CRAWFORD
PARTNERSHIP

Design & Access Statement

3 Shakespeare Gardens, London N2 9LJ
London Borough of Haringey

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0.0 Contents

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Planning Authority

London Borough of Haringey

1.0 Introduction

1.1 Executive Summary

This application seeks planning permission for roof alterations at 3 Shakespeare Gardens, N2 9LJ, associated with a previously approved scheme for ground and first floor works. No changes are proposed to the approved footprint, massing, or use at lower levels.

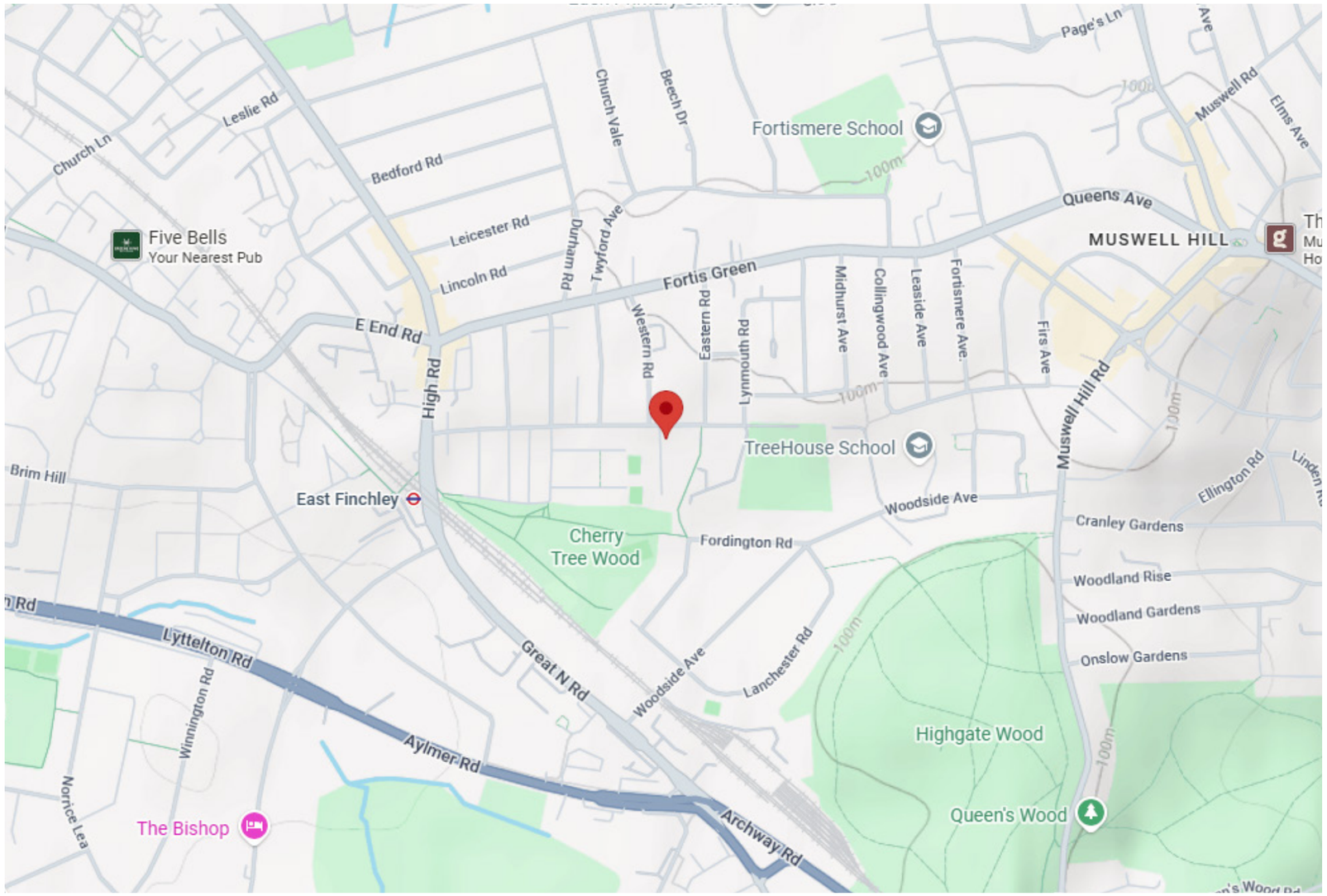
The proposal responds directly to the approved first floor corner infill by extending the existing projecting gables to form eyebrow gable roofs. This approach continues the established pitched roof geometry and allows the additional accommodation to be absorbed within the existing roofscape.

The proposed roof alterations preserve the dominance and legibility of the original roof form, avoiding visually discordant junctions or incongruous additions. Visibility from the public realm is limited by mature street trees, resulting in minimal impact on the streetscape.

The proposal represents a proportionate, contextual and well resolved roof design that preserves the character and appearance of the Fortis Green Conservation Area.

1.2 Crawford Partnership

Our projects are driven by a clear and concise design-led philosophy that is concerned with maximising opportunities to create interesting spaces and forms that combine dramatic use of materials and light, and address issues of sustainability and energy efficiency. We work largely in the residential sector, with numerous projects in and around Crouch End, Haringey and across London. Working from small conversions of properties to larger conservation projects in some of London's most historic areas.



Location Map

2.0 Planning Policy

The proposed development has been assessed against the relevant national, regional, and local planning policy framework. The application relates solely to alterations to the roof form of an existing residential dwelling and is considered within the context of design quality, character, and impact on the surrounding area.

