CJOK ARCHITECTS
4 CLYDE CIRCUS . N15 4LF

HERITAGE STATEMENT (GF)

14 APRIL 2026

INTRODUCTION

This Heritage Statement has been prepared in support of a Householder Planning & Demolition in a Conservation Area Application for works to the existing house at No. 4 Clyde Circus, London Borough of Haringey.

This document presents a proposal for a ground floor rear extension to the house in the existing side return to make it a more usable space internally and being similiar to how other houses within the local context have also extended. The proposal is a slight alteration to a Lawful development: Proposed use, for which we can build.

The applicants have lived in the house for several years and now have a clear idea on improvements that would ensure to make this their continued family home. There are no proposed alterations at the front and any of the rear elevations cannot be seen from the street. The works proposed will enable the family to have this as their long term home which will be a better design layout and more sustainable, whilst being in keeping with the local area.

View to the front of the mews property at 4 Clyde Circus

THE EXISTING BUILDING - EXTERIOR

The exterior of the building is that of an Edwardian style mid terrace (in a row of 3) which is part of a series of terraces and semi-detached which make up the circular Clyde Circus. The Existing property has always been a family home, in which the applicants want to upgrade in order to enhance it and ensure its preservation.

Some renovations have taken place over the years and the house is in good condition externally having been well maintained and looked after. The bricks, windows and timber work have all been retained as per the original style to the front and previous works have been carried out to the rear and the roof, through the rendered rear outrigger at ground floor and the altered roof with 4 rooflights added, 1 to the front.

Any external proposed works will consider the existing property, the Conservation Designation and the context.

3D Overview from the front showing that the property steps forward from 3 and 5 Clyde Circus and the existing roof light being the only change to the original front elevation.

The stepping in the houses means that the rear roof and external wall of 4 Clyde circus is set back from 3 and 5 (highlighted in yellow). The brick wall between 4 and 5 is also shown here (highlighted in blue) and the existing outrigger.

THE EXISTING BUILDING - INTERIOR

The photos below show both the existing interior photos of the house. As shown, the property is in good condition having served as a lovely family home. The rooms have period character and the clients are keen to retain this internally, but hope to improve the overall flow for the way they live, as the kitchen, dining area is currently quite segregated, therefore the plan is to open this up. This has given the opportunity to alter and improve the internal layout to a preferred layout which this Heritage Statement shows.

CLYDE CIRCUS - CONSERVATION AREA

4 Clyde Circus is located within the London Borough of Haringey Conservation Area No. 19 Clyde Circus - Sub Area 3. Clyde Circus and adjoining streets.

Extract from the Conservation Area Character Appraisal:

Most of the properties within this area are two storeys fronting directly onto the street or have small front gardens. This sub area is also partly characterised by its relatively intimate sense of enclosure and scarcity of vegetation.

Clyde Circus, a wide circular road from which a series of residential streets radiate (with back gardens running toward the centre of the circle), forms the hub of the western section of the conservation area. Nos. 1 to 19 (consecutive) Clyde Circus occupy the land in the centre of the circus. They are consistent two storey semi-detached and terraced local listed Edwardian villas constructed of red brick with decorative stucco window lintels, painted timber porches and square bays surmounted by steeply hipped gables. Each of the properties has its own individually named carved stone plaque on the centre of the bay between the ground and first floor windows. Whilst the properties are of distinct architectural interest, their siting within the circular space results in left over triangular gaps between the groups of buildings, which in many cases represent unattractive areas of unused space and reveal the unadorned flank elevations detracting from the otherwise attractive streetscene.

Future Change

There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.

The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking,

Dormer Windows

Dormer windows introduced or enlarged on front roof slopes of terraces are prominent and disruptive in the street scene unless they are part of the original design. The introduction of new or enlarged dormers within the front slope of a roof of a building within a conservation area currently needs planning permission.

Given the Conservation designation, and in particular the information above in relation to any development, it is important to note that there is potential for proposed works to properties with the right considerations. In particular, to front elevations and how changes are seen from the streetscape. Given the circular nature of the street, it is more enclosed to see any part of the building in this case apart from the front elevation, where no changes are being proposed.

Plan 1 Conservation Area Boundary and Built Heritage Appraisal

- Conservation Area Boundary
- NONE Statutory Listed Building
- Local Listed Building of Merit
- Positive Contribution Building
- Detractor

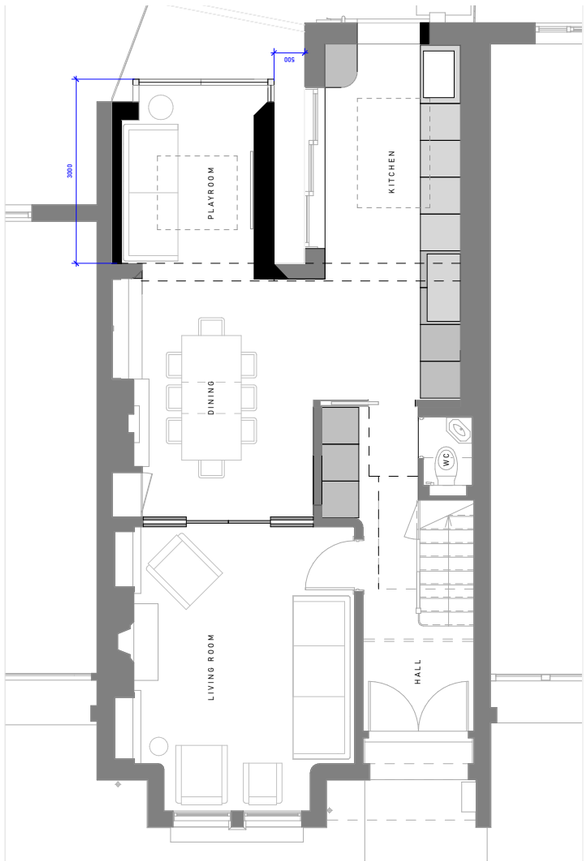
Sub Area 1. Dorset, Summerhill and Bedford Roads
Sub Area 2. Philip Lane
Sub Area 3. Clyde Circus and Adjoining Streets
Sub Area 4. West Green Road

