and 7 Addington Road demonstrate that well-designed rear extensions and garden buildings have been supported by the Council.

Conclusion

The proposed rear extension, dormer and garden room have been designed to meet modern living requirements while preserving the historic character of 2 Addington Road and the wider Conservation Area. The development is subordinate in scale, visually unobtrusive, and sensitive to neighbouring properties, ensuring a balance between sustainability, functionality, and heritage protection. The proposals enhance the site's usability without compromising its architectural or historic significance, in line with Haringey Council policy and local precedents.

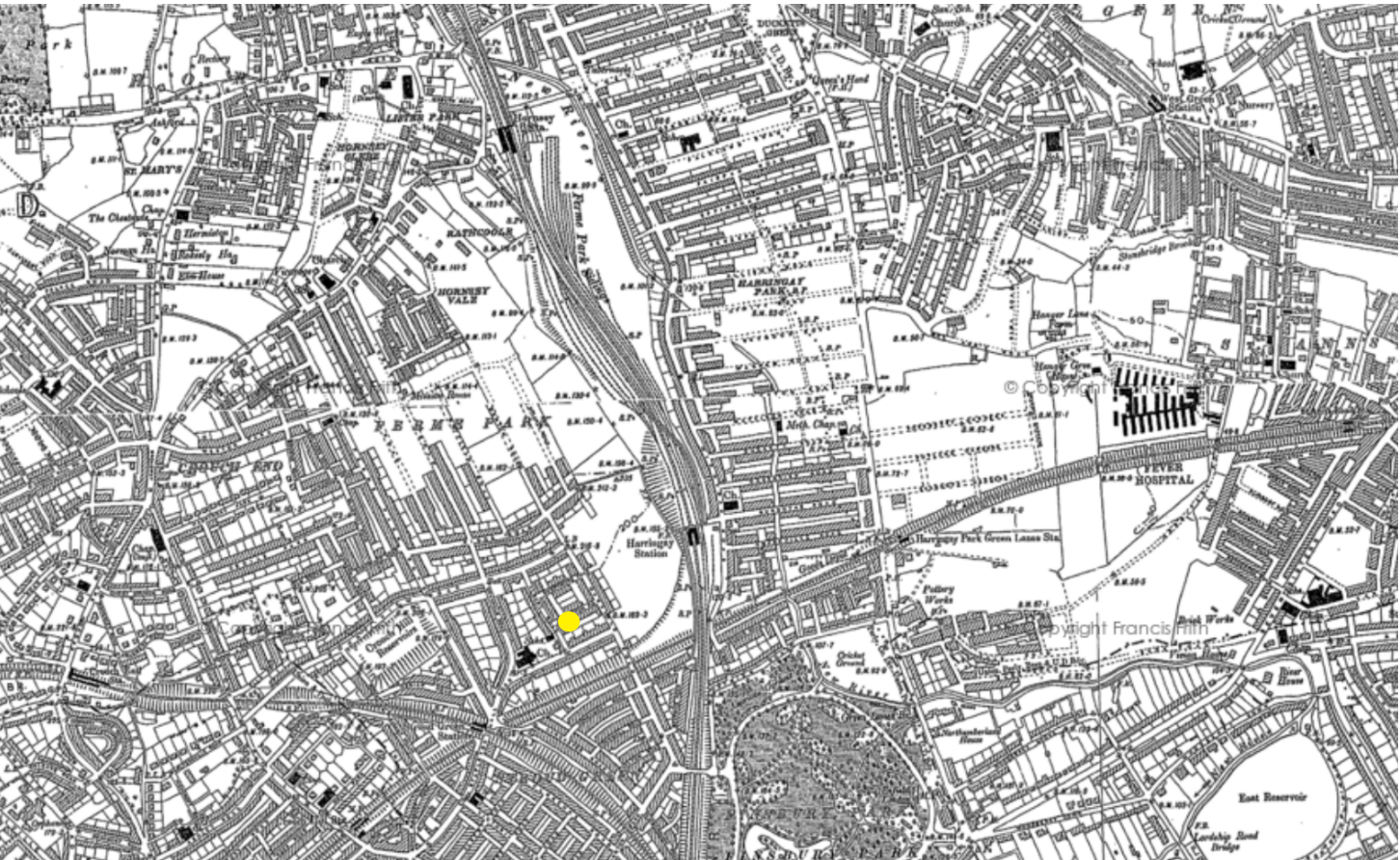


Fig. 14 OS Map of Stroud Green 1894-1896

Heritage Statement

This application presents a carefully considered scheme that is appropriate to the site and is sympathetic to the surroundings in terms of material, scale, form and massing. The proposal represents a sensitive and well-considered approach to modernising the property while preserving the character and significance of the Stroud Green Conservation Area.

By respecting the established employing high-quality materials, and adhering to relevant planning policies, the proposal contributes positively to the building’s long-term sustainability and the area’s architectural richness. The additional restoration of traditional features, including repairs to the front elevation, timber sash windows and slate roofing, further underscores the commitment to enhancing the property’s historical character.

Introduction

This Heritage Statement has been prepared to support the application for a contemporary rear extension at No. 2 Addington Road, located within the Stroud Green Conservation Area, N4. The property is a two-storey terraced house that contributes positively to the character of the conservation area.

The proposal aims to balance the need for modernisation and additional living space with the preservation of the area’s architectural and historical significance.

Historical Context

The site at 2 Addington Road, N4 4RP is within the Stroud Green Conservation Area, designated in 2003 for its “diverse examples of Victorian domestic architecture” (Stroud Green Appraisal, 2015). The area developed from the mid-19th century, with early Gothic and Italianate terraces, followed by late-Victorian red-brick Queen Anne-style housing, shaped by nearby railways. The street pattern, modest gardens, and small outbuildings were established by the early 20th century. No. 2 is an end-of-terrace, two-storey house with dormer lofts and a later detached garage. Proposed rear extensions and garden buildings will be designed to preserve or enhance the historic character, scale, and streetscape of the Conservation Area.

Assessment of Heritage Significance

2 Addington Road, N4 4RP is an end-of-terrace, two-storey house with dormer lofts, forming part of the Stroud Green Conservation Area, designated for its late-Victorian and Edwardian domestic architecture. The terrace contributes to the uniform streetscape, rhythm, and scale of the area, with traditional materials, modest gardens, and original detailing. Later features, such as the detached garage, are subordinate. The site’s heritage significance lies in its architectural character and contribution to the terrace, and any proposed rear extensions or garden buildings should respect and enhance these historic attributes.

Impact of the Proposal on Heritage Assets

The proposed rear extension and garden room at 2 Addington Road, N4 4RP has been designed to respect the architectural character and heritage significance of the Stroud Green Conservation Area. The rear extension is subordinate in scale, set back from the main rear wall, and constructed with materials sympathetic to the original building. The garden room is partially sunken, reducing its visual impact, and is not visible from the street, ensuring the streetscape and terrace rhythm are preserved. Overall, the proposals retain the historic form, rear garden layout, and neighbour amenity, preserving or enhancing the character of the Conservation Area.

Conclusion

The proposed rear extension and partially sunken garden room at 2 Addington Road, N4 4RP have been carefully designed to respect and enhance the heritage and character of the Stroud Green Conservation Area. The development is subordinate in scale, uses sympathetic materials, and retains the form and rhythm of the terrace. The garden room’s design ensures minimal visual impact and preserves private amenity space. Overall, the proposals demonstrate a sensitive balance between meeting modern living requirements and safeguarding the historic and architectural qualities of the site and its surroundings.