National Planning Policy

Section 12: Achieving well-designed places

Section 16: Conserving and enhancing the historic environment

The National Planning Policy Framework places significant emphasis on achieving high-quality design that responds positively to local character and context. In particular, it promotes development that:

Is sympathetic to local character and history, including the surrounding built environment.

Functions well and adds to the overall quality of the area.

Makes efficient use of existing buildings and land in support of sustainable development.

The proposed refinement of the approved roof form responds to these principles by rationalising the existing roof form in a manner that reflects the prevailing character of Shakespeare Gardens. The proposal makes efficient use of the approved building envelope and represents a proportionate, design-led intervention that enhances the coherence of the dwelling without detracting from the wider streetscape.

Regional Planning Policy

Policy D3 – Optimising site capacity through the design-led approach

Policy D4 – Delivering good design

Policy HC1 – Heritage conservation and growth

The London Plan seeks to ensure that development achieves the highest architectural quality and responds appropriately to its context. Relevant objectives include:

Delivering high-quality, contextually responsive design.

Ensuring alterations to existing buildings are sensitively designed and proportionate.

Minimising adverse impacts on the surrounding townscape.

The proposal accords with these objectives by adopting a roof form that reflects the established pitched and gabled typologies along Shakespeare Gardens. The design integrates coherently with the approved first floor development and remains consistent with the scale and suburban character of the surrounding area.

Local Planning Policy

SP11 – Design

SP12 – Conservation

DM1 – Development Management and Quality Design

DM9 – Conservation Areas

Local planning policy seeks to protect the character and appearance of residential areas while supporting well-designed development that enhances existing properties. In particular, it requires development to:

Respect the scale, form, and architectural character of the host dwelling.

Maintain the established rhythm and roof-scape of the surrounding area.

Avoid visual harm to the street scene or neighbouring properties.

The proposed refinement of the approved roof form responds positively to these requirements by aligning the dwelling more closely with the prevailing roof forms along the street. The proposal maintains the established residential character and does not result in visual harm to the streetscape or neighbouring amenity.

3.0 Fortis Green Conservation Area

3 Shakespeare Gardens is located within the Fortis Green Conservation Area, an area of special architectural and historic interest characterised by a coherent suburban townscape, generous plot widths, and high-quality late Victorian and Edwardian residential development.

The conservation area is defined by consistency in building scale and a strong visual relationship between principal elevations and articulated roof forms. Along Shakespeare Gardens, the streetscape is shaped by pitched and gabled roofs, clearly expressed roof hierarchies, and a rhythmic repetition of traditional domestic forms.

While individual dwellings display variation in architectural detailing and composition, the legibility of roof profiles, gable forms, and chimney stacks plays a key role in establishing the character and appearance of the street and the wider conservation area.

**The addendum explains the proposal's relationship to its conservation area context.*

Aerial View of Fortis Green Conservation Area Streetscape

4.0 Site

4.1 Site Description

The site comprises a two-storey detached dwelling located within the Fortis Green Conservation Area, set within a residential suburban context characterised by pitched roofs and consistent building lines.

The property is arranged along a broadly east–west axis, with the principal entrance accessed from Shakespeare Gardens. The primary elevation addresses the street, with the rear elevation facing the private garden.

The dwelling features a pitched roof with projecting gable elements that contribute positively to its architectural character and align with the prevailing roofscape of the conservation area. Surrounding development is of a similar scale, form, and domestic appearance, reinforcing the cohesive character of the street.

Mature trees along Shakespeare Gardens provide visual screening to the front elevation and contribute to the leafy townscape character typical of the Fortis Green Conservation Area.

4.2 Aerial

Looking North

Looking West

Looking South

Looking East

4.3 Existing Site Views

Site images illustrate views around the site, moving from the southern road through Shakespeare Gardens.

The surrounding street views are characterised by a predominantly residential streetscape, comprising low-rise detached and semi-detached dwellings set behind front gardens and boundary treatments. The streets maintain a consistent scale and rhythm, with pitched roof forms and varied materiality contributing to a cohesive suburban character.

Views from Southern Road are relatively open, with longer sightlines along the street. From several surrounding viewpoints, the site is partially obscured by mature trees and established vegetation, limiting direct visibility from the public realm.
As movement continues through Shakespeare Gardens, the streetscape becomes more enclosed and domestic in nature, with planting, hedges, and tree canopies further filtering views and softening the built environment.

Overall, the surrounding street views convey a calm residential character, with mature vegetation playing a key role in screening and shaping visual connections along the street.

Existing Site Image 1

Existing Site Image 2

Existing Site Image 3

Existing Site Image 4

5.0 Planning History

The application site at 3 Shakespeare Gardens, N2 9LJ has been the subject of two recent planning permissions. These approvals establish the principle of development at ground, first floor, and roof level and provide the context for the current application.

The current proposal relates solely to a refinement of the roof form arising from the previously approved first floor works.

5.1 Ground and First Floor Development

Planning permission was granted for alterations and extensions at ground and first floor level. (HGY/2025/2440)

The approved works include reconfiguration and extension of the ground floor accommodation, first floor infill to previously recessed corner areas, alterations to fenestration including a bay window to the principal elevation, upgrading of external materials and windows, and the formation of a roof terrace above the ground floor extension with associated privacy measures.

This permission established the acceptability of the scale, massing, and design approach at ground and first floor level.

5.2 Roof and Loft Alterations

A subsequent planning permission was granted for alterations to the roof and loft space. (HGY/2025/2020)

The approved works include conversion of the existing loft space, the introduction of dormer windows and rooflights, the use of obscure glazing where required to protect neighbouring amenity, and retention of the existing roof height and overall building envelope.

This permission confirmed the acceptability of roof level alterations in principle.

5.3 Relationship to the Current Proposal

The current application builds upon previously approved ground, first-floor and roof alterations and seeks consent solely for a revised roof form required to accommodate the approved first floor infill.

The proposal does not revisit the established principle of development and represents a design refinement to ensure a coherent relationship between the approved first floor works and the roof form.

6.0 Design & Appearance

The proposed roof design is derived directly from the architectural language of the existing dwelling and the approved first floor extensions.

Existing projecting gables are extended to form eyebrow gable roofs over the first floor corner infill areas. This maintains continuity of the pitched roof form and integrates the additional accommodation within the established roofscape.

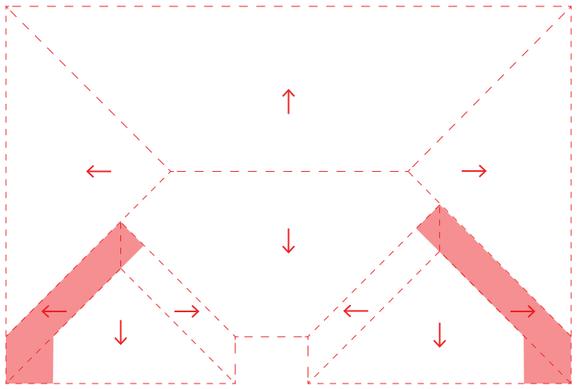
The proposal reinforces the hierarchy of the original roof, ensuring the alterations read as a coherent evolution of the building rather than a visually dominant intervention. Roof geometry, proportions, and massing align with prevailing typologies along Shakespeare Gardens.

The proposal does not alter the existing ridge height or increase the overall height of the building.

The revised roof form does not result in any projection or overlooking beyond that previously approved and therefore does not give rise to additional impacts on neighbouring amenity.

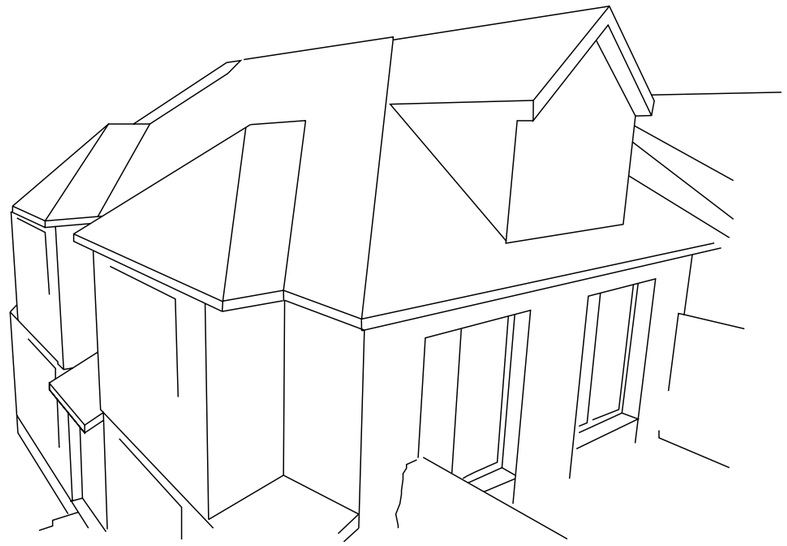
The proposed roof alterations have been carefully developed to ensure that they preserve and enhance the character and appearance of the conservation area. By extending the established gable forms and retaining the hierarchy, proportions, and materials of the original roofscape, the proposal reads as an organic evolution of the host dwelling. The resulting form appears as though it was always intended as part of the original architectural composition, thereby reinforcing the positive contribution of the property to the wider streetscape.

Materials will match the existing dwelling in colour, texture, and finish, including the use of red clay roof tiles.



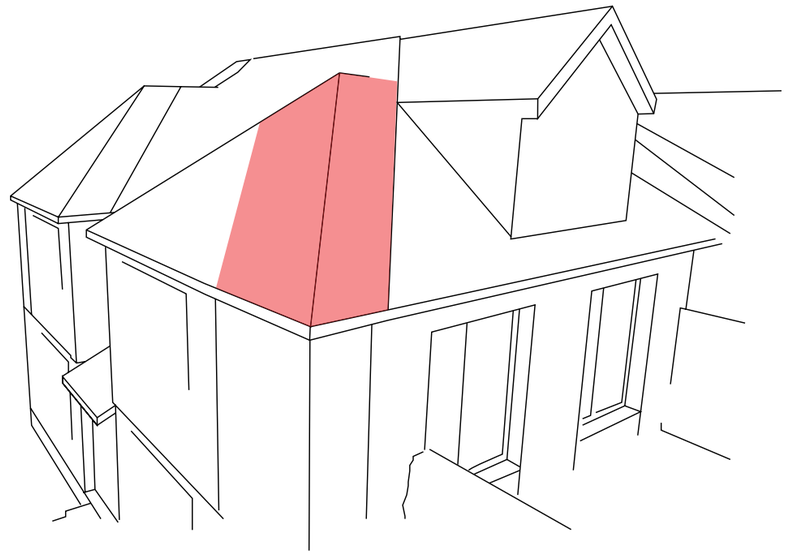
Roof Plan (Eyebrow Gable)

Additional Roof



Approved (Recessed Corners)

Red Clay Tiles



Proposed (Eyebrow Gable Roof)

7.0 Neighbouring Properties

7.1 Surrounding Built Context

The surrounding properties along Shakespeare Gardens are predominantly characterised by pitched roof forms incorporating gable features at either end of the properties.