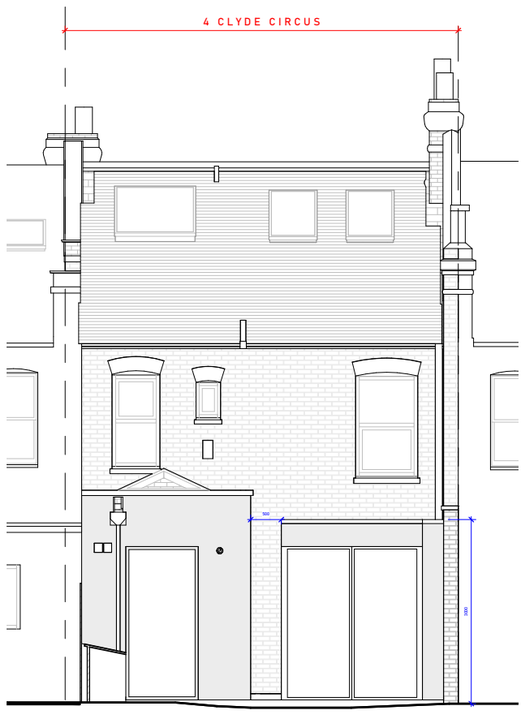
LOCATION PLAN

Location Map - Showing the Context

PROPOSED USE:LAWFUL DEVELOPMENT - PERMITTED SCHEME

On 31st March 2026, we received the letter (on the right) from Haringey in relation to a Lawful Development: Proposed Use Application for which falls under Permitted Development. This application is based on the permitted scheme (HGY/2026/0647) with some small alterations, which close the 500mm gap between the 2 outriggers.





Planning, Building Standards & Sustainability Service

Haringey LONDON

Mr Conor O'Keefe
58 Trumpington Road
London
United Kingdom
E7 9EJ

31 March 2026

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 39

Case Reference	**HGY/2026/0647**
Location	**Kerry, 4 Clyde Circus, Tottenham, London, N15 4LF**
Proposal	**Lawful development Proposed use for the erection of a single story ground floor extension**
Received	**6 March 2026**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, is lawful, as the proposal does constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990, but that application for permission in respect thereof would NOT BE REQUIRED under Part III of the Act, as the development constitutes PERMITTED DEVELOPMENT.

Title	Description	Date
(EX)001_1 LOCATION PLAN.pdf	The location plan	6 March 2026
(EX)010 SITE PLAN - EXISTING.pdf	Site/Block Plan - Existing	6 March 2026
(PL)301 SIDE ELEVATION - PROPOSED.pdf	Elevation (Side) - Proposed	6 March 2026
(PL)100_1 GROUND FLOOR PLAN - PROPOSED.pdf	Additional plans	6 March 2026
(PL)103 ROOF PLAN - PROPOSED.pdf	Roof Plan - Proposed	6 March 2026
(PL)300 FRONT ELEVATION - PROPOSED.pdf	Elevation (Front) - Proposed	6 March 2026

Case Received On:
6 March 2026

First Schedule

Lawful development Proposed use for the erection of a single story ground floor extension

Second Schedule

Kerry, 4 Clyde Circus, Tottenham, London, N15 4LF

Head of Development Management and Planning Enforcement
Planning Service

SITE PROPOSAL

There is no difference overall in relation to the site layout/the way it is used. The building's footprint is altered to the rear at ground floor, whereby the side return is in-filled as far as the existing brick wall between 4 and 5 Clyde Circus, which is less that the current outrigger. The proposal will make it a much better family home in a way that others in the local context have already carried out. There are no changes to the site at the front or at street level.

Landscaping and Trees

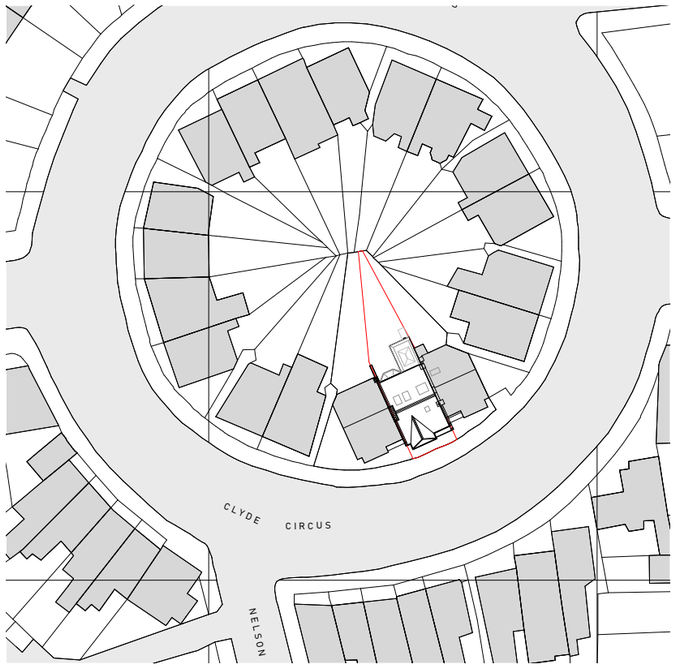
There are currently no trees and landscaping on the proposed part of the extension, which is all on hardstanding. No trees or hedges are affected by the proposed works. There is an existing Tree with a TPO in the rear garden which will be retained and protected, with any Structural proposals ensuring the extension will be built without affecting this.

