



**Design and Access Statement + Heritage Statement
201 Farrant Avenue**

Introduction

Dear Sir/Madam,

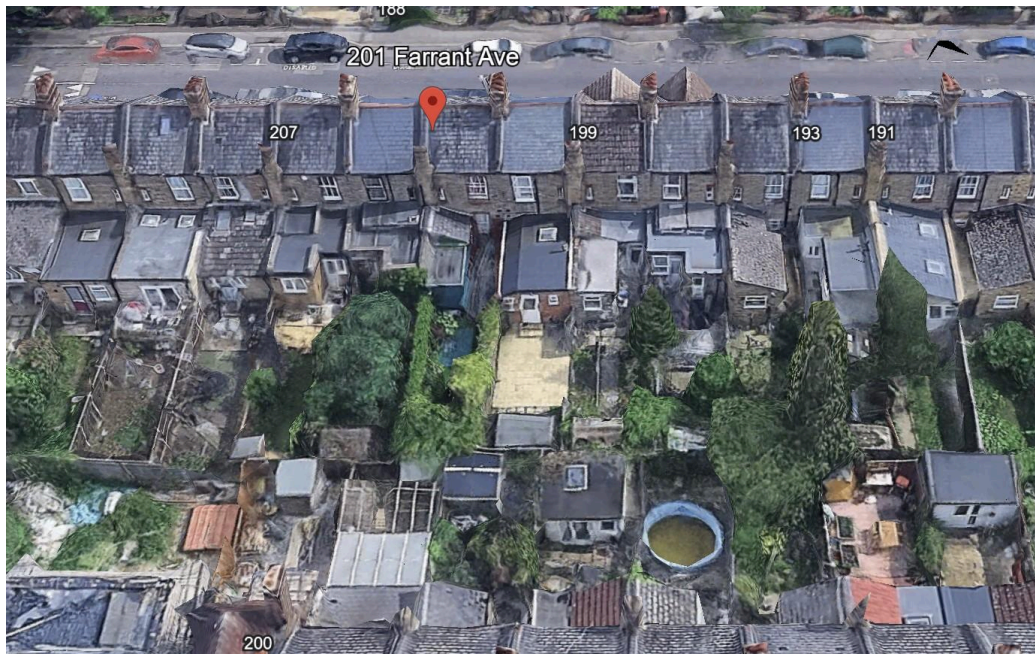
This application is submitted to the London Borough of Haringey on behalf of our client, **Ambra Dentella**, and relates to an application for the erection of a garden room in the rear garden of 201 Farrant Avenue, N22 6PG.

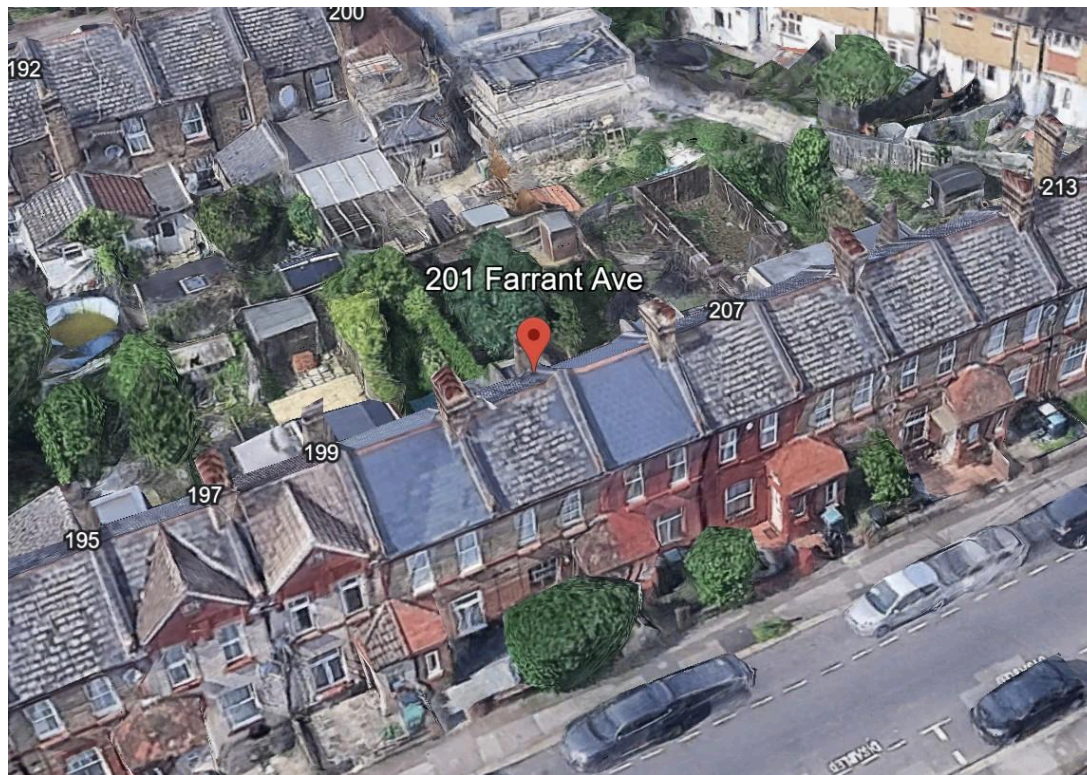
The following documents are submitted in support of the application:

- The completed Application Form
- Site location plan
- CIL Form
- Design and Access Statement
- Heritage statement
- Existing and Proposed Drawings

The planning application fee and the Planning Portal's service charge have been paid online on the Planning Portal.

Site views





1. SITE AND SURROUNDINGS

The application site is located at 201 Farrant Avenue, N22 6PG, within the London Borough of Haringey. The property is a residential dwelling situated within an established suburban residential street. The surrounding area is characterised by late Victorian and Edwardian terraced housing typical of the Noel Park Estate, with uniform building lines, consistent plot widths, and rear gardens that form a largely undeveloped green hinterland when viewed collectively across the block interior.

The host property benefits from a rear garden of sufficient depth to accommodate a modest ancillary structure without prejudice to the amenity of the garden or the dwelling. The garden is enclosed by boundary treatments consistent with the surrounding residential context. The immediate streetscene is characterised by two-storey terraced properties with front gardens and rear garden plots that contribute to the prevailing low-density, verdant character of the neighbourhood.

The site falls within the **Noel Park Conservation Area**, a designated heritage asset of acknowledged local and historic significance. The conservation area encompasses the Noel Park Estate, one of the most intact examples of a Victorian artisan estate in London, developed by the Artisans', Labourers' and General Dwellings Company from 1883 onward. This context places particular obligations on any development proposal to demonstrate respect for the character, appearance, and setting of the designated area.

Site photographs



2. PROPOSAL

The proposal seeks planning permission for the erection of a single-storey garden room structure within the rear garden of 201 Farrant Avenue. The structure is intended for use as a home office ancillary to the main residential dwelling. It is not proposed to be used as a self-contained unit of residential accommodation, and no bathroom, kitchen, or sleeping facilities are to be provided.

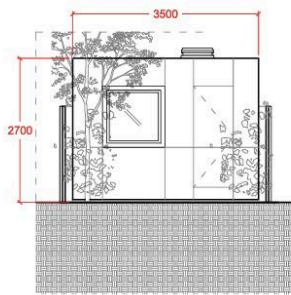
The proposed garden room measures 3.5 metres in width, 2.25 metres in depth, and 2.7 metres in height to the apex of the flat roof. The structure is rectangular in plan form and modest in overall scale, commensurate with the size of the host garden and consistent with the ancillary and subordinate nature of the development. The footprint of the structure is limited, and its siting within the rear garden ensures that it remains screened from the public realm and the principal streetscene.

The structure is to be set upon a foundation system comprising ground screws supporting an elevated timber base, thereby avoiding the need for excavation or the laying of conventional concrete foundations.

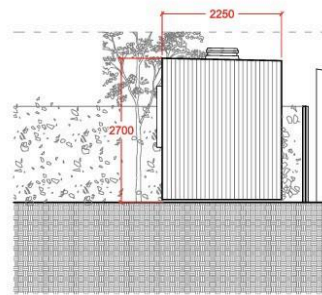
Access to the garden room is provided by a single door located within the front elevation, designed to be flush with and concealed by the surrounding facade material, creating a clean and considered external

appearance. A single square window is also positioned within the front elevation, and a single rooflight is set within the flat roof plane to introduce natural daylight and ventilation into the internal space.

Plans & drawings



1. PROPOSED FRONT ELEVATION - scale 1:100



3. PROPOSED RIGHT ELEVATION - scale 1:100

3. DESIGN

The design of the proposed garden room reflects a considered and contemporary approach to the aesthetic treatment of an ancillary garden structure. The front elevation, which serves as the primary elevation facing toward the host dwelling, is clad in Viroc, a cement-bonded particle board panel material

that offers a refined, textural finish with a restrained palette. The remaining three elevations (the two side elevations and the rear elevation) are clad in black corrugated metal sheeting, a robust and low-maintenance material that provides visual cohesion and a distinct material language appropriate to the garden setting.

The use of a consistent dark tonal palette across the majority of the external surfaces serves to reduce the visual mass and prominence of the structure when viewed from within the garden and from neighbouring properties. The corrugated metal profile introduces a degree of surface modulation and texture that prevents the elevations from reading as flat or inert, whilst the Viroc front elevation provides a material contrast that articulates the primary face of the building without introducing visual complexity that would be at odds with the modest scale of the structure.

