



Design and Access Statement:
1 Mayfair Garden, London, N17 7LP
March 2026

Development: As-built single-storey outbuilding forming a self-contained studio-type dwellinghouse and proposed new windows

CONTENTS

01.	Introduction	3
02.	Context and Surroundings	4
03.	Precedence	6
04.	Retrospective Application	10
05.	Layout Plan	12
06.	Conclusion	17

01. INTRODUCTION

This Design and Access Statement has been prepared to support the applicant in relation to the Retrospective planning application by Virtue Architecture for the As-built single-storey outbuilding forming a self-contained studio-type dwellinghouse and proposed new windows.

Location of development: **1 Mayfair Gardens, London, N17 7LP**

The statement provides an assessment of the existing as-built development, taking into account the surrounding site context, layout, design, and access arrangements. It outlines the design rationale behind the completed works and demonstrates how the development respects the character and scale of the main property and the surrounding area.

The proposal seeks to regularise the existing development by providing supporting information that confirms the design quality, appropriate use of materials, and compliance with relevant planning policies and design guidance.

The application is supported by the following drawings:

- Drawing 1 – Location Plan / Block Plan
- Drawing 2 – Existing As-built Drawings

02. CONTEXT AND SURROUNDINGS

Site and Surroundings and Network

Located within the London Borough of Haringey, 1 Mayfair Gardens is a residential property situated within a well-established suburban neighbourhood in Tottenham. The surrounding area is predominantly residential, characterised by a mix of semi-detached and terraced dwellings featuring traditional brick façades, pitched roofs, and modest rear gardens, contributing to a consistent suburban character and appearance across the locality.

The site comprises a two-storey dwelling with a rear garden where a single-storey outbuilding has been constructed, forming a self-contained residential unit. The surrounding plots along Mayfair Gardens commonly include similar outbuildings and extensions to the rear, which vary in scale and design but remain consistent with the general residential pattern of development in the area.

The property benefits from its proximity to local amenities located along West Green Road and Philip Lane, as well as access to nearby community facilities and schools. The area is well connected by public transport, with several bus routes operating along the main roads and Tottenham Hale and Seven Sisters Underground Stations (Victoria Line) within short travel distance, providing direct links to Central London and neighbouring districts.

Based on the London Borough of Haringey's mapping data, the property does not fall within a designated Conservation Area, is not a listed building, and does not lie within an Archaeological Priority Area.

02. CONTEXT AND SURROUNDINGS - Site Photos

Address: 1 Mayfair Gardens, London, N17 7LP, UK



1) Front View of the Site at 1 Mayfair Gardens



2) Front View of the Site at 1 Mayfair Gardens



3) Street View of the Site at 1 Mayfair Gardens



4) Street View of Site at 1 Mayfair Gardens



5) Aerial View at 1 Mayfair Gardens



6) Aerial View at 1 Mayfair Gardens

03. PRECEDENCE

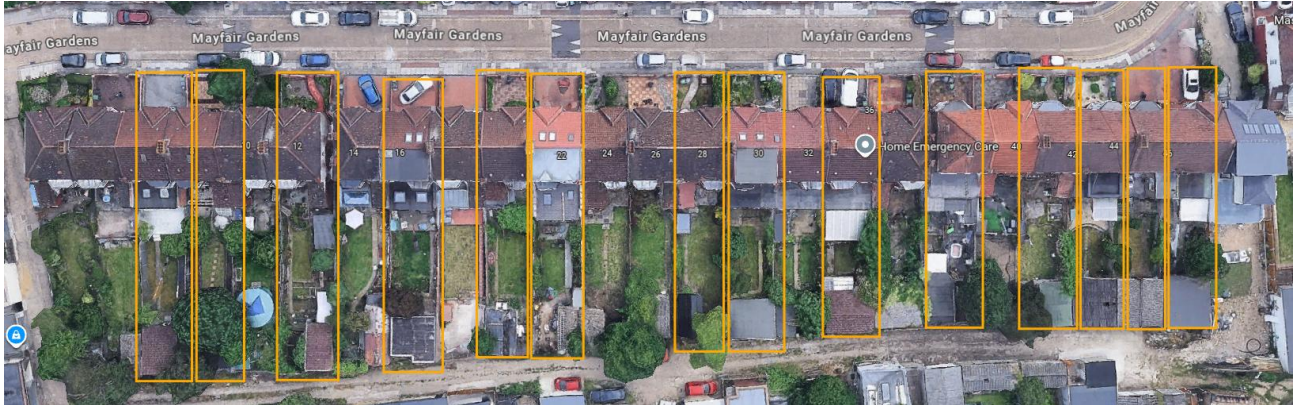
Neighbouring Developments (Built)