Bins & Recycling

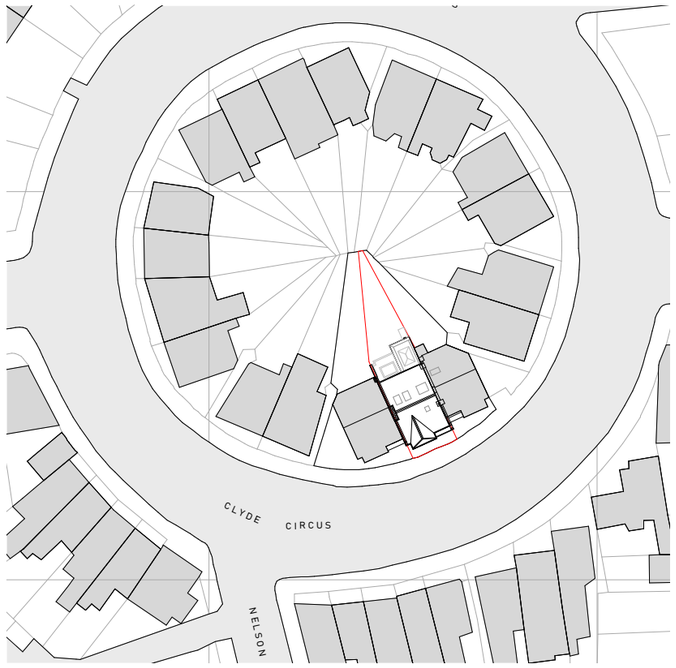
Wheelie bins are currently stored in the front garden. Bins are provided by LB Haringey with separate storage for recycling, garden waste and domestic rubbish. The proposals do not affect or change the existing system.

Parking and Public Transport

The proposals will have no impact on the existing parking along the mews.



Existing Site Plan



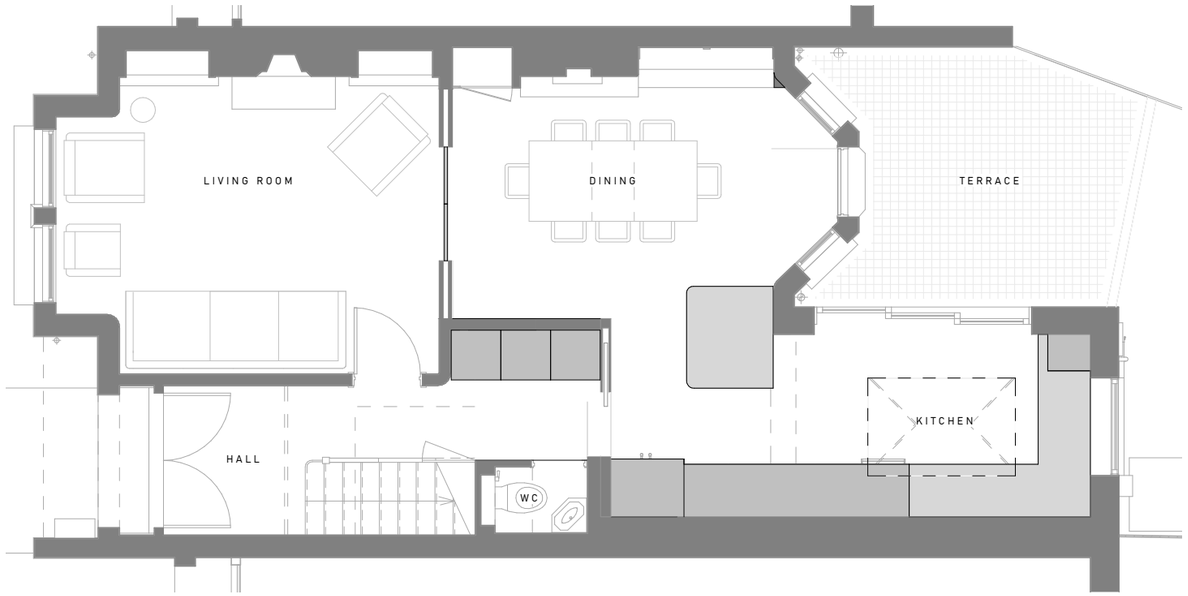
Proposed Site Plan

There will be no changes to the Existing Landscaping - Foundations and the Construction etc. will ensure to take account of the Existing Tree in the rear garden. Any construction is on existing hardstanding.

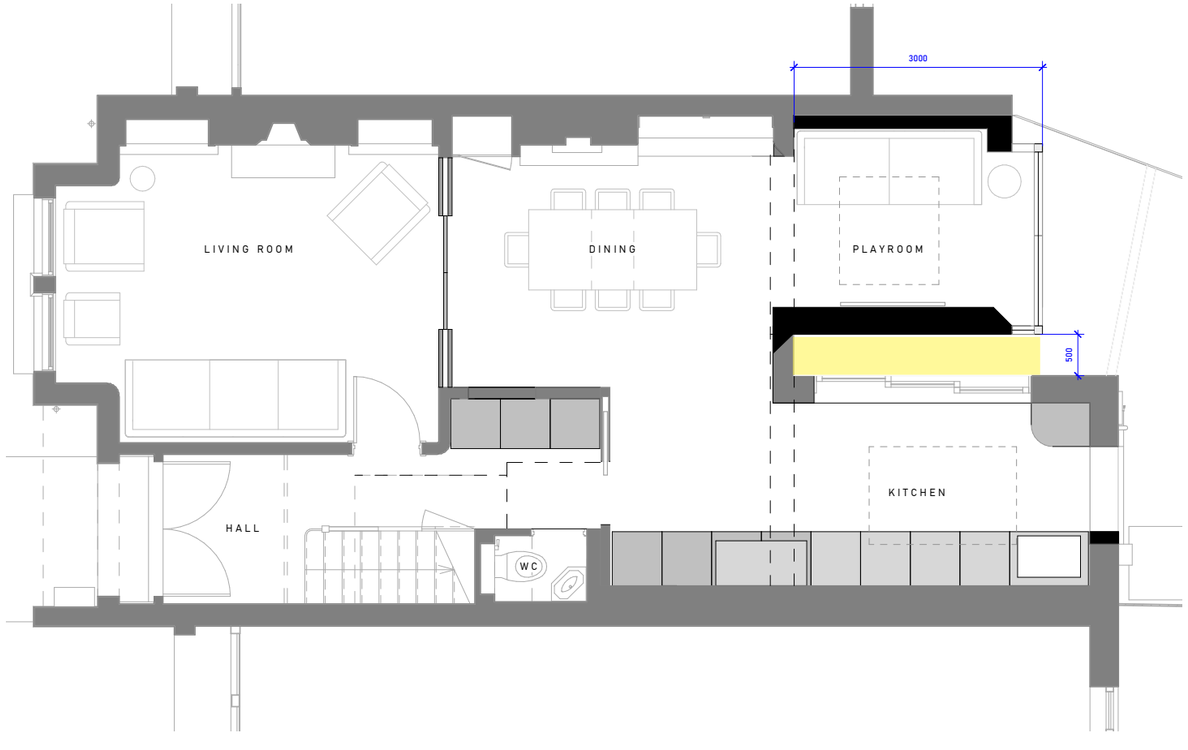
There are no changes to the existing front garden or to the Access, Parking and Refuse

PROPOSED ALTERATIONS - GROUND FLOOR

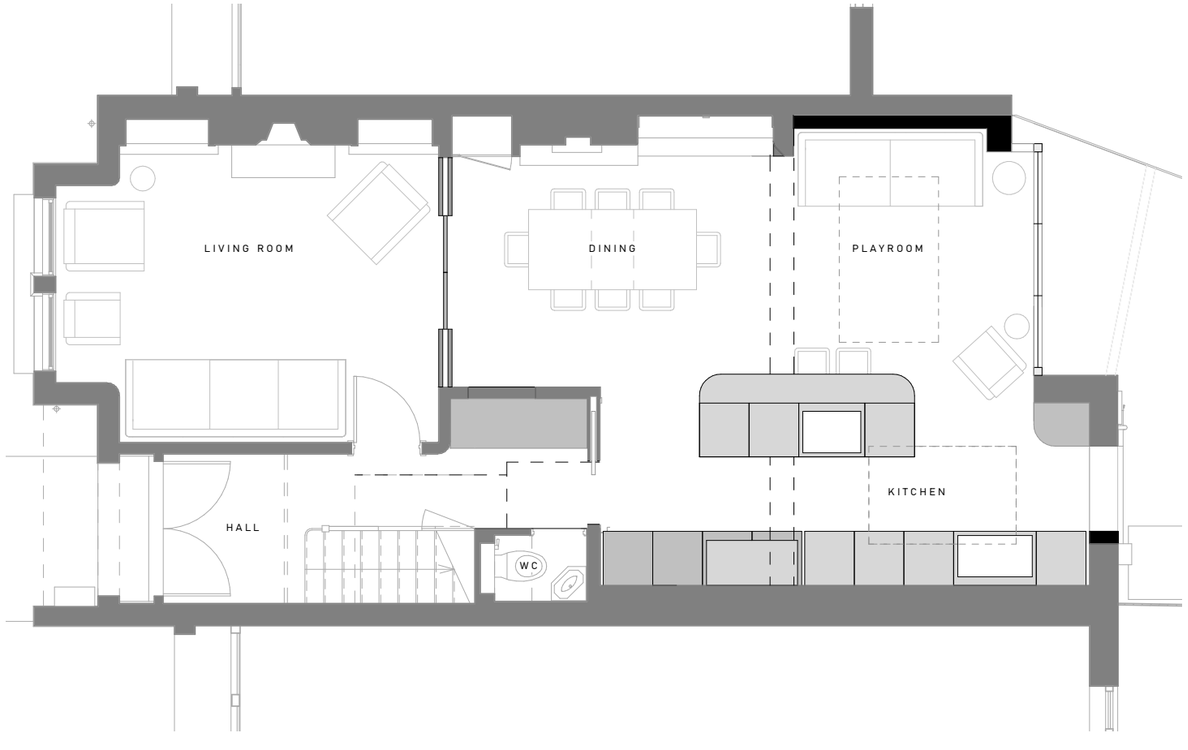
The proposed alterations to the property at ground floor from a planning perspective is the proposed ground floor extension to the side return at the rear of the property between the existing outrigger and the existing garden wall between 4 and 5 Clyde Circus. The existing kitchen windows is also lowered (in the same location) to create a full height doorway to the garden to increase the relationship between interior and exterior. The clients wish to retain as much of the existing building fabric as possible and the character in internally and refurbish the house further so that it can allow them to remain here in a long term family home.



Ground Floor Plan - Proposed



Ground Floor Plan - Proposed Use: Lawful Development - Permitted



Ground Floor Plan - Proposed

FORM / ELEVATIONS

FRONT ELEVATION

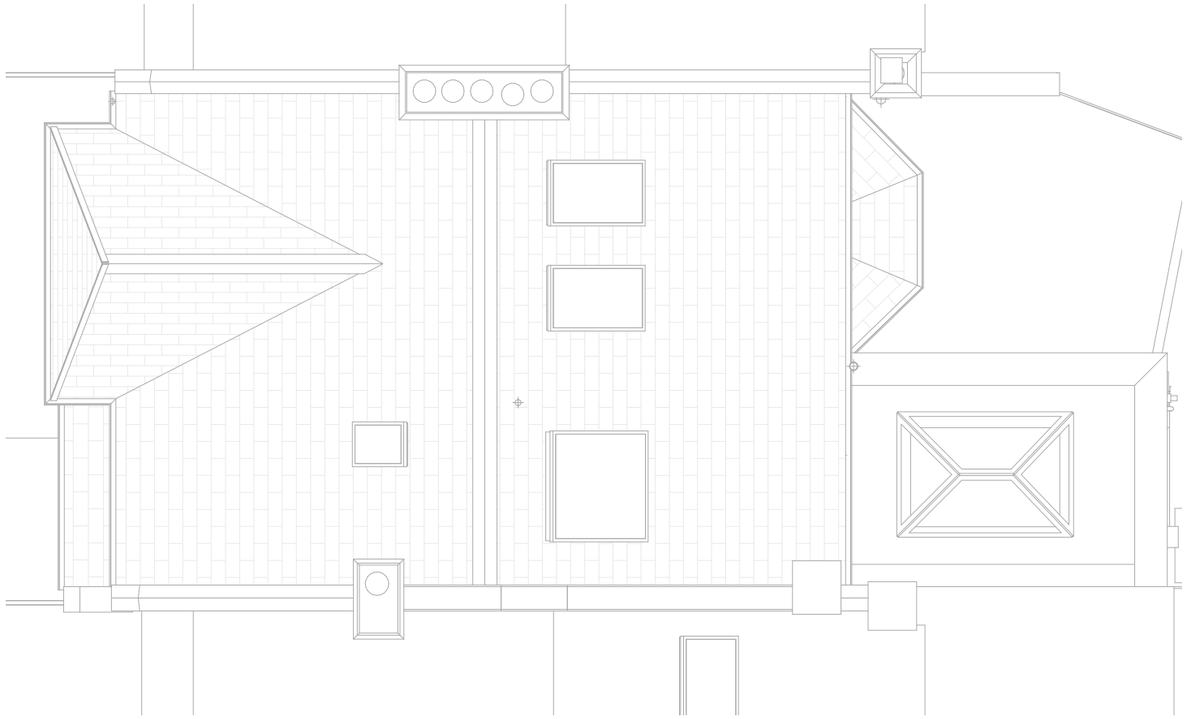
There are no changes proposed to the front facade. The clients will ensure that the windows, doors, brickwork and any finer detailing on the facade are in good condition and maintained well (both during any proposed construction works associated with this proposal and in general) to ensure that the character of the Conservation Area is respected.

