



FULL PLANNING APPLICATION

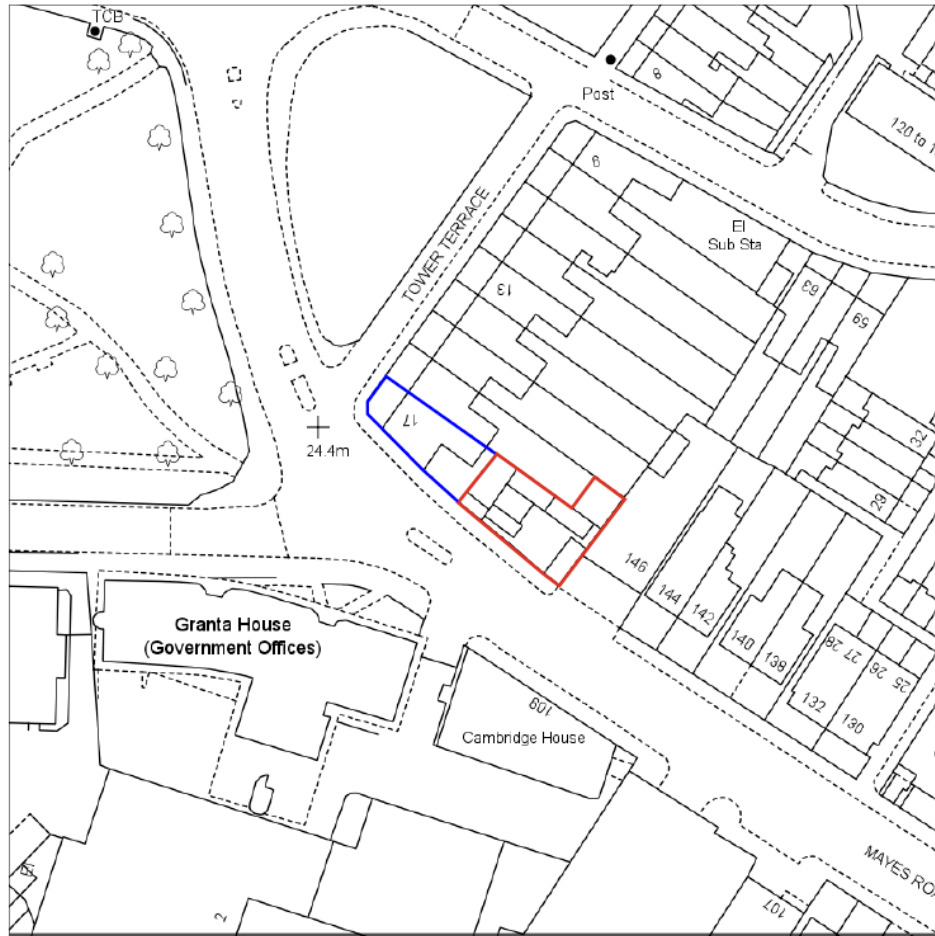
Redevelopment of Land to the Rear of
17 Tower Terrace, Wood Green, London N22 6SX