Rear outbuildings and garden dwelling conversions are a well-established form of development along Mayfair Gardens and within the wider Tottenham area. Many properties in the locality have made use of their rear gardens to provide single-storey structures of similar scale and design to the subject building, demonstrating that such development is in keeping with the area's established residential character and pattern.



Built Examples of neighbouring properties along Mayfair Gardens which include comparable rear out-buildings or garden dwellings include:

- | | |
|--------------------------------------|--------------------------------------|
| - 3 Mayfair Gardens, London N17 7LP | - 23 Mayfair Gardens, London N17 7LP |
| - 5 Mayfair Gardens, London N17 7LP | - 25 Mayfair Gardens, London N17 7LP |
| - 7 Mayfair Gardens, London N17 7LP | - 29 Mayfair Gardens, London N17 7LP |
| - 11 Mayfair Gardens, London N17 7LP | - 39 Mayfair Gardens, London N17 7LP |
| - 17 Mayfair Gardens, London N17 7LP | - 41 Mayfair Gardens, London N17 7LP |
| - 19 Mayfair Gardens, London N17 7LP | - 43 Mayfair Gardens, London N17 7LP |
| - 21 Mayfair Gardens, London N17 7LP | |



Built Examples of neighbouring properties along Mayfair Gardens which include comparable rear out-buildings or garden dwellings include:

- | | |
|--------------------------------------|--------------------------------------|
| - 8 Mayfair Gardens, London N17 7LP | - 34 Mayfair Gardens, London N17 7LP |
| - 10 Mayfair Gardens, London N17 7LP | - 39 Mayfair Gardens, London N17 7LP |
| - 12 Mayfair Gardens, London N17 7LP | - 38 Mayfair Gardens, London N17 7LP |
| - 16 Mayfair Gardens, London N17 7LP | - 42 Mayfair Gardens, London N17 7LP |
| - 20 Mayfair Gardens, London N17 7LP | - 44 Mayfair Gardens, London N17 7LP |
| - 22 Mayfair Gardens, London N17 7LP | - 46 Mayfair Gardens, London N17 7LP |
| - 26 Mayfair Gardens, London N17 7LP | - 48 Mayfair Gardens, London N17 7LP |
| - 28 Mayfair Gardens, London N17 7LP | |
| - 30 Mayfair Gardens, London N17 7LP | |

These built precedents serve to demonstrate that the retention of the As-built single-storey outbuilding forming a self-contained studio-type dwellinghouse and proposed new windows at 1 Mayfair Gardens is in keeping with established local development trends, and does not represent an unusual departure from the surrounding residential character.

03. PRECEDENCE

Neighbouring Developments (Planning Application)