The roofline is flat, maintaining a uniform ridge height of 2.7 metres throughout. This low eaves profile ensures the structure remains well below the boundary fence and screening vegetation, limiting its visibility from adjacent gardens and from the wider conservation area. The single rooflight set within the roof plane is modest in size and serves a functional purpose in providing natural daylight to the internal working environment without materially altering the external appearance of the structure when viewed from ground level.

In terms of sustainability, the structure incorporates high-performance insulation throughout the floor, wall, and roof construction, ensuring thermal efficiency consistent with contemporary best practice for low-energy buildings. The use of thermally broken frames at all glazed openings further minimises heat loss and reduces the energy demand of the space. These measures demonstrate a commitment to responsible and sustainable design that aligns with the environmental aspirations of the London Plan and the policies of the London Borough of Haringey.

Material photographs



4. PLANNING HISTORY

There is no known relevant planning history associated with the application site at 201 Farrant Avenue that has a direct bearing on the current proposal. No previous applications for ancillary structures, extensions, or alterations to the rear garden have been identified through a review of publicly available planning records held by the London Borough of Haringey.

5. RESIDENTIAL AMENITY

The proposed garden room has been carefully designed and sited to ensure that it does not give rise to any material harm to the residential amenity of neighbouring properties. The structure is of modest dimensions, with a maximum height of 2.7 metres, and is positioned within the rear garden of the host property in a location that reflects the established pattern of ancillary structures in the surrounding residential context.



By reason of its scale, siting, and low roof profile, the proposed structure is not considered to result in any unacceptable loss of daylight or sunlight to the windows or gardens of adjoining or neighbouring properties. The flat roof form and restrained height ensure that the structure does not project above or in close proximity to the shared boundary treatments in a manner that would create an overbearing or dominant presence when experienced from neighbouring gardens or habitable rooms. The materials selected, including the dark-toned corrugated metal cladding, serve to reduce the visual impact of the structure and assist in its absorption into the garden setting.



The proposed use of the structure as a home office is an ancillary residential use that is consistent with the quiet enjoyment of the dwelling and does not introduce any commercial activity, regular visitor footfall, or noise-generating use that would be at odds with the residential character of the area. No external lighting is proposed as part of this application, and no mechanical ventilation or air conditioning units are indicated that might give rise to noise or disturbance to neighbouring occupiers. The proposal is therefore considered to be fully compliant with the residential amenity requirements of the development plan.

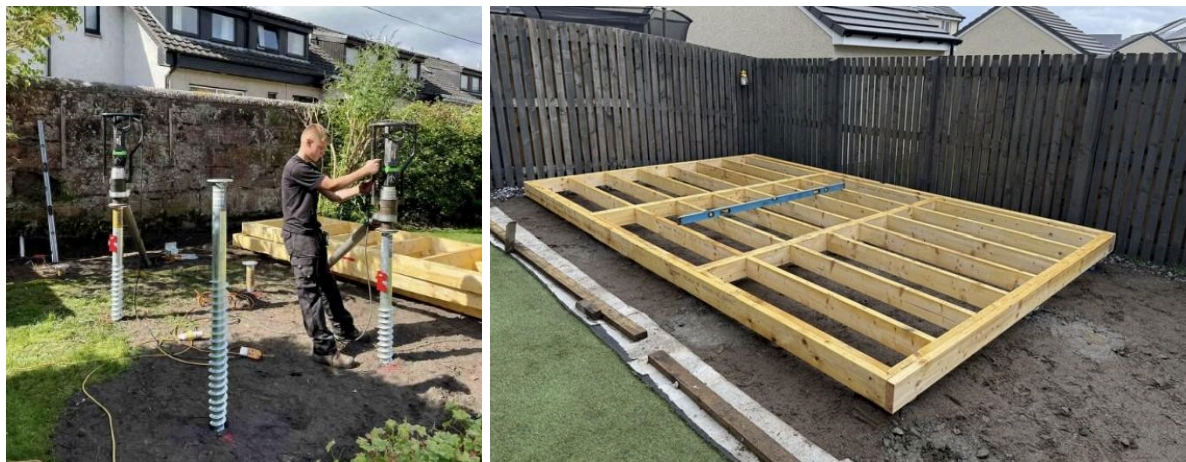
6. TREES

A review of the application site and its immediate surroundings confirms that there are no trees subject to Tree Preservation Orders (TPOs) located within or immediately adjacent to the site. There are no TPO-protected trees in the wider vicinity whose root protection areas or canopy spreads are considered to be affected by the proposed development or its associated ground works.

The use of ground screws as the foundation system for the proposed structure is considered to be a particularly sensitive and appropriate method of construction in this context. Ground screws are a minimally invasive foundation technique that avoids the need for excavation, trenching, or the displacement of subsoil, thereby eliminating any risk of damage to the root systems of existing garden trees and vegetation. This approach is consistent with good arboricultural practice and demonstrates a proactive commitment to the preservation of existing planting within the garden.