Front Elevation - Existing

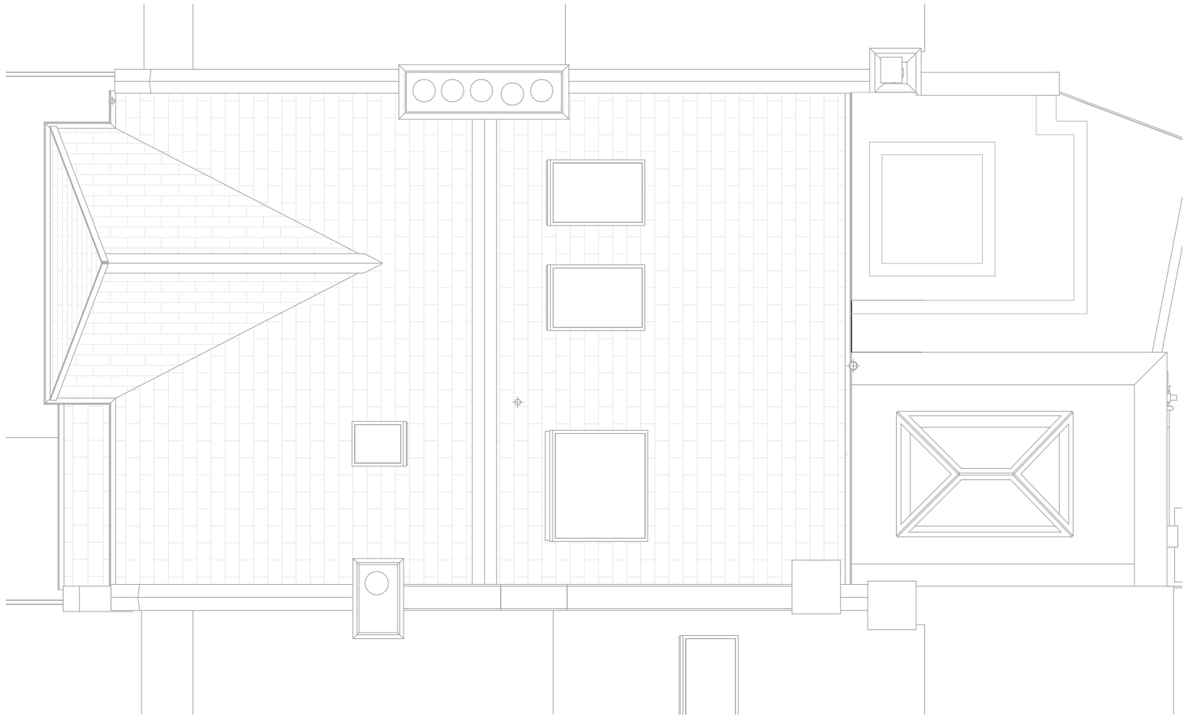
Front Elevation - Proposed

PROPOSED ALTERATIONS - ROOF PLAN

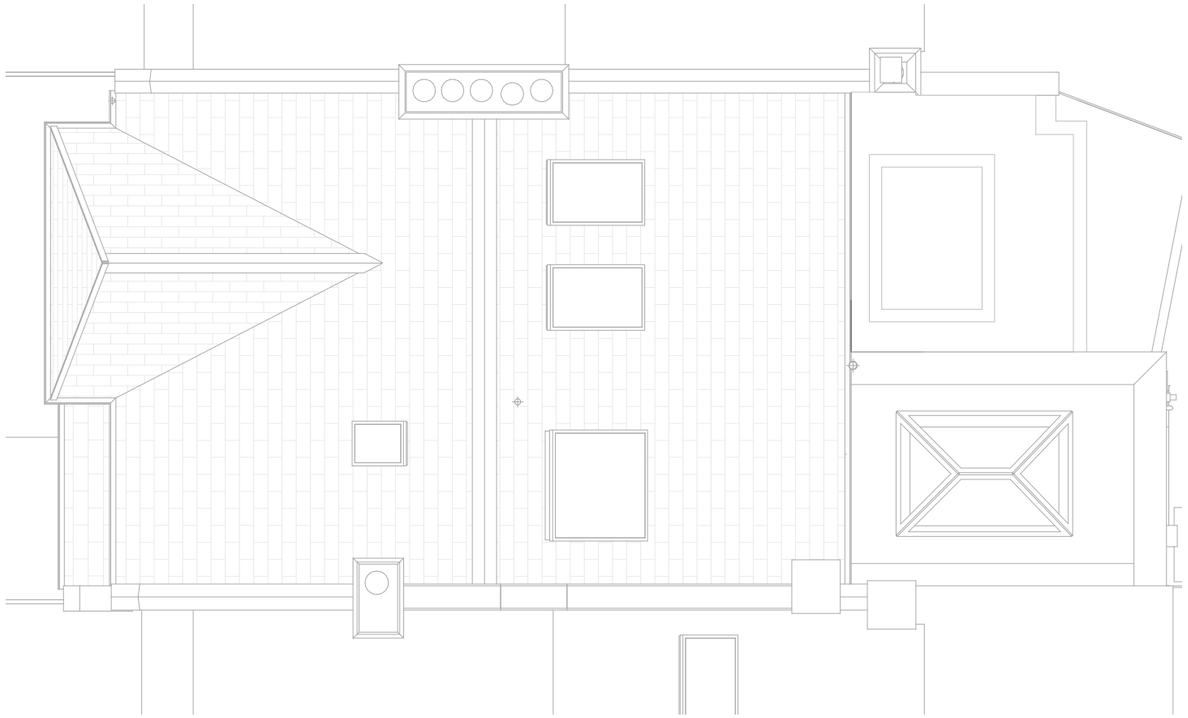
The proposed alterations to the property at roof level align to the changes at ground floor, whereby it will be the flat roof and flat rooflight of the ground floor extended area. This is at a lower height to the existing outrigger and it is also lower than the garden wall between the neighbouring property at the same height as the permitted development proposal.



Roof Plan - Existing



Roof Plan - Proposed Use: Lawful Development - Permitted



Roof Plan - Proposed

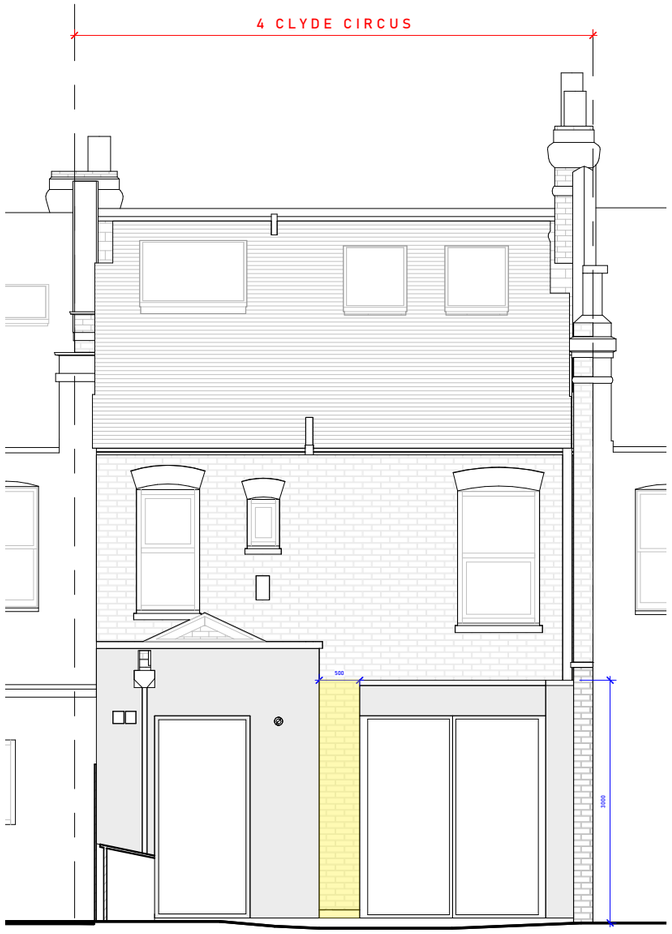
FORM / ELEVATIONS

Photo showing the garden wall between 4/5 Clyde Circus

REAR ELEVATION

These proposed alterations to the rear are that of a single storey extension. The form of this has been stepped back (from the depth of the existing outrigger) and stepped down from the existing rear outrigger. The size and height being influenced by the existing rear garden wall between 4 and 5 Clyde Circus, so that it is lower than this wall (and the same as the Permitted Development Proposal). (see Photo Top Right). The existing kitchen window position is retained but it is lowered to form a new door to create a much better relationship between house and garden. This will be a new composite timber/aluminium door which will match the new slim frame doors in the proposed extension. The new extension will be rendered to the top to match the existing outrigger.

Rear Elevation - Existing

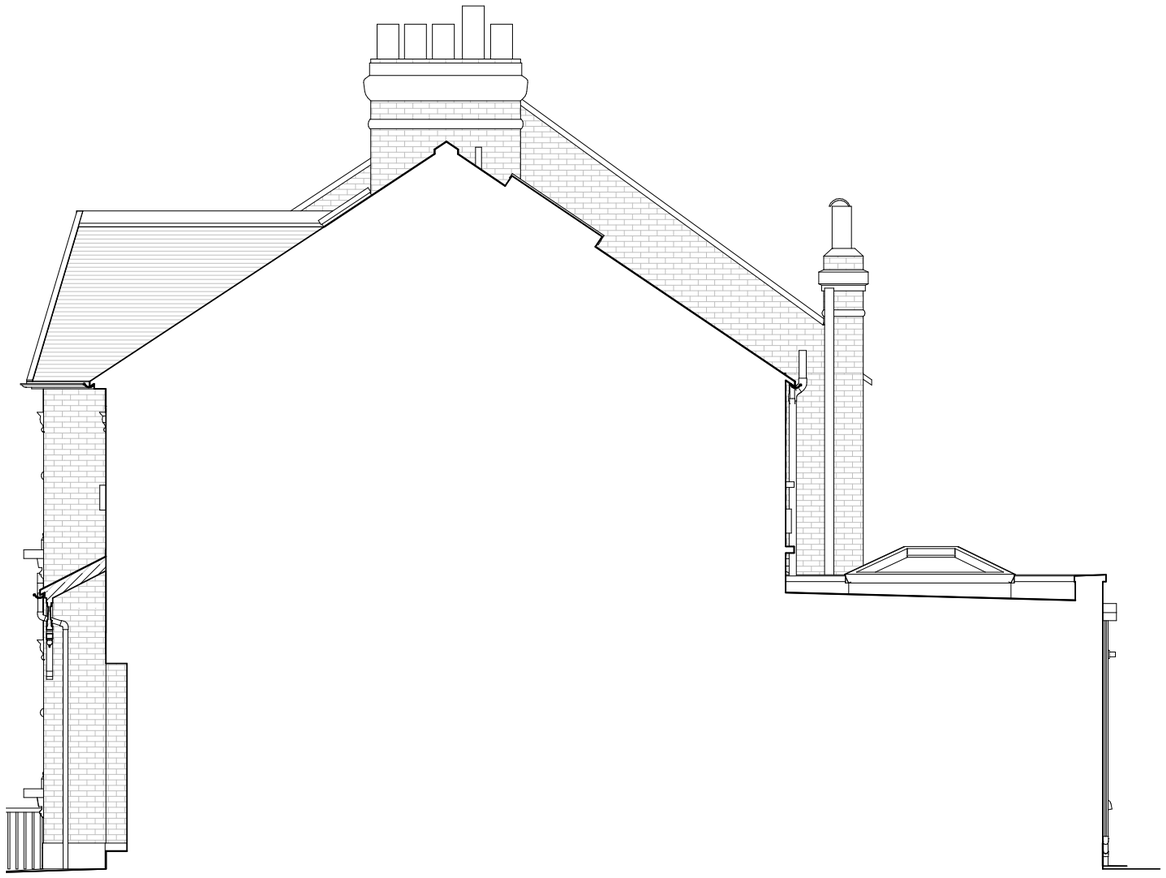


Rear Elevation - Proposed Use: Lawful Development - Permitted

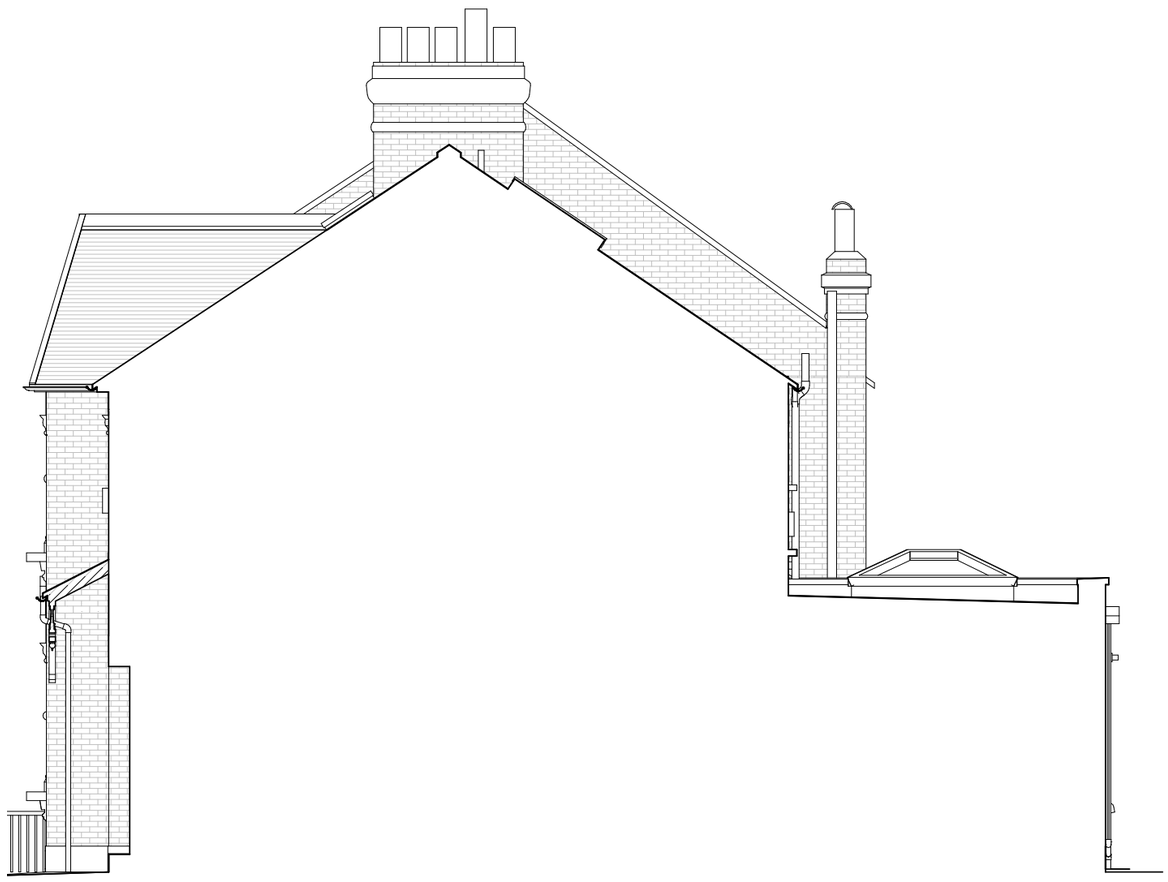
Rear Elevation - Proposed

SIDE ELEVATIONS

The side elevation has no changes that can be seen from either neighbour, given that the proposed extension sits behind both the existing outrigger and the existing garden wall. The proposal has been designed with this in mind so that it doesn't change the feeling in either neighbour at ground floor level.



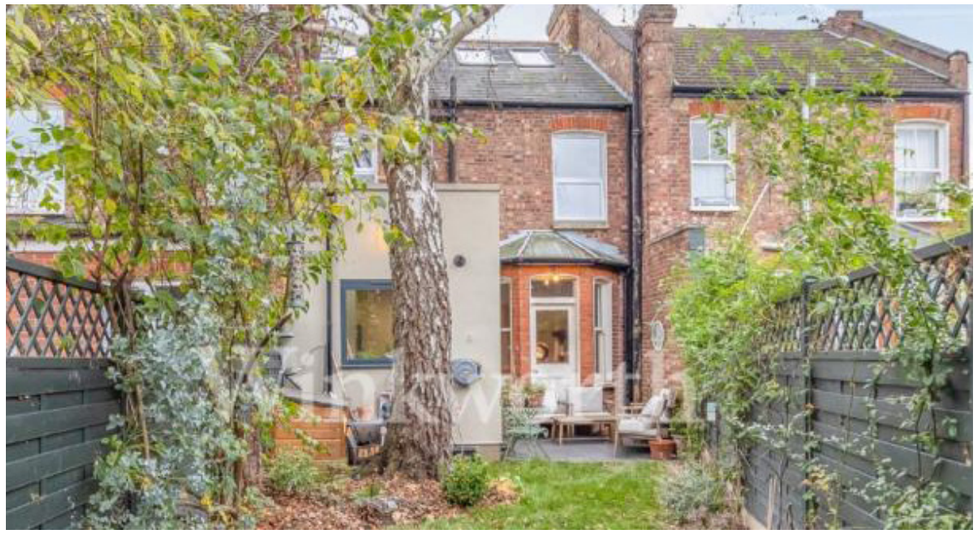
Side Elevation - Existing



Side Elevation - Proposed

MATERIALITY

As described in the rear elevation page, the materiality of the existing rear outrigger is that of aluminium windows, doors and a render finish. The permitted development means that the proposal would also be in render and aluminium to match existing materiality. The intention is to carry this through, although a new lime style render is proposed with the colour of the windows to colour match. This is considered a much 'softer' palette, with the render being a colour similiar to the mortar joints within the existing brickwork. This creates a subtle and well considered sense of connection between old and new, respecting the existing character of the property whilst not trying to create a pastiche of it.



Existing Materiality

Natural colour line render

Slim Frame Windows/Doors

Proposed Materiality

CONCLUSION

The application proposals are the result of a requirement to future proof a family home to enable the owners to live comfortably in the house as well as making it more energy efficient and environmentally/user friendly.

We feel that the proposals are of the scale and design that is appropriate to the property, the surrounding context and prioritises the conservation of existing form/ fabric and spatial integrity of the existing house, given that permitted development is applicable to the majority of the proposal, which can be built.

The proposals represent a positive contribution to the sustainability/efficiency of the property through new high performance glazing to the rear and internal refurbishments to help insulate the house, whilst also retaining the appearance, character, quality and local distinctiveness of the setting from the street scape.

The proposed works are designed as part of a wider scheme to revive and refurbish the existing house throughout as a continued family home.

On the basis of this assessment we would conclude that the scheme is well judged and in keeping with the existing house, drawing reference to both the nature of the existing building, the existing outrigger (which we step back from) and wider value and cohesion of the local context, whereby similiar proposals have been approved and built.

The proposal is respectful to both 4 and 5 Clyde Circus in terms of the design which is stepped down from the garden wall. In summary, the alterations to the property are modest in scale and feel proportional to the house, the garden and the context.

APPENDICES

Details of the proposed development are included in the attached drawings as follows :

Location Plan

Existing
Site Location Plan
Ground Floor Plan
First Floor Plan
Loft Plan
Roof Plan
Front Elevation
Side Elevation
Rear Elevation

Proposed
Site Location Plan
Ground Floor Plan
First Floor Plan
Loft Plan
Roof Plan
Front Elevation
Side Elevation
Rear Elevation