

DESIGN & ACCESS STATEMENT

036

169 TOWER GARDENS, LONDON, N17 7PE

Planning Application for Householder Consent in a Conservation Area for a proposed loft conversion with 3no. conservation roof-lights to the rear roof slope.

PLANNING SUBMISSION

24/03/26 - Issued to Haringey Council

DGN

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4	SUMMARY

This Householder Consent & Conservation Area Consent application is for the proposed refurbishment and extension of 169 Tower Gardens Road, London, N17 7PE. The applicants would like to make alterations to their home in order to meet the needs of their growing family, and to be able to remain in a much-loved home and neighbourhood. This application has taken on the advice given in the officer report of the recently refused application for 2 dormer roof additions (HGY/2025/3610).

This statement outlines the existing condition of the house, and the way the applicant would like to adapt it. These adaptations are contextualised by a study of modifications to similar properties in the area, as well as a description of how these adaptations follow the guidance set out in Haringey Council's planning policy.

This document and the proposals described have been put together by DGN Studio, an award-winning Architecture & Interiors practice based in Hackney, with a particular expertise for the sensitive re-working of domestic buildings.



Existing Street View



Front Elevation



Rear Elevation

The house at 169 Tower Gardens Road, forms part of a terrace of 6 properties, built in 1909 as part of the London County Council's White Hart Lane Estate. The house is currently occupied by the applicant. The house is in the middle of the terrace, with a small front garden, and larger rear garden. It is set over 2 storeys: ground floor & upper floor. There is attic space to the roof which is currently uninhabitable. To the rear at ground level the plan projects from the rear elevation - 1.45m deep, and 2.1m in width. The ground level of the house is in red-brick, with the upper level in a white rough-cast finish.

The existing fabric of the house is in fair condition. Some overhaul is required to rainwater goods and waste pipes, as well as windows generally. A building survey has noted that the roof should be replaced within the next 5 years due to its current condition. Internally upgrades are required to facilitate modern family life.

2.1 USE

The site is currently a single residential dwelling (C3) and we do not propose to change this use.

The proposal seeks to convert the roofspace to create habitable accommodation. Three conservation style roof-light windows are proposed to facilitate the conversion of this space to enable use as an en-suite bedroom. This will facilitate the needs of a growing family.

At first floor level a minor change to the internal layout allows a new stair to be fitted for access to the new second floor level.

No changes to the ground floor are proposed as part of this application.

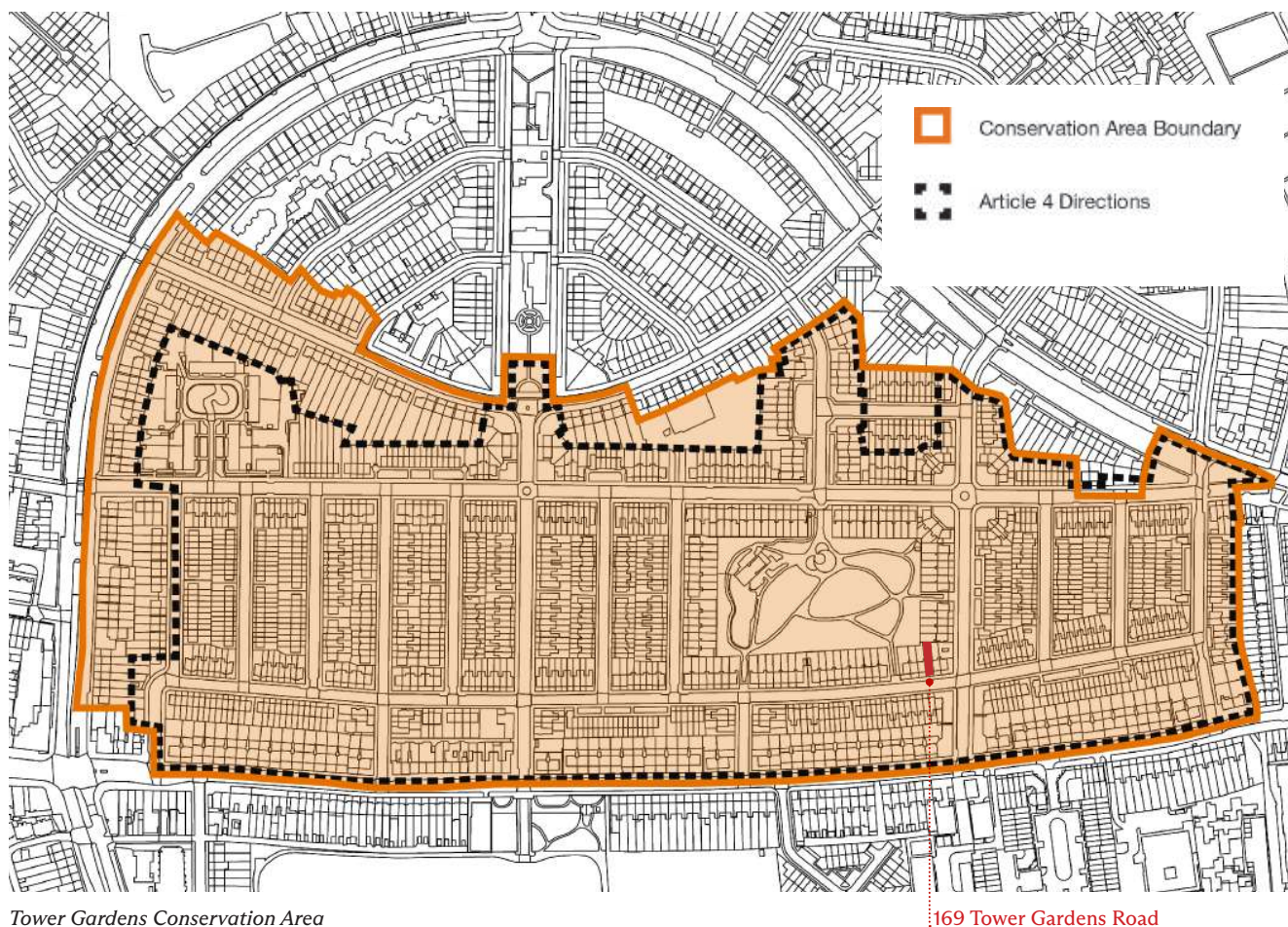
2.2 SITE & HERITAGE CONTEXT

The house at 169 Tower Gardens is a mid-terrace property in the Tower Gardens Estate in Tottenham.

The house is not listed, but forms part of the Tower Gardens Conservation Area, and is subject to an Article 4 Direction restricting permitted development rights. There are no Tree Protection Orders on the site.

The proposals are the result of research into the unique character of the Tower Gardens Estate, as outlined in the Conservation Area Appraisal & Management Plan 2019 (CAA&MP).

The terrace of which the house is part was built in approx. 1908-1909 to the designs of William Edward Riley, architect to the London County Council (LCC), who led the first phase of development of the estate. This first phase included the grid of streets between Tower Gardens Road & Risley Avenue to the south & north, and The Roundway & Bennington Road to the west & east. The house backs onto Tower Gardens Park - the principal public open space of the Estate, which is directly north of the site.

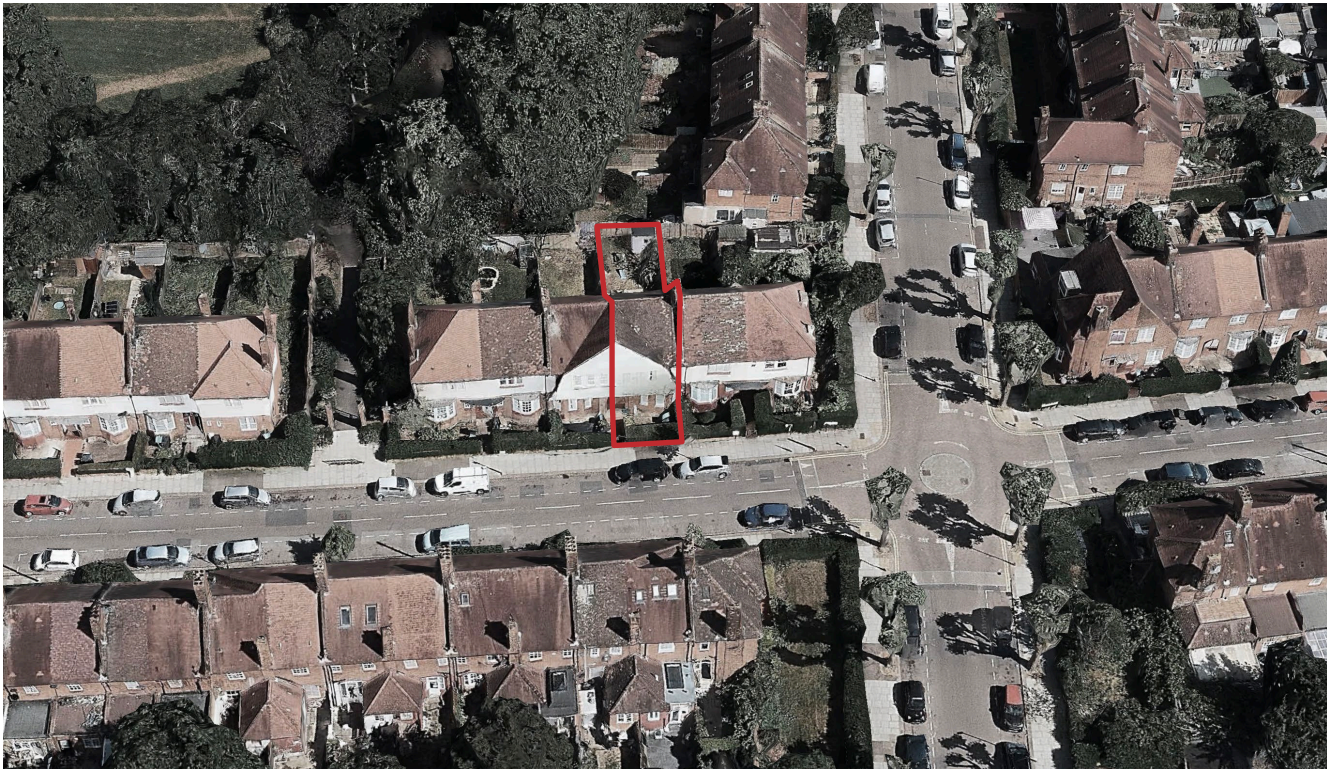


‘The grid layout of the White Hart Lane Estate, which was essential to achieve the LCC’s required housing density, was no different in principle from much contemporary bye-law housing, but it was through creative design and detailing that the estate became an innovator, achieving, in Riley’s words, ‘as much variation in design as the site will allow’.

(Tower Gardens Conservation Area Appraisal and Management Plan - p.10)

The estate is an important pioneering housing estate, reflecting the social policies of the LCC and its renowned Architects’ department. It introduced garden suburb planning principles, and used Arts-and-Crafts and vernacular architectural features, with a high degree of craftsmanship. The skill of the design lies in the combination of variety and homogeneity. A great richness and variety of details and features are employed, but all to the service of a broader and coherent vision, which forms the unique character of the estate.

The terrace forms a part of Character Sub-Area A: The pre-WWI cottage estate development - as defined by the CAA&MP. Like the rest of the estate it employs Arts & Crafts materials and detailing, including the prominent use of gables and tall chimney stacks. The terrace is a two-storey block, with paired porches in a plain-brick arched recess, and a gable to the front elevation of the middle pair of houses. The ground level is of red-brick laid in Flemish bond, with the upper level in white roughcast rendering. The roof is tiled. Tall chimney stacks are prominent to the end elevations of the block, with those at the east end of the block (no.173) having had the majority of the stacks removed. Further tall stacks are prominent to the rear elevation on the party wall junctions, with the stack to no. 173/171 also having been mostly removed.



Aerial view from south



Aerial view from east



Aerial view from north



Aerial view from west

2.3 PLANNING CONTEXT

PLANNING POLICY

Our proposal has been guided by national and local planning policy.

NATIONAL GUIDANCE

- *National Planning Policy Framework 2024:*
 - 12 (achieving well- designed places)
 - 16 (conserving & enhancing the historic environment)
- *National Design Guide 2021:*
 - Context (C1 & C2)
 - Identity I1, I2 & I3
 - Built Form B1 & B2

HARINGEY COUNCIL GUIDANCE

- *Haringey Development Management DPD 2017:*

Policy DM1: Delivering High Quality Design

- *Building height*

The proposals do not change the height of the building

- *Form, scale & massing*

The proposed rooflights do not add any mass to the building

- *Distinctive local architectural styles, detailing and materials*

The proposed rooflights will be conservation style rooflights - slim profile, flush-fitting units finished in a dark colour to blend in with the roof covering

- *Privacy*

Additional glazing is on the north side of the house which backs on to Tower Gardens Park, meaning there is an increase in daylighting to the house but no overlooking of neighbouring properties

- *Amenity*

The rooflights do not change the form of the building and therefore have no impact on the amenity of neighbouring properties

Policy DM9: Management of the Historic Environment

- *E : Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.*

- *2.65 : New development, including extensions and alterations, should therefore positively respond to the spatial qualities of Conservation Areas by preserving and enhancing those elements that make them unique.*

Policy DM21: Sustainable Design, Layout & Construction

- Energy Efficiency

The proposals improve the thermal efficiency of the house by bringing the previously uninhabited roof space into use, with thermal upgrades made to suit.

- Overheating & Cooling

By introducing openable glazing into the roof volume, an extra level of passive ventilation allows the house to cool more effectively in hot weather. Additional glazing is on the north facing side of the house, increasing daylighting while preventing significant overheating.

- Materials

The proposed works will use simple, low-carbon materials.

• *Tower Gardens Conservation Area Appraisal & Management Plan 2019:*

Tower Gardens Road (north side) nos. 1-233 is listed as part of the '*buildings making a positive contribution to the conservation area*'.

The Conservation Area Appraisal & Management plan states with regard to dormers, extensions & roof lights:

Dormers & Extensions

3.4.4. Roof extensions will not usually be considered acceptable in Tower Gardens. Terraces are formed in to symmetrically composed groups and alterations at roof level will be harmful to the uniformity of the group. Roofs are modestly sized and roof extensions creating additional living space would not be subordinate to the original roof.

In line with the recommendations of the case officer report for the refused application for 2 dormer roof additions, this proposal is for new rooflights only. The officer report for the refused application noted: '*Other houses within this group have had rooflights to provide natural light for loft accommodation and this would be a preferable approach to a loft conversion.*'

3.4.5. Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.

The proposed rooflights will be conservation style rooflights - slim profile, flush-fitting units finished in a dark colour to blend in with the roof covering. They will be situated on the rear slope of the roof and will therefore not be visible from the street.

• *Tower Gardens Article 4 Direction 2020:*

The site is part of an Article 4 Direction which withdraws certain permitted development rights, and requires planning permission for changes such as roof extensions.

RELEVANT LOCAL PLANNING APPLICATIONS

(in the Tower Gardens Conservation Area)

We have studied many planning applications in the conservation area to help guide the proposals we are making. We have highlighted a relevant and recent application below.

- *5 Awlfield Avenue - HGY/2025/2927*
 - *Planning permission granted 19.12.25*
 - *Installation of 3 conservation rooflights in rear roof slope*

Officer reasons for approval:

- *The Tower Gardens Area Appraisal and Management Plan, adopted in 2019, supports the installation of rooflights provided they are conservation type and sit flush with the roof slope. They should only be located on rear roof slopes and should be of a size that does not dominate the roof slope.*
- *The application proposes the installation of three rooflights into the rear roof slope of the house to facilitate the conversion of the loft to create habitable accommodation.*
- *Conservation style rooflights are proposed, with a slim profile, fitting flush with the plane of the roof and finished in a dark colour to blend with the existing roof covering. The proposal has been amended following its initial submission, with the size of the three proposed rooflights being reduced.*
- *No other changes to the house's existing roof are proposed. A condition is recommended requiring any repairs required to the existing roof to facilitate the installation of the rooflights should be carried out in matching material.*
- *The amended proposal is appropriately subordinate in scale and suitably respectful of the house's character. The rear roof slope is visible from the Tower Gardens open space which the application property backs on to. It is noted there are a number of properties backing on to the open space with clearly visible roof lights. The proposal would therefore not appear out of keeping with this part of the conservation area. The proposal is therefore considered to preserve the character and appearance of the Tower Gardens Conservation Area.*

SUMMARY

Our review of the relevant approved and refused applications within the conservation area has informed our proposals. The proposed rooflights will be conservation style rooflights - slim profile, flush-fitting units finished in a dark colour to blend in with the roof covering. They will be situated on the rear slope of the roof and will therefore not be visible from the street. They will be visible from the park to the rear, however there are a number of properties backing onto the park with clearly visible rooflights, so they will not be out of keeping with this particular part of the conservation area.

Aerial view showing location of applications referenced in relation to the proposal site

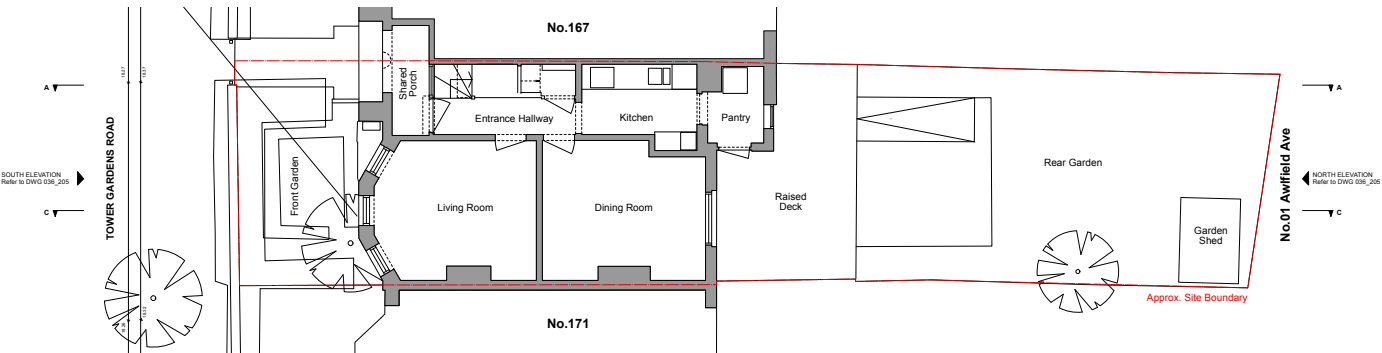


2.4 AMOUNT

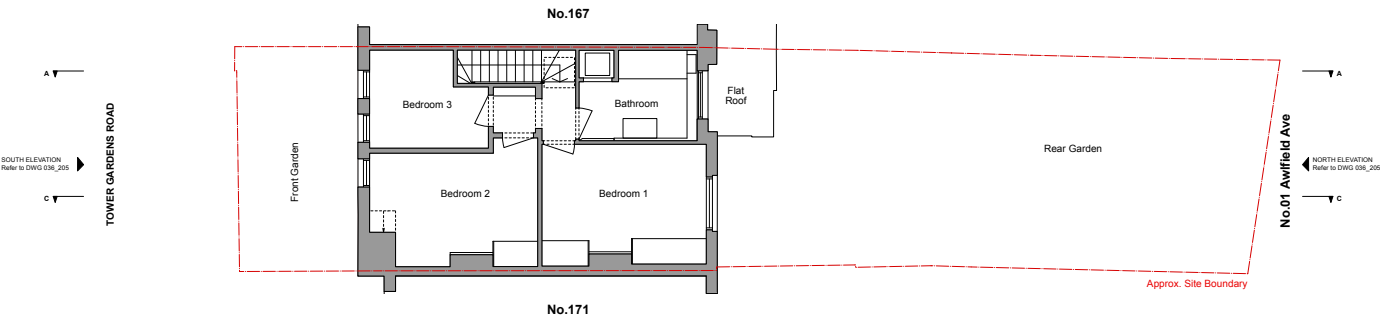
The existing gross internal area for the house is 83m². The proposal seeks to increase this to 100m². The conversion of the loft will provide an overall increase of 17m² of gross internal area.

2.5 LAYOUT

Existing Drawings

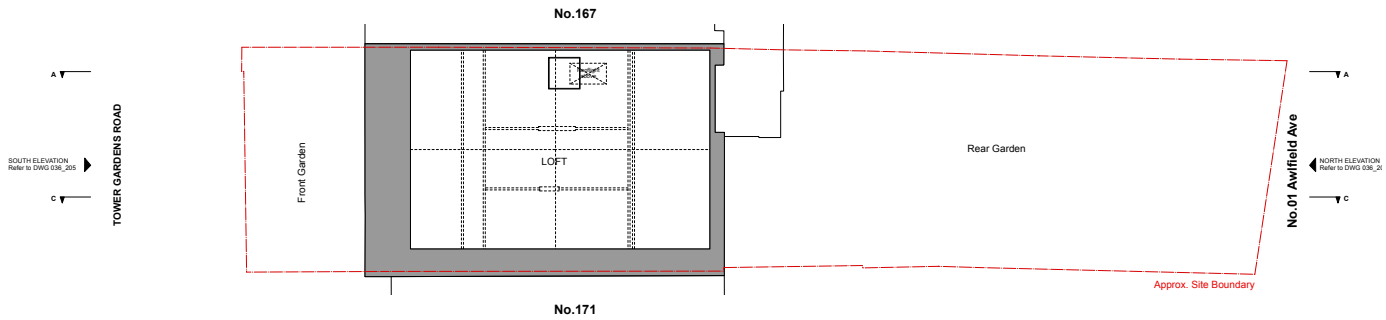


Ground Floor Plan

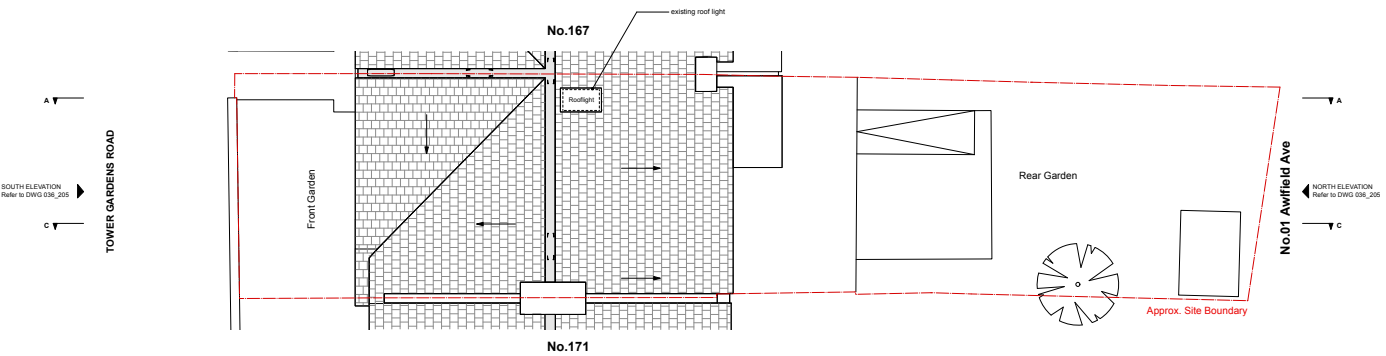


First Floor Plan

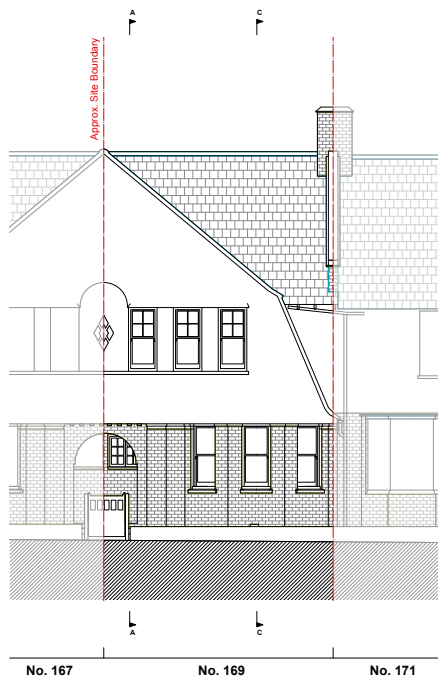
Existing Drawings



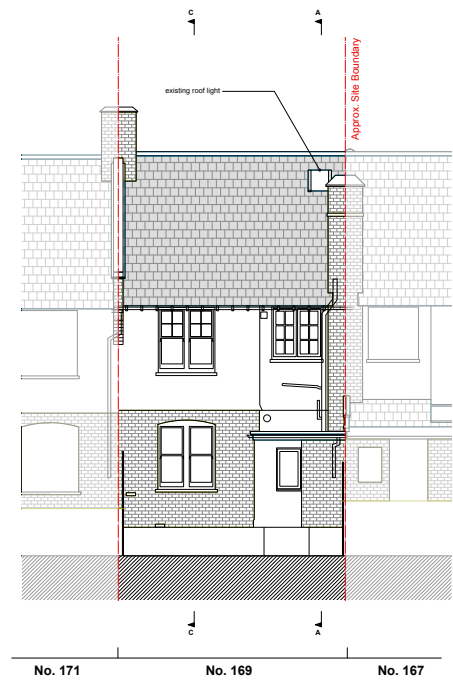
Loft Plan



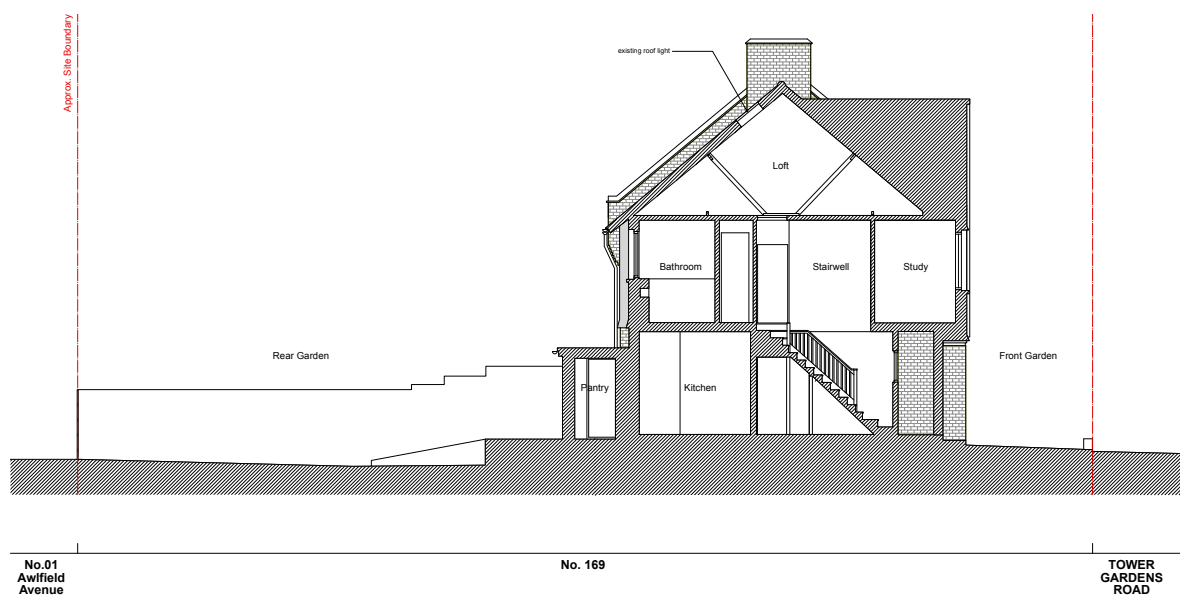
Roof Plan



Existing Front Elevation

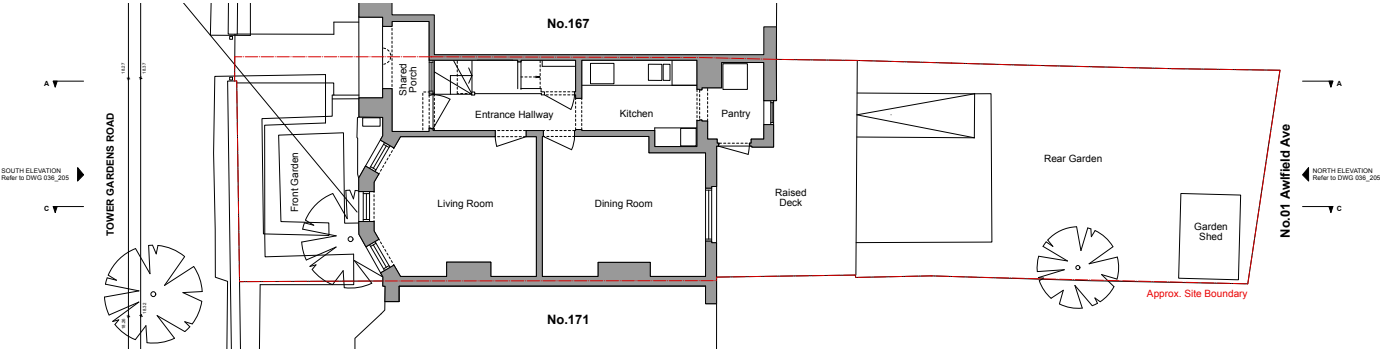


Existing Rear Elevation

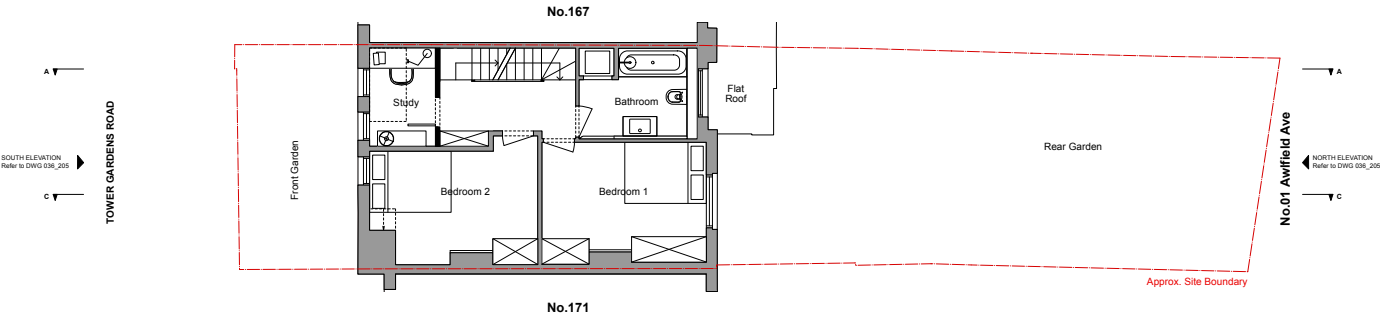


Existing Section AA

Proposed Drawings

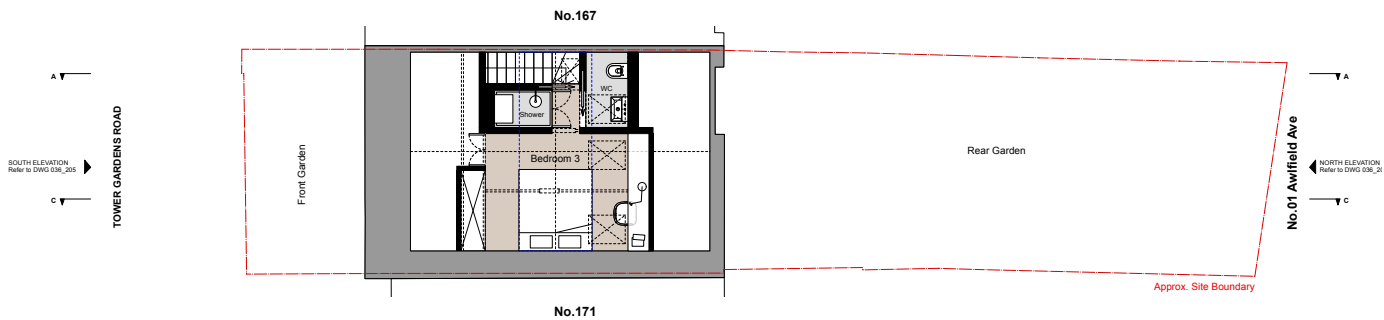


Ground Floor Plan

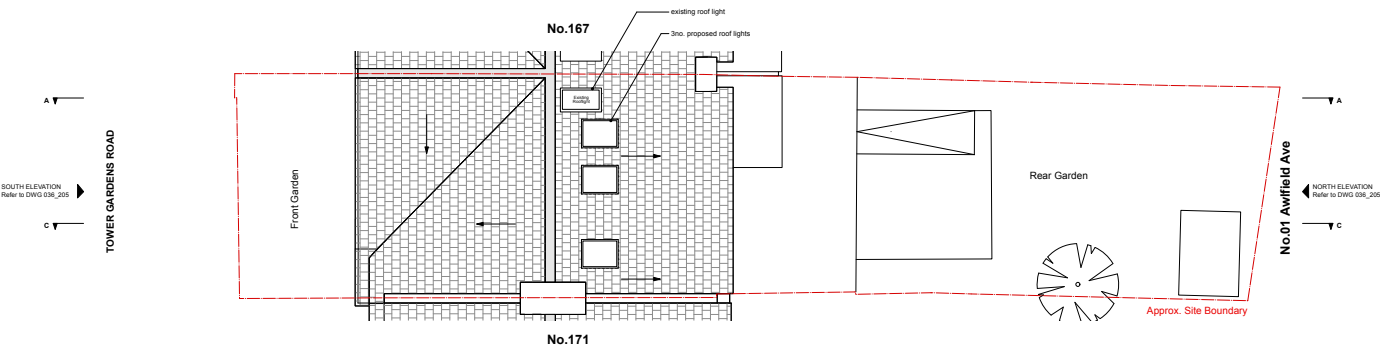


First Floor Plan

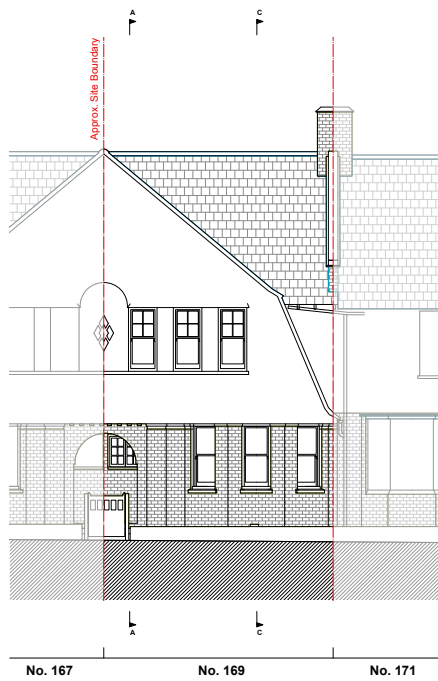
Proposed Drawings



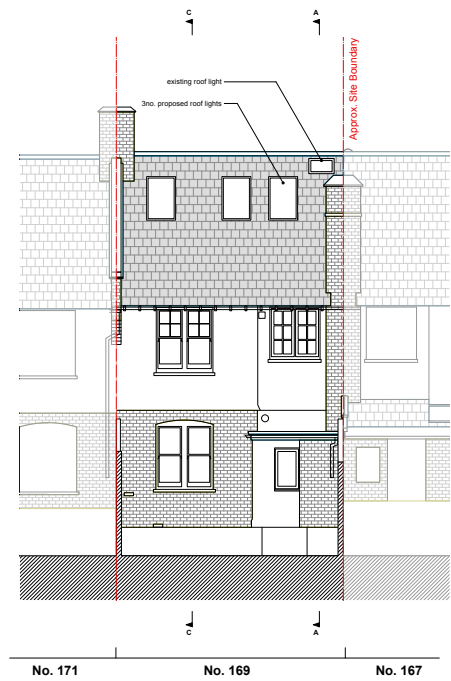
Loft Plan



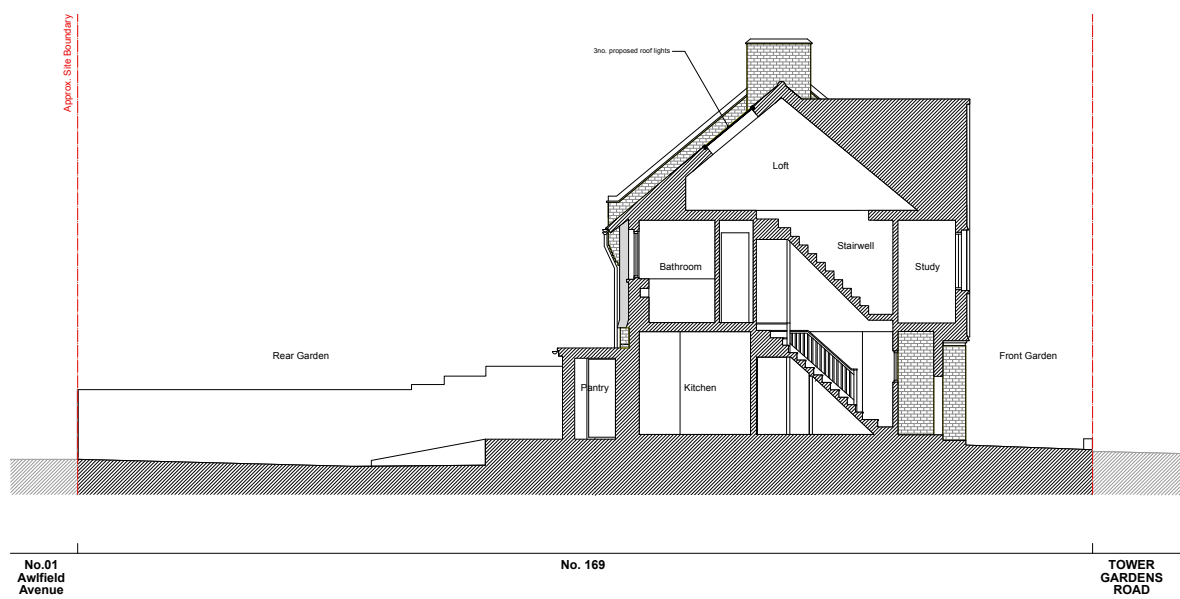
Roof Plan



Proposed Front Elevation



Proposed Rear Elevation



Proposed Section AA

2.6 SCALE & APPEARANCE

The proposal does not add any volume to the roof, and maintains the external form and roof profile of the house. This preserves the uniformity of the terrace and roofscape as viewed from public areas.

Any repairs required to facilitate the installation of the roof lights will use materials to match the existing roof covering.

2.7 LANDSCAPE & BIODIVERSITY

As the proposals are at roof level only, there is no change to the existing landscaping of the house and its surrounds.

The new windows will provide an enhanced relationship with the mature trees to the rear of the house, which will benefit the wellbeing of occupants.

3.1 VEHICULAR & TRANSPORT

The existing house has no provision for car parking and the proposals do not change this.

3.2 UNIVERSAL ACCESS

The proposed works make no change to the access to and from the house, but the internal alterations will create a much needed additional bedroom with an ensuite bathroom.

The new stair to the roof conversion will be a standard stair compliant with building regulations, ensuring the new space is easily accessed by all members of the family for many years to come.

This document seeks to illustrate that the proposed works at 169 Tower Gardens Road have been sensitively considered, taking on the guidance of national and local planning policy, carefully considering the character of the conservation area and the amenity of neighbours, and responding with a well crafted design.

The proposed scheme remedies existing problems with the fabric & layout of the house, provides additional living space, and improves daylight.

The proposal respects the existing architecture and character of the house and wider conservation area. The rooflights are to the rear of the house, and central in the block, and therefore do not harm the heritage asset of which they are a part.

We thank you for your consideration and trust the proposal will meet with your approval.

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