Design & Access Statement

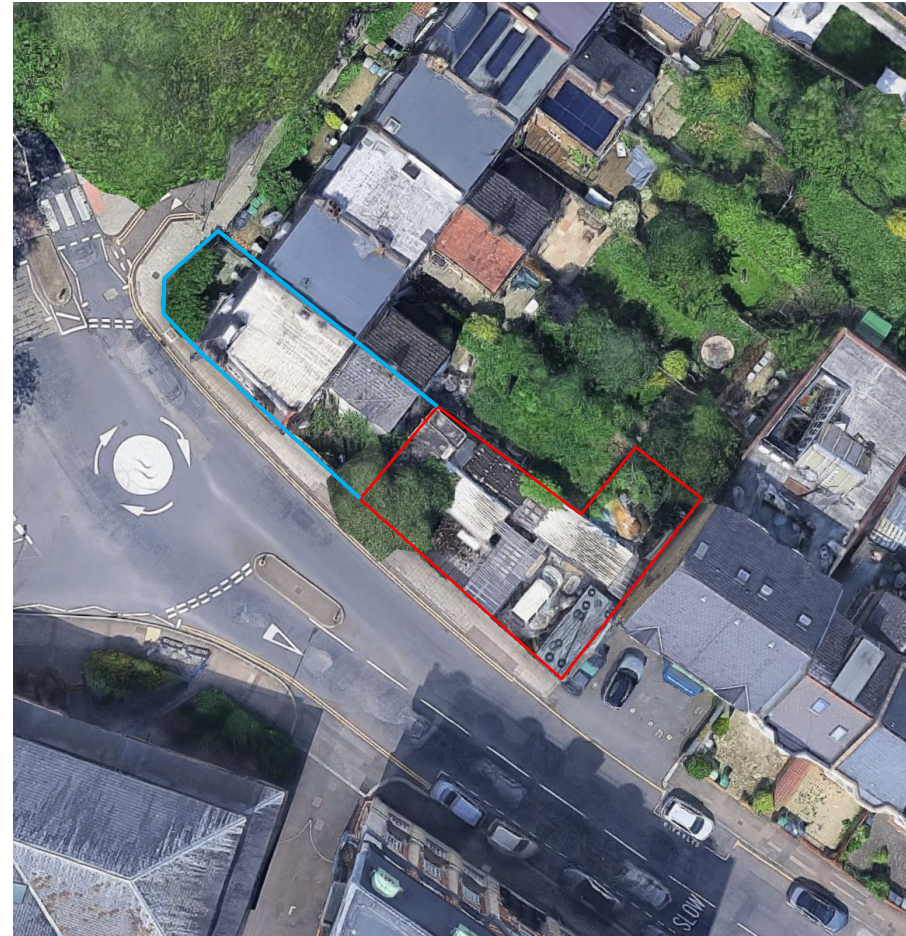
August 2026

AR ARCHITECTURE

T: +44 207 209 2851
E: info@ar-arch.co.uk
W: www.ar-arch.co.uk



Location Plan



Aerial view



Aerial view - rear

INTRODUCTION

This Design and Access Statement has been prepared on behalf of our client, Mr Yousaf Khan ("the Applicant"), the Freeholder of 17 Tower Terrace, in support of his application to Haringey Borough Council.

The proposals involve the demolition of the existing structures on the land to the rear of 17 Tower Terrace, Wood Green, London N22 6SX ("the Site") and its redevelopment to create one new home, including access and associated works.

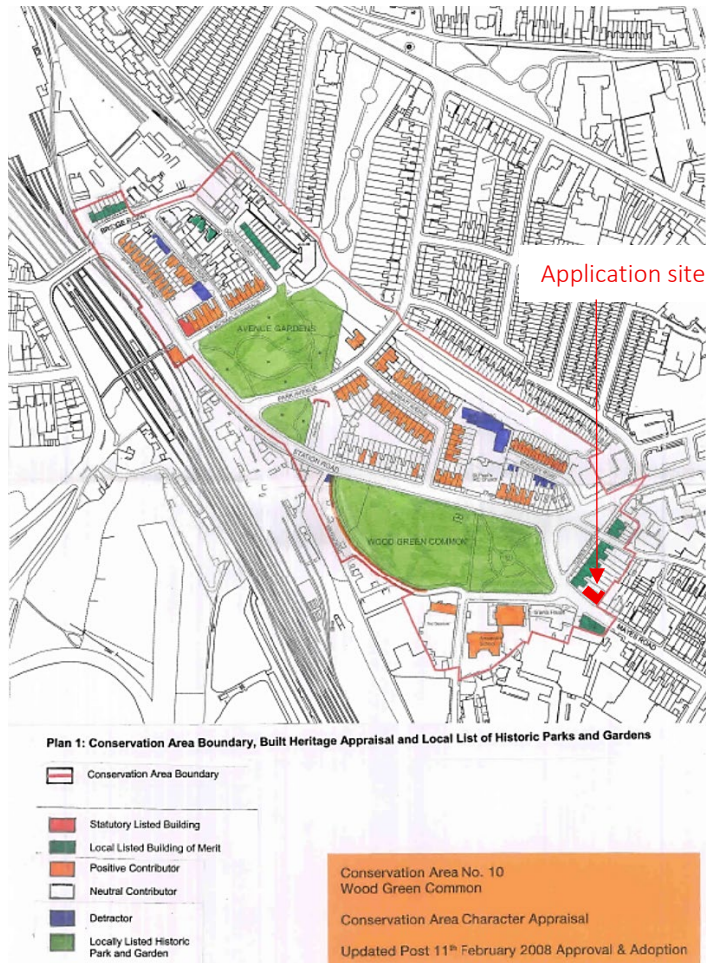
The objective of this self-build development is to create an elegant home with high-quality exterior and interior design that would be discreet and unobtrusive within the conservation area. The proposals adopt a restrained architectural approach, ensuring the new building remains subordinate to the surrounding townscape while respecting the character of the area and contributing positively to the dialogue between old and new, while providing a high standard of contemporary accommodation.

Application Documentation

Included with this Statement are the following documents and drawings:

- Location Plan
- Existing – plans, sections, elevations
- Proposed – plans, sections, elevations
- Planning Statement prepared by Gracechurch Town Planning
- Heritage Statement prepared by MVHC
- Construction Method Statement prepared by Concept Consultancy Structural Engineers
- Arboricultural Implications Report prepared by SJA Trees
- Energy & Overheating Statement prepared by NRG Consulting

We trust that this information will be sufficient to explain the proposals and enable them to be assessed in their context.



Wood Green Conservation Area



17 Tower Terrace



View of the application site from Baratt Gardens

CONTEXT

Site Location

The application Site is located at the corner of Tower Terrace and Mayes Road. It is well served by public transport, with Wood Green Underground Station and Alexandra Palace rail station located approximately 0.3 and 0.4 miles away respectively.

No.17 Tower Terrace is a three-storey corner house at the end of a late-Victorian terrace, falling entirely within the Wood Green Common Conservation Area. The property, together with other buildings in the terrace, is identified in the Conservation Area Appraisal (CAA) as a “locally listed building of merit” (BM).

The house has an original two-storey rear projection and a shallow cellar beneath the entire footprint of the building. It has been converted into three apartments. The Applicant owns the freehold of the entire property and occupies the top-floor flat (17C). He also owns a leasehold interest in the land at the rear of the garