

ROAR

Design & Access Statement

project 19b Barnard Hill, N10 2HB
date 20.08.26

This Design & Access statement supports a planning application for a single storey outbuilding situated in the private rear garden of no. 19b Barnard Hill. The outbuilding replaces an older shed to provide a garden room with storage space. Modest and discrete in appearance, blending into the landscaping of the rear garden with timber cladding material for a natural aesthetic; in keeping with the Conservation Area and local character.

1. Site & Context

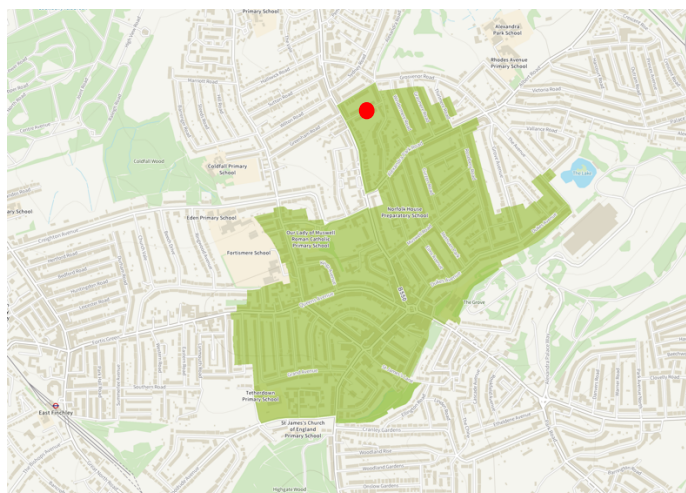
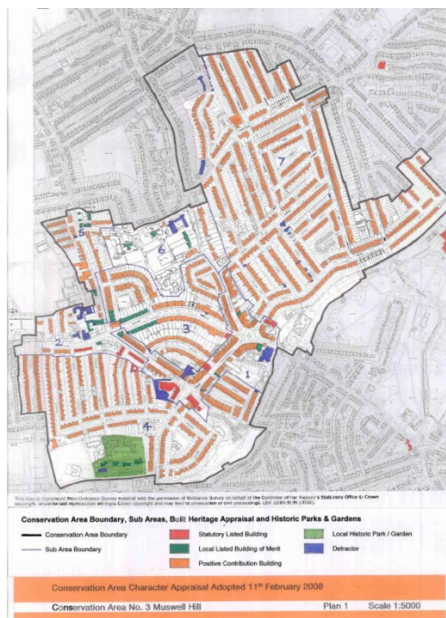
19b Barnard Hill is an Edwardian Property, it is a 2 bedroom lower ground floor flat with garden access to the rear. The property is located in the Muswell Hill Conservation area.

2. Historic England Listing

Not applicable

3. Conservation Area

The property is located in the north of the Muswell Hill Conservation area. The Conservation Area's aim is to preserve Muswell Hill's cohesive streetscapes and ensure that new development responds appropriately to its historic context. The Conservation Area was identified and formalised in 1974; Barnard Hill has not been identified for specific appraisal of February 2008.



(L) found in page 104 of *London Borough of Haringey, Muswell Hill Conservation Area character appraisal*
(R) Boundary of the Muswell Hill Conservation Area. Red dot shows no. 19b Barnard Hill. Found on GOV.UK

4. Planning History

- Ref. No: HGY/2012/1227 | 09/08/2012 | Status: Approved with Conditions

Proposal of decking, hard landscaping and shed to rear, and increase in boundary fence height to No 17 with a 600mm high trellis.

“The proposal is approved on the grounds that the shed is of an acceptable material for a Conservation Area and does not adversely affect the privacy and amenities of any adjoining property. The proposal as a whole preserves the character and appearance of the area and does not adversely affect the amenities of any surrounding property. As such the proposal complies with Policies UD3 General Principles, UD4 Quality Design, CSV5 Alterations and Extensions in Conservation Areas and SPG2 Conservation & Archaeology of the Haringey Unitary Development Plan.”

- Ref. No: HGY/2012/1227 | 18/06/2012 | Status: Granted, no Objection

T1 Ash – fell and poison stump

5. Access

Access remains unchanged to the main property. The outbuilding is reached via the existing garden path, no alterations to this.

No changes to vehicle access, site boundary or public footpaths.

6. Proposal

- Garden room to enhance storage and usability of rear garden area
Modest in design with painted timber horizontal cladding, blending into the landscaping of the rear garden; subservient to the main building and unobtrusive.
- Retains neighbour privacy through scale and frosted windows at high level
- Screened by existing boundary fences
- Positioned at the rear, occupying less than **50%** of the overall garden amenity space
- Maintains a maximum of **2.5m** at boundary and throughout the building, with flat roof construction to maintain low profile; as stated in the Permitted Development for Householders rights, Haringey – Class E, Outbuildings.

7. Heritage Statement

The proposed outbuilding is located within a private rear garden, with acceptable material selection and scale; ensuring no adverse affect to the Conservation Area of Muswell Hill.

8. Practice profile

Founded by Craig Rosenblatt and Shaun O'Brien, ROAR is an architecture and interiors practice inspired by the process of making. They collaborate with craftsmen, specialists and clients to create loved and purposeful spaces.

The practice is dedicated to working within the existing context, complementing the building fabric and the character of the area. They specialise in retrofit projects and firmly believe in prioritising retrofit over demolition and rebuild. Their approach focuses on driving the sustainability of our projects through passive strategies and natural materials. Their projects range from small scale residential to large scale commercial.

Recent achievements include: British Home Awards 2025 Winner, Don't Move, Improve! 2025 Sustainability Prize, AJ Retrofit Awards Winner 2025, London Borough of Waltham Forest People Choice Award 2024, Haringey Design Awards 2021 Shortlist, Architects Journal, Dwell and 25 Beautiful Homes publications.

9. Conclusion

The outbuilding represents a discrete and proportional addition to the rear private garden of 19b Barnard Hill, In respect to the Haringey Permitted Development Guidelines for Class E, Outbuildings and the Muswell Hill Local Conservation Area context.