No trees or significant shrubs are proposed to be removed as part of this development. The siting of the structure has been arranged to ensure that existing garden planting is retained and, where possible, continues to provide a degree of natural screening that softens the appearance of the structure within the garden setting.

Foundations precedent images





7. HERITAGE

The application site is located within the Noel Park Conservation Area, designated by the London Borough of Haringey in recognition of the special architectural and historic interest of the Noel Park Estate. The estate represents one of the most complete and legible examples of planned Victorian artisan housing in England, developed between 1883 and 1907 to designs principally attributed to the architect Rowland Plumbe. The coherence of the estate, in terms of its street pattern, consistent architectural detailing, material palette of London stock brick with terracotta embellishments, and the regularity of its plot subdivision, is the foundation of its significance as a designated heritage asset. The Noel Park Conservation Area is a non-designated heritage asset in terms of the individual garden structures it contains, but the cumulative contribution of rear gardens to the undeveloped, green character of the block interiors forms part of the wider setting that underpins the historic and aesthetic integrity of the estate.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when exercising planning functions. This duty is given policy expression through Policy HC1 of the London Plan (2021) and Policies SP11 and DM13 of the Haringey Local Plan, all of which require that development within or affecting a conservation area preserves or enhances its special character and appearance, and avoids harm to the significance of the designated heritage asset or its setting. The Noel Park Conservation Area Appraisal and Management Plan, adopted by the London Borough of Haringey, provides additional guidance on the characteristics that define the area's significance and the design principles that should inform new development within its boundaries.

The rear gardens of the Noel Park Estate contribute to the conservation area's significance in a number of specific ways. Viewed collectively from above, the largely undeveloped interior of each residential block presents a continuous green curtilage that reflects the original estate layout and provides an important counterpoint to the dense, uniform built frontages of the surrounding streets. The retention of this green hinterland, with limited and subordinate ancillary structures, is identified within the Conservation Area Appraisal as a characteristic that contributes to the spatial quality and historic legibility of the estate. Individual gardens, whilst not publicly visible, collectively form part of the setting within which the principal heritage assets, the terraced dwellings themselves, are experienced and understood.

The proposed garden room has been specifically designed to respond to this heritage context with sensitivity and restraint. The structure is modest in scale, measuring only 3.5 metres in width and 2.25 metres in depth, with a flat roof maintained at a height of 2.7 metres. These dimensions ensure that the structure remains clearly subordinate to the host dwelling and sits comfortably within the garden without displacing or dominating the open, green character of the plot. The flat roof profile is of particular importance in a conservation area context, as it ensures the structure does not introduce a roofscape that could compete visually with the uniform pitched rooflines of the Victorian terraces when viewed from upper floors or elevated vantage points within the surrounding neighbourhood.



London Borough of Harringey

Date: July 2026



The material palette has been selected with careful regard to the conservation area context. The use of Viroc panelling represents a contemporary response that establishes a link to the colour, tone and character of the Victorian brick and terracotta language of the surrounding dwellings, in accordance with the general guidance set out in Historic England's publication Adapting Traditional Farm Buildings (and more broadly, the advice contained within Historic England's guidance on new development in historic areas) that new structures within historic settings should be honest expressions of their time whilst remaining respectful of their context. The dark, recessive tone of the metal cladding ensures that the structure does not draw attention to itself or introduce visual noise into the garden setting. The structure will read as a discreet, background element when viewed from within the garden, from neighbouring properties, and from any oblique views that may be afforded across the block interior.

It is the considered assessment of this statement that the proposed development preserves the character and appearance of the Noel Park Conservation Area and does not cause harm to the significance of the designated heritage asset or its setting. The proposal is therefore considered to comply with the statutory duty imposed by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and with the relevant policies of the London Plan, the Haringey Local Plan, and the guidance set out in the National Planning Policy Framework with respect to the conservation and enhancement of the historic environment.

8. CONCLUSIONS

The proposed development will provide the existing house with adequate space for a work-from-home office, thereby enhancing the living conditions of its occupants. The outbuilding features a sensitive and unobtrusive design that preserves the open character of the rear garden and surrounding area, without impacting the appearance of the host building.

The proposal will not adversely affect the residential amenities of neighbouring properties and will improve the amenities of the occupants of 201 Farrant Avenue.

For these reasons, it is submitted that the proposal fully complies with the policies of the Council's development plan and, as such, planning permission should be granted.

We trust that the submitted information is sufficient to determine the planning application. However, should you require any further information or clarification, please do not hesitate to contact me via email or by phone at 07904 866722.

Yours faithfully,
Tomaso Boano