These gable elements integrate seamlessly with the main pitched roof form, creating a consistent and legible roofscape that defines the character of the street.

Within the immediate local context, No. 3 Shakespeare Gardens displays recessed corner conditions, resulting in a roof form that slightly differs from the prevailing pattern along the street.

The proposed refinement of the approved roof form responds directly to this context by rationalising the roof geometry and allowing the roof form to extend more coherently to the ends of the building. This brings the property even more comfortably in line with the established roof typologies of neighbouring dwellings, while also facilitating an increase in internal floor area within the approved building envelope.

Example at 12 Shakespeare Gardens

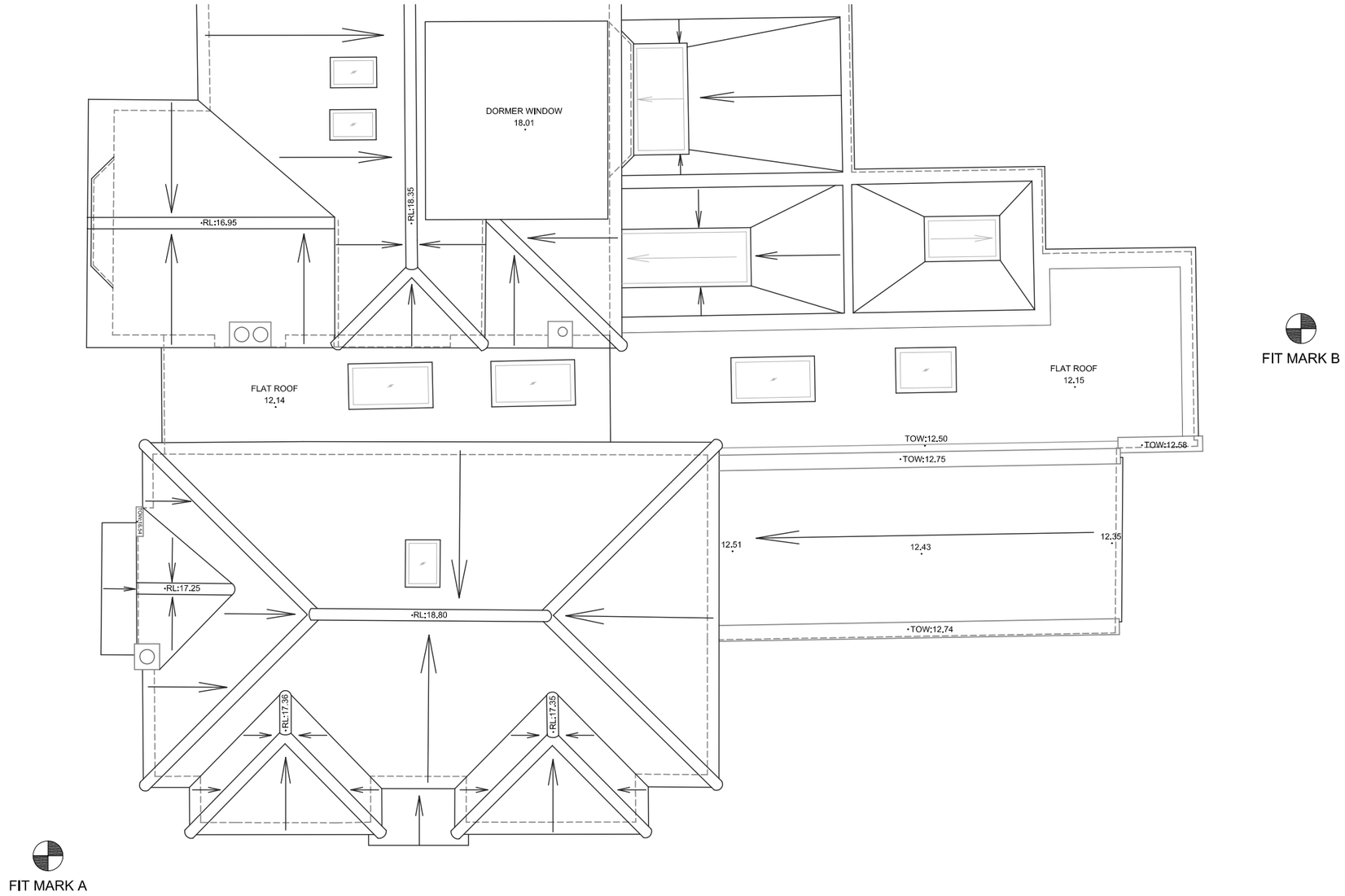
Neighbouring Properties along Shakespeare Gardens

8.0 Roof Plans

8.1.1 Roof Plan (Existing)

0m 5m

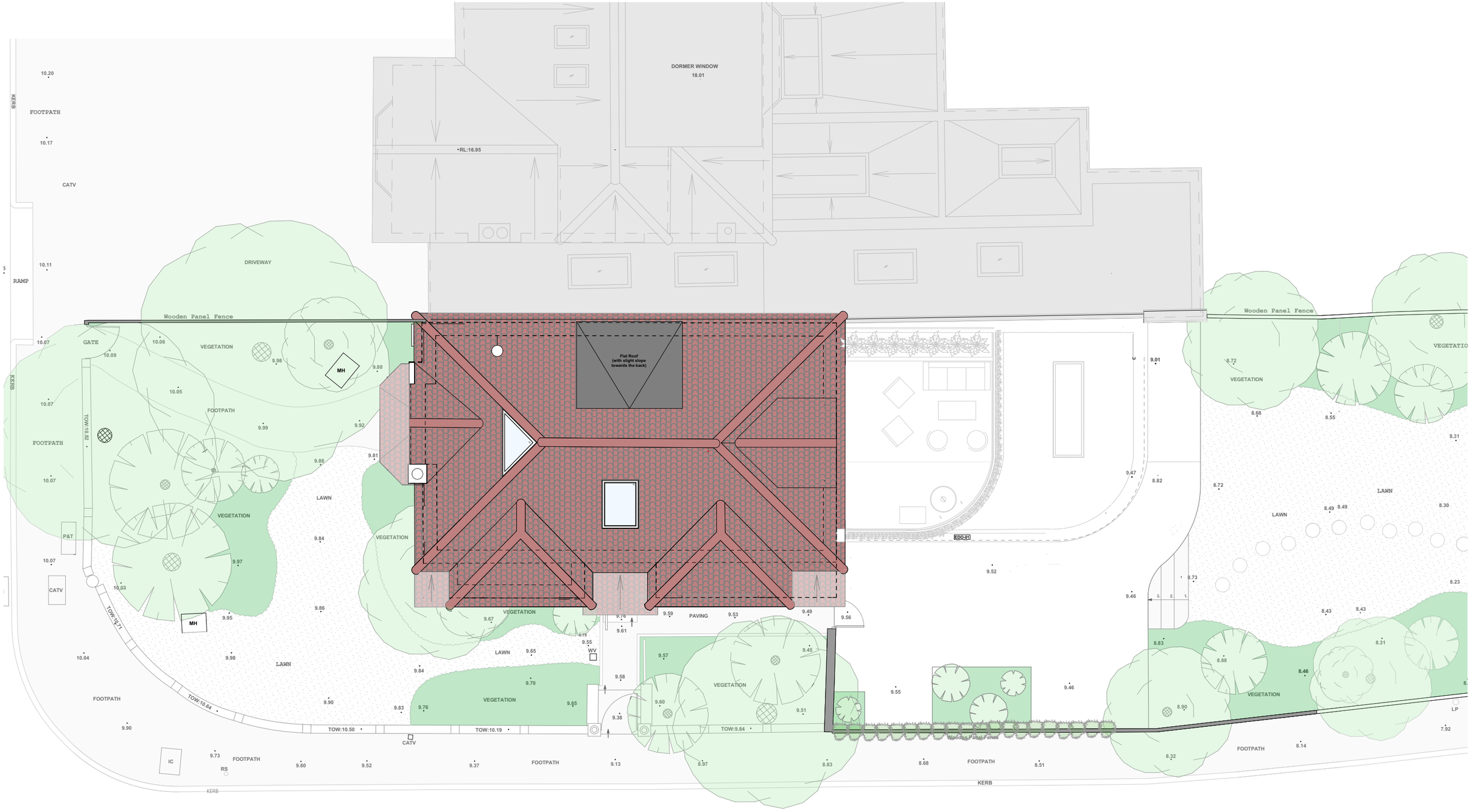
1:100 @A3



8.0 Roof Plans

8.1.2 Roof Plan (Approved)

0m 5m 1:100 @A3

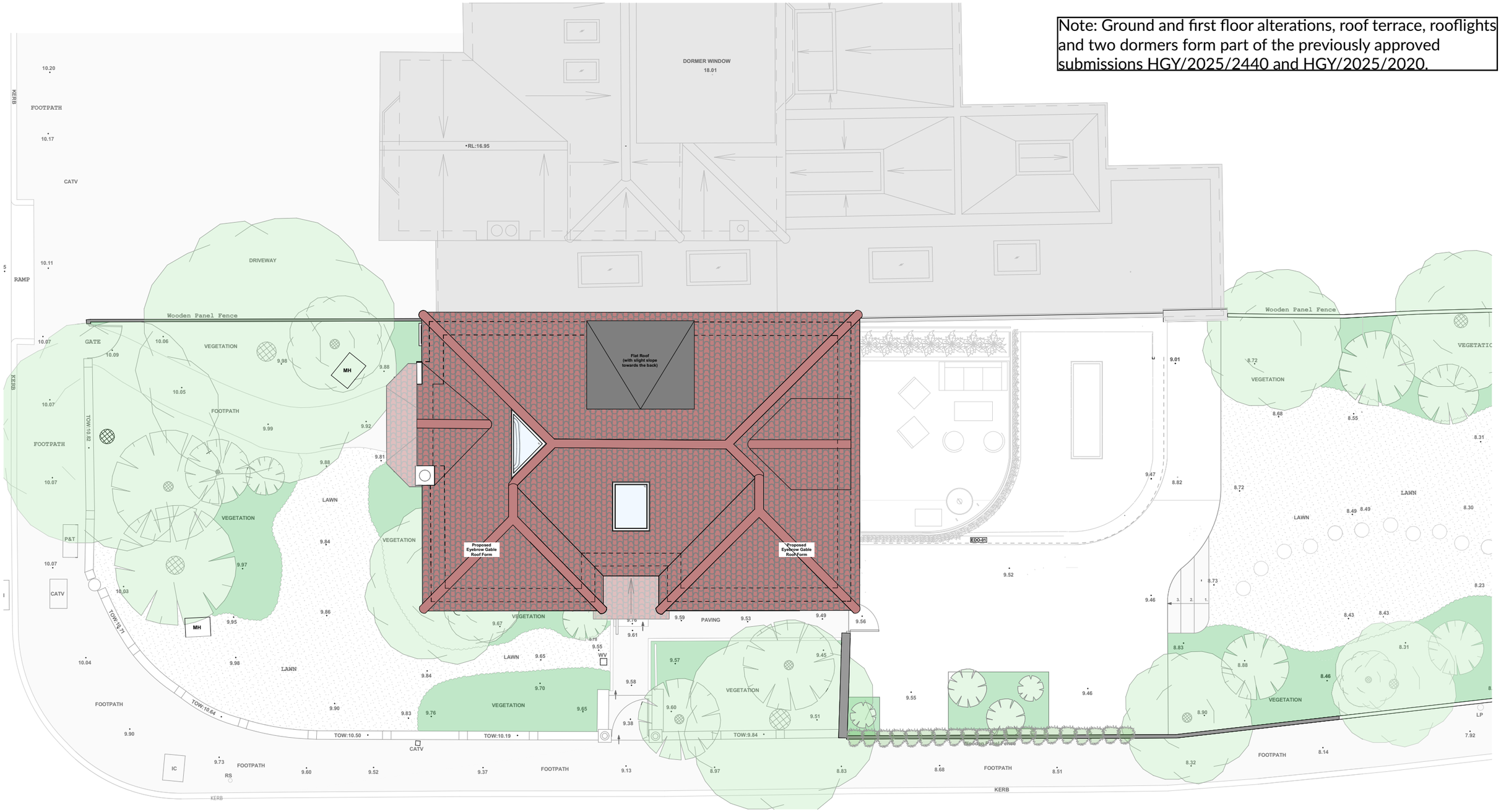


8.0 Roof Plans

8.1.3 Site Plan (Proposed)

0m 5m 1:100 @A3

Note: Ground and first floor alterations, roof terrace, rooflights and two dormers form part of the previously approved submissions HGY/2025/2440 and HGY/2025/2020.



9.0 Elevations

9.1.1 West Elevation (Existing)

0m 2.5m

1:50 @A3

9.0 Elevations

9.1.2 West Elevation (Approved)

0m 2.5m 1:50 @A3

9.0 Elevations

9.1.3 West Elevation (Proposed)

0m 2.5m 1:50 @A3

Note: Ground and first floor alterations, roof terrace, rooflights and two dormers form part of the previously approved submissions HGY/2025/2440 and HGY/2025/2020.