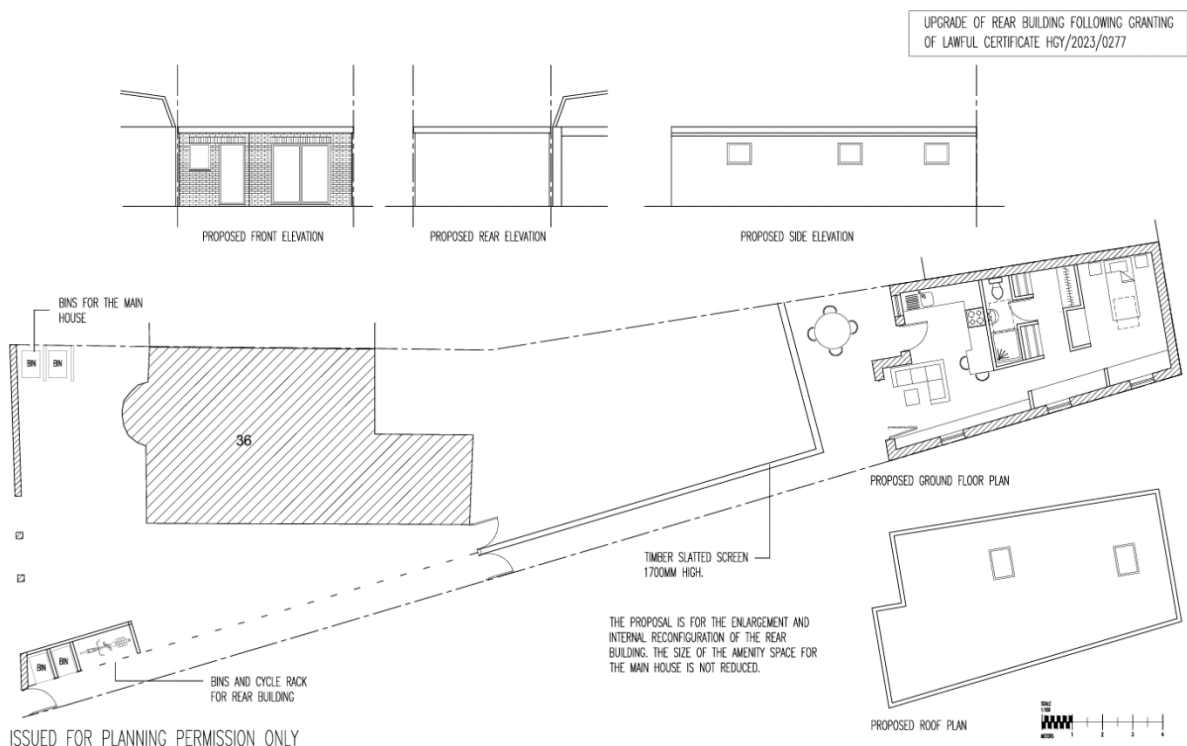
The application site at 1 Mayfair Gardens, N17 is within an established residential setting where modest ancillary buildings and small-scale outbuilding developments form a consistent part of the local built environment. A directly comparable and highly relevant example is located immediately to the rear of the application site at:

Address: 36 Devonshire Hill Lane, Tottenham, London, N17 7NG

REF: HGY/2023/1770

Proposal: Erection of a single-storey front extension to an existing self-contained studio dwelling, including internal reconfiguration and improvements to boundary treatment, cycle and bin storage.

Approved 30/08/2023

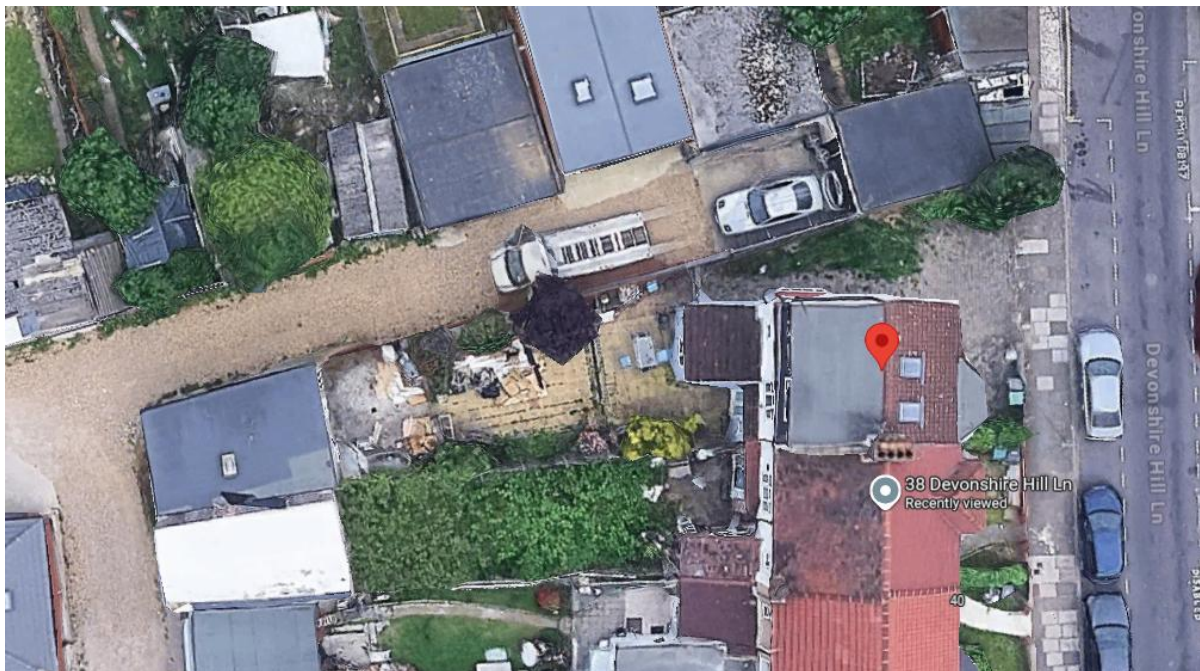


Address: 36 Devonshire Hill Lane, Tottenham, London, N17 7NG

REF: HGY/2023/0277

Proposal: Certificate of Lawfulness confirming the use of the rear outbuilding as a self-contained residential unit.

Approved 22/03/2023



These permissions clearly demonstrate that residential outbuilding accommodation is a common and accepted component of the local context. The immediate adjacency of an approved residential outbuilding further reinforces that such proposals align with the established character and development pattern of the area.

Therefore, the application for the as-built residential outbuilding at 1 Mayfair Gardens is considered acceptable, with clear and recent precedents supporting its suitability.

03. PRECEDENCE

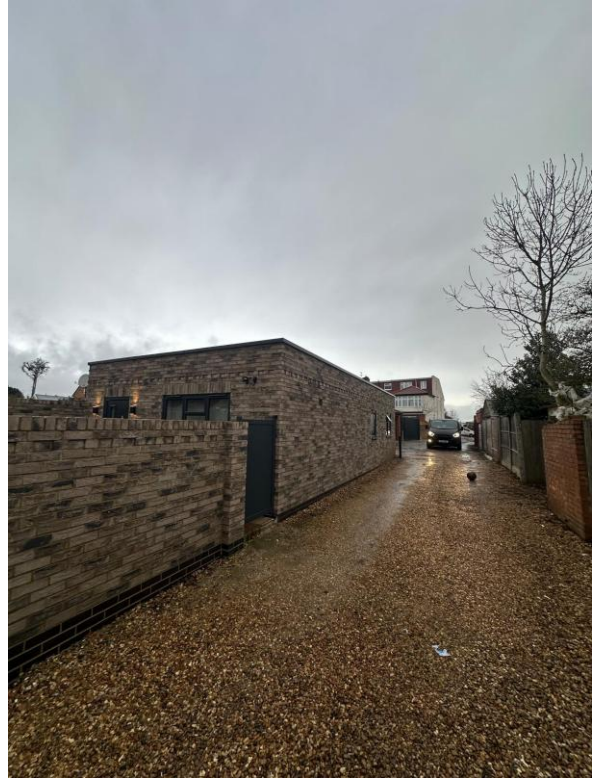
Address: 36 Devonshire Hill Lane, Tottenham, London, N17 7NG

To demonstrate strong precedent for this application, we have attached existing site images of the neighbouring property at 36 Devonshire Hill, which show a built development of similar form and use. This provides a clear contextual reference for our retrospective application at 1 Mayfair Gardens for the as-built single-storey outbuilding forming a self-contained studio-type dwellinghouse and proposed new windows, indicating that comparable developments have already been accepted in the area and that the proposal is consistent with the established character of the locality.



03. PRECEDENCE

Address: 36 Devonshire Hill Lane, Tottenham, London, N17 7NG



04. PRE-PLANNING APPLICATION

Meeting Notes

Reference: PRE/2025/0359

Officer: Whittredge Emily

Meeting Schedule: 17 December 2025, 10:30 AM

Participants: Officer, Architectural Designer, Clients

Pre-Application Response Received

Conclusion: The Council advised that the proposed development would fail to provide an acceptable standard of accommodation for the new unit and would result in a loss of privacy and a disproportionate loss of outdoor amenity space for 1 Mayfair Gardens, which would be out of keeping with the prevailing development in the area. The proposal was therefore considered contrary to Policies DM1 and DM7 of the Council's Development Management Document (2017), Policy SP11 of Haringey's Local Plan (2017), and Policy D4 of the London Plan (2021).