9.0 Elevations

9.2.1 South Elevation (Existing)

0m 2.5m 1:50 @A3

9.0 Elevations

9.2.2 South Elevation (Approved)

0m 2.5m 1:50 @A3

9.0 Elevations

9.2.3 South Elevation (Proposed)

0m 2.5m 1:50 @A3

9.0 Elevations

9.3.1 North Elevation (Existing)

0m 2.5m

1:50 @A3

9.0 Elevations

9.3.2 North Elevation (Approved)

9.0 Elevations

9.3.3 North Elevation (Proposed)

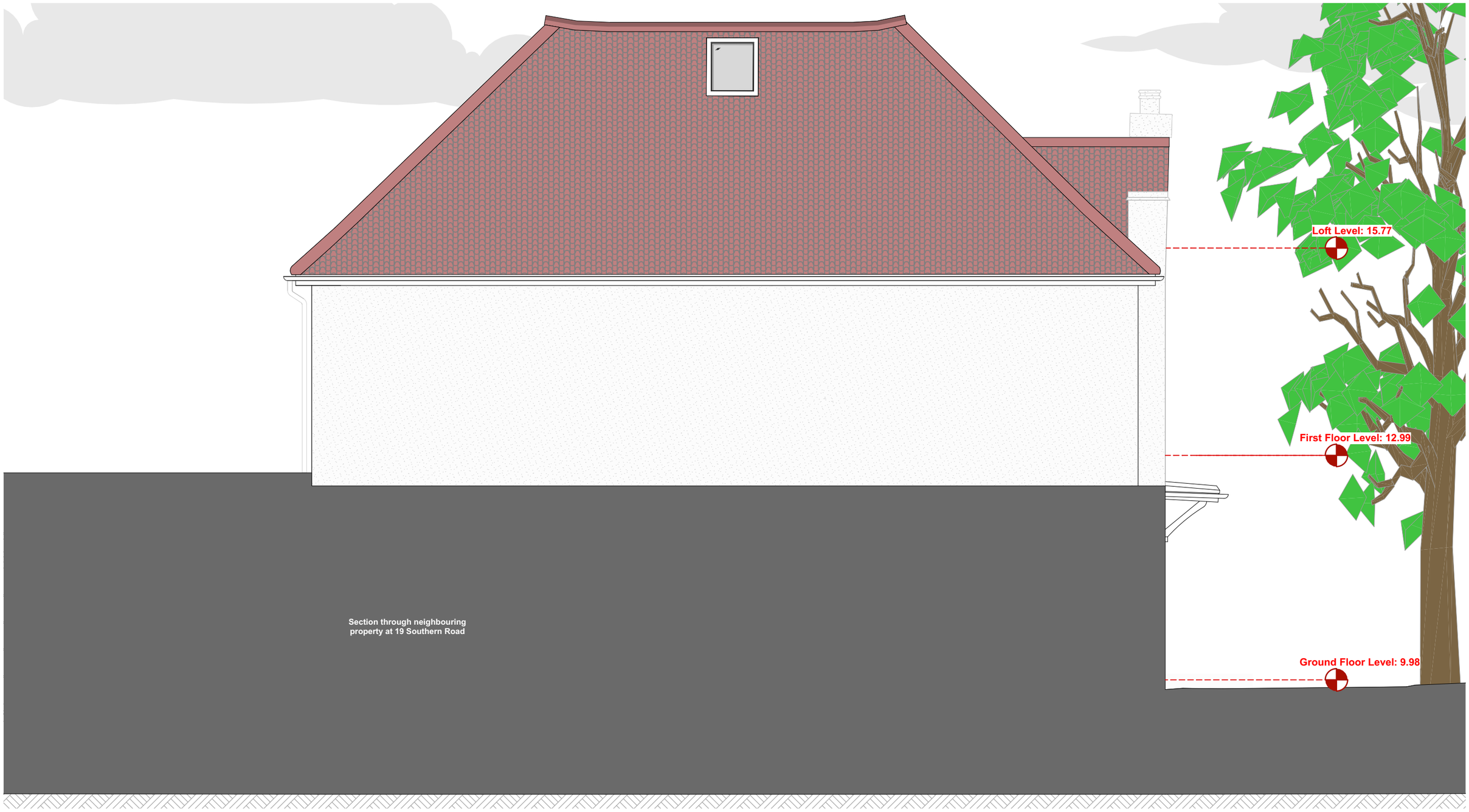
0m 2.5m 1:50 @A3

Note: Ground and first floor alterations, roof terrace, rooflights and two dormers form part of the previously approved submissions HGY/2025/2440 and HGY/2025/2020.

9.0 Elevations

9.4.1 East Elevation (Existing)

0m 2.5m 1:50 @A3



9.0 Elevations

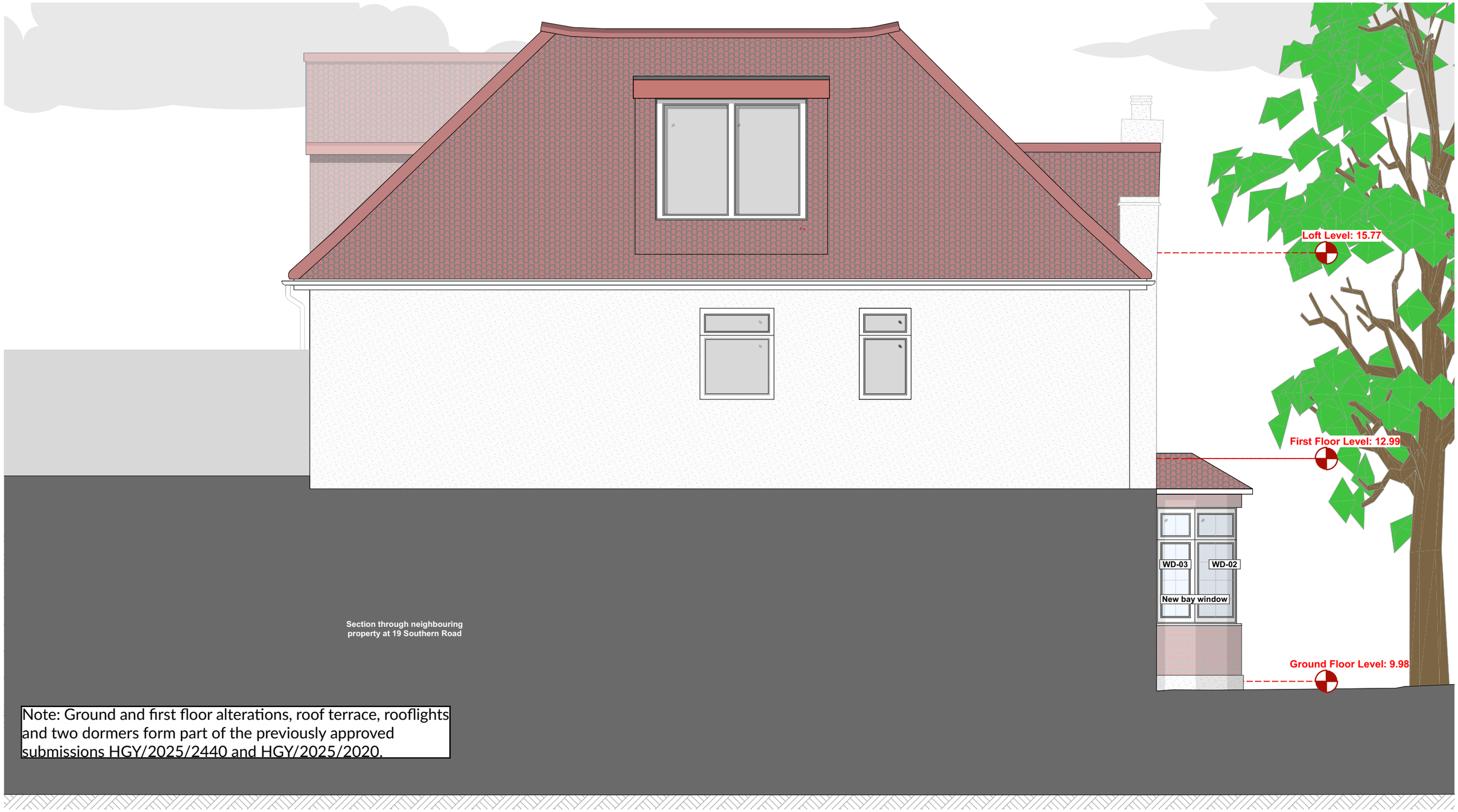
9.4.2 East Elevation (Approved)

0m 2.5m 1:50 @A3

9.0 Elevations

9.4.3 East Elevation (Proposed)

0m 2.5m 1:50 @A3



Note: Ground and first floor alterations, roof terrace, rooflights and two dormers form part of the previously approved submissions HGY/2025/2440 and HGY/2025/2020.