Following this advice, revisions have been made to the scheme, and we believe the updated proposal now better aligns with the Council's recommendations and addresses the concerns raised in the pre-application response.

05. RETROSPECTIVE APPLICATION

Description

The application seeks retrospective approval for the As-built single-storey outbuilding forming a self-contained studio-type dwellinghouse and proposed new windows withing the rear garden of 1 Mayfair Gardens, London N17 7LP. The outbuilding has been constructed as a self-contained dwellinghouse providing independent living accommodation within the residential curtilage of the main dwelling.

The building features a modest single-storey form with a flat roof and a total internal floor area of approximately 44.16 sqm, as shown in the submitted plans. The layout includes a combined living and dining area, a kitchen, a bedroom, a bathroom, and a small storage space. Its simple design and materials ensure that the outbuilding integrates well with the existing site and surrounding residential context.

Use and Amount

The application relates solely to the existing single-storey outbuilding used as a self-contained residential unit. The accommodation is compact yet functional, providing an efficient internal layout that supports independent living while maintaining the residential character of the site.

As-built Studio Outbuilding	Gross Internal Area (sqm)	Gross External Area (sqm)
Living / Dining / Kitchen and Open Bedroom	38.29	38.29 (approx.)
Bathroom	3.26	3.50 (approx.)
Storage room	2.61	2.80 (approx.)
Total	44.16 sqm	44.16 sqm (approx.)

04. RETROSPECTIVE APPLICATION

Appearance

Massing

The retrospective application relates to the As-built single-storey outbuilding forming a self-contained studio-type dwellinghouse and proposed new windows within the rear garden of 1 Mayfair Gardens. The outbuilding is modest in scale with a simple rectangular footprint that sits comfortably within the plot. Its overall massing is subordinate to the host property and consistent with other outbuildings found along Mayfair Gardens. The building's height and proportion ensure it does not appear overdominant or intrusive, maintaining a sense of openness between neighbouring gardens and reflecting the established pattern of rear garden development in the area.

Materials

The as-built outbuilding has been constructed using materials that complement both the main dwelling and similar developments nearby. The external walls are finished in a combination of brickwork and smooth render, creating a balanced appearance in keeping with the residential character of the locality. The sloping roof is finished in slate tiles, matching the main house and neighbouring outbuildings, ensuring a cohesive and sympathetic integration with the surrounding built form. Window and door frames are in durable uPVC with double glazing, maintaining a neat and practical appearance consistent with nearby residential properties.

Parking

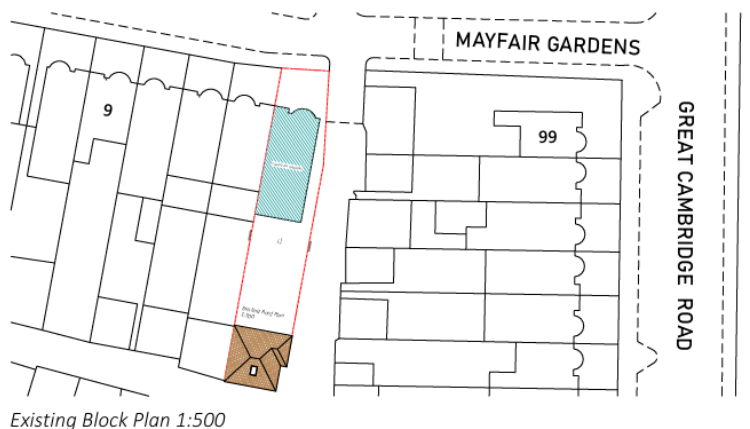
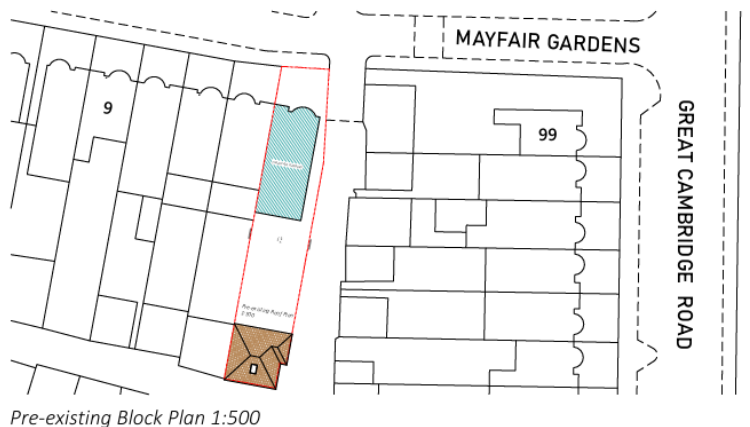
The application will not affect the existing parking arrangements.

Access

The application will not affect the current access arrangements.

05. LAYOUT PLAN

The Site

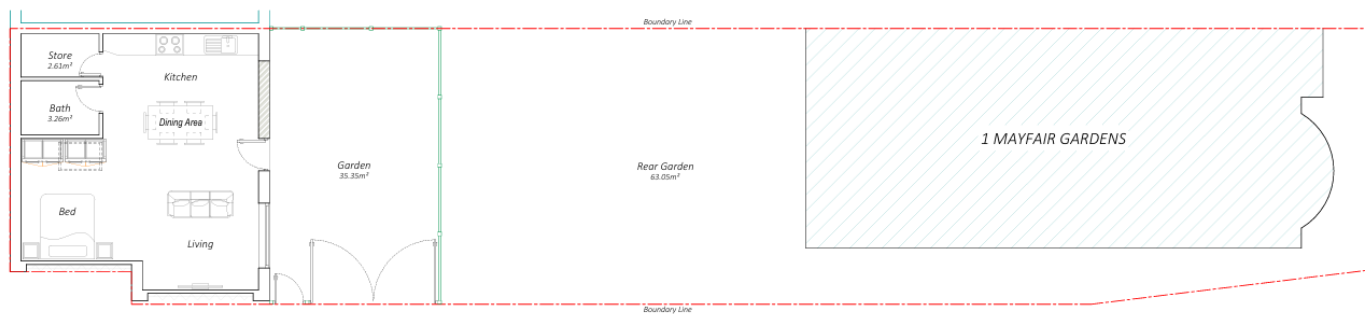


Address: 1 Mayfair Gardens, London, N17 7LP

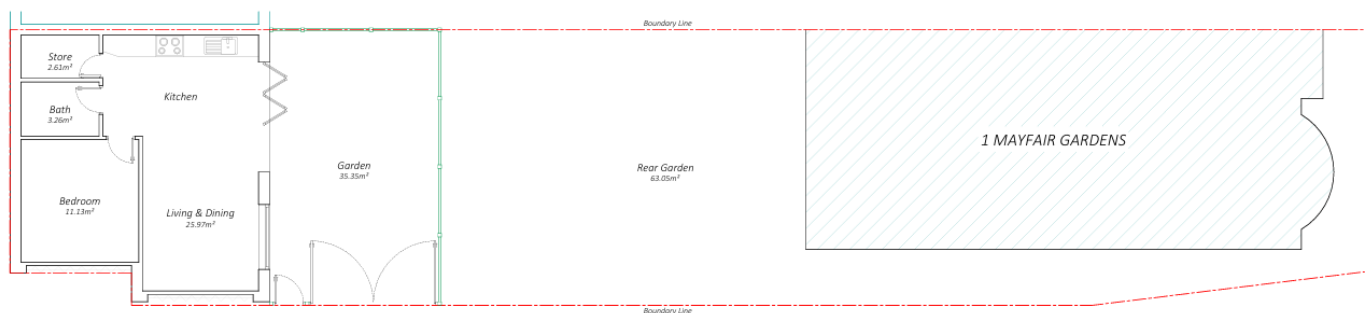


05. LAYOUT PLAN

Pre-Existing and Existing Ground Floor Plan



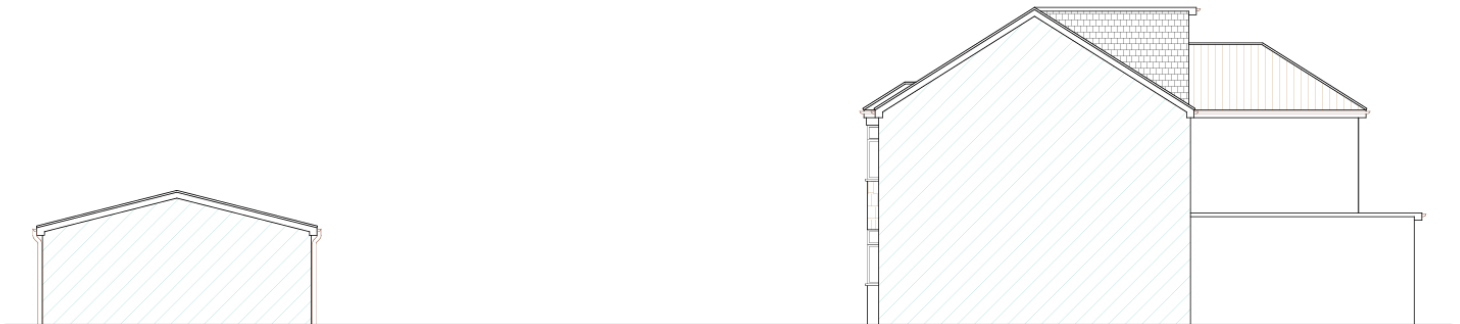
Existing Ground Floor Plan 1:100
GIA 44.16m²



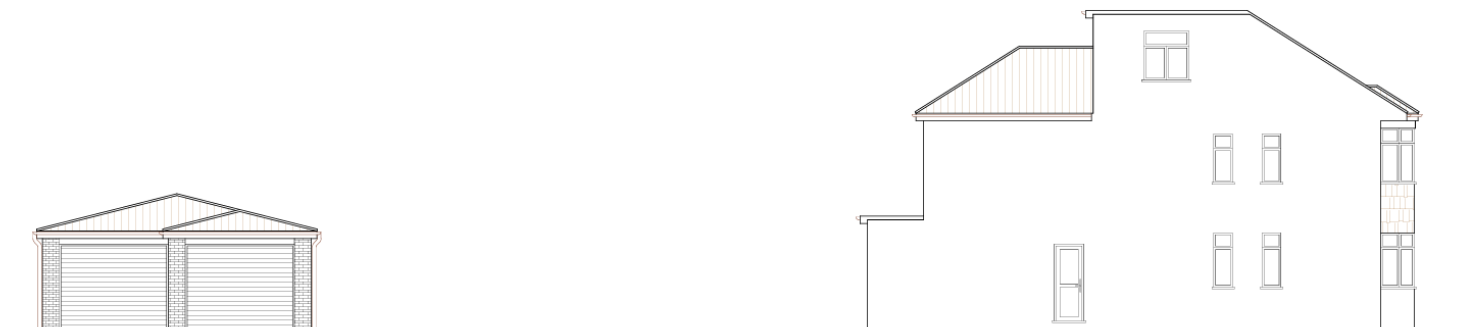
Pre-Existing Ground Floor Plan
1:100
GIA 44.16m²

05. LAYOUT PLAN

Existing Side Elevations



Existing Side Elevation 1:100



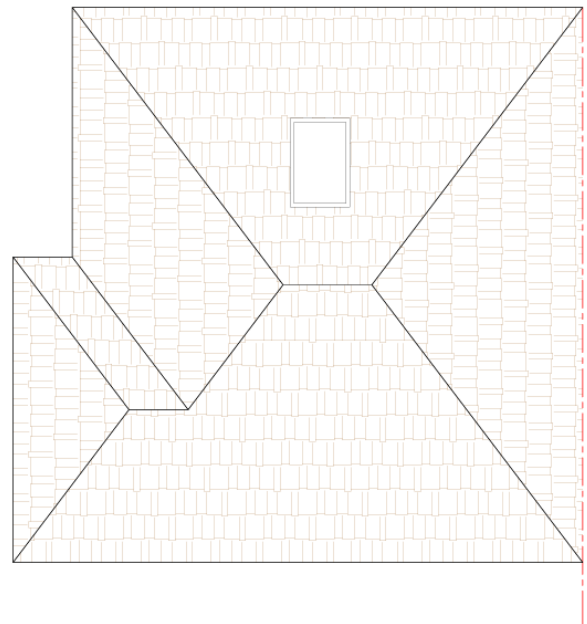
Existing Side Elevation 1:100

05. LAYOUT PLAN

Existing Ground Floor Plan



Existing Ground Floor Plan 1:50
GIA 44.16m²



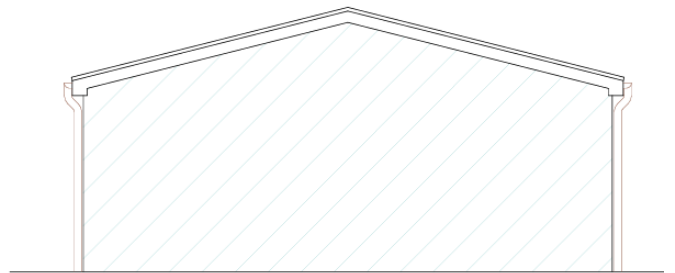
Existing Roof Plan 1:50

05. LAYOUT PLAN

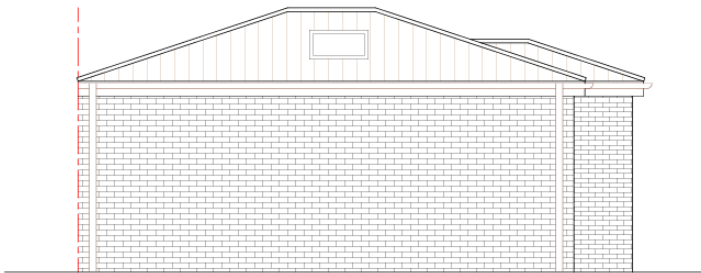
Existing Elevations



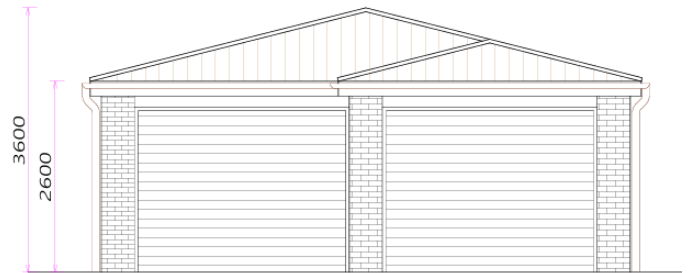
Existing Front Elevation 1:50



Existing Side Elevation 1:50



Existing Rear Elevation 1:50



Existing Side Elevation 1:50

06. CONCLUSION

This retrospective planning submission seeks to regularise the construction of As-built single-storey outbuilding forming a self-contained studio-type dwellinghouse and proposed new windows within the rear garden of 1 Mayfair Gardens, London N17 7LP. The development makes effective use of existing garden space, delivering additional residential accommodation in a manner that is modest in scale, well-designed, and sympathetic to its setting.

The building's form, materials, and appearance complement both the main dwelling and the surrounding residential context. The use of brickwork and render with a sloping slate-tiled roof reflects the character of neighbouring outbuildings, ensuring visual continuity within the street and reinforcing the established residential pattern along Mayfair Gardens.

While few formal planning records exist for similar rear garden developments, several built examples in the immediate vicinity illustrate that this form of small-scale residential use is common and well integrated into the area. There is a close neighbor at 36 Devonshire with existing pictures showing this type of development has been done in the area. The outbuilding does not harm the amenity, privacy, or outlook of neighbouring properties and preserves the overall residential character of the locality.

In summary, the retrospective application represents a modest and appropriate form of development that aligns with the scale and character of its surroundings while enhancing the functionality and housing quality of the site. It is therefore respectfully requested that the Council support and approve this application.