10.0 Conclusion

In conclusion, this application seeks permission for a refined roof solution at 3 Shakespeare Gardens, N2 9LJ, proposed in conjunction with previously approved development at ground, first, and roof-level.

The proposal builds upon the established principle of development at the site and does not introduce any additional floorspace beyond that already approved, any increase in overall building height, or any change of use.

The scheme represents a final, design-led refinement to ensure a coherent and well-resolved relationship between the approved first-floor infill and the roof form.

The proposed roof design responds positively to the architectural character of the host dwelling and the prevailing roof typologies along Shakespeare Gardens, resulting in a form that integrates comfortably within the Fortis Green Conservation Area while accommodating improved internal arrangements.

Overall, the proposal constitutes a proportionate, contextual, and high-quality response that accords with relevant planning policy and supports the effective delivery of the approved scheme.

11.0 Heritage & Conservation Addendum

11.1 Introduction

This Heritage and Conservation Addendum has been prepared to accompany the planning application for proposed roof alterations at 3 Shakespeare Gardens, a detached residential dwelling located within a suburban context characterised by pitched roofs, gable forms, and a consistent domestic scale.

The purpose of the addendum is to provide clarity on the heritage and conservation considerations relevant to the proposal and to demonstrate how the design has been carefully developed to preserve and enhance the character and appearance of the Fortis Green Conservation Area, in accordance with national, regional, and local planning policy.

In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Fortis Green Conservation Area.

11.2 Site Context and Heritage Significance

The proposed roof alterations arise directly from, and in response to, previously approved development at ground and first floor level, including the infill of first floor corner areas. The principle of development at the site has therefore already been established. The current proposal does not introduce any additional floorspace beyond that already approved, nor does it result in any increase in overall building height or change of use.

Instead, the scheme represents a final, design-led refinement intended to ensure that the roof form resolves coherently with the approved building envelope. In particular, it addresses the relationship between the first floor infill and the existing roof structure, avoiding visually awkward junctions and ensuring that the building reads as a cohesive and well-composed whole.

11.3 Design Evolution and Rationale

The proposed roof alterations respond directly to previously approved ground and first floor development, specifically the infill of first floor corner areas. The principle of development is therefore established, and the proposal introduces no additional floorspace, increase in building height, or change in use. Instead, it represents a design-led refinement to ensure a coherent relationship between the approved building envelope and the roof form.

Continuity of form is achieved by extending existing projecting gables to create eyebrow gable roofs, reinforcing the dwelling's established pitched roof language and responding naturally to the approved first floor infill. The hierarchy of roof elements is carefully maintained, with the dominant roof form remaining clearly legible and secondary elements kept subordinate.

Roof geometry, pitch, and massing are proportioned to align with neighbouring properties and established roof typologies along Shakespeare Gardens, ensuring the roof sits comfortably within the streetscape. As a result, the roof form reads as an organic evolution of the original dwelling, avoiding visual dominance and producing a calm, balanced roofscape sympathetic to both the host building and its conservation area context.

11.0 Heritage & Conservation Addendum

11.4 Impact on the Conservation Area

The impact of the proposed roof alterations on the character and appearance of the Fortis Green Conservation Area has been carefully assessed. Roofscape coherence and the legibility of pitched and gabled forms are key elements of the area's significance, particularly along Shakespeare Gardens, where a consistent rhythm of traditional domestic roof forms defines the streetscape.

Views of the proposed roof from the public realm are limited and filtered by the established street layout and surrounding vegetation. Where visible, the roof presents as a familiar and traditional typology that aligns with neighbouring dwellings. The proposal does not introduce excessive bulk, visual clutter, or incongruous detailing. Instead, it rationalises the roof form so that the dwelling sits more comfortably within its architectural context and reinforces, rather than disrupts, the continuity of the surrounding roofscape.

11.5 Policy Considerations

Relevant planning policy at national, regional, and local levels places a statutory duty on decision-makers to give special attention to the desirability of preserving or enhancing the character and appearance of conservation areas. Policies seek development that responds positively to its context, respects established built form, and achieves high-quality, contextual design.

By adopting a restrained and architecturally grounded approach, the proposed roof alterations accord with these objectives. The scheme preserves the defining characteristics of the Fortis Green Conservation Area and, through improved roofscape coherence, makes a subtle positive contribution to the local streetscape.

11.6 Conclusion

The proposed roof alterations at 3 Shakespeare Gardens represent a carefully considered and proportionate design response to previously approved development. By extending established gable forms and reinforcing the existing architectural language of the dwelling, the proposal ensures that the roof form appears integrated and well resolved, as though it were always part of the original composition.

The scheme preserves the dominance and legibility of the original roof, integrates successfully with the surrounding roofscape, and avoids harm to the character or appearance of the Fortis Green Conservation Area. As such, it should be regarded as a positive and well-resolved intervention that supports the long-term architectural coherence of the property and its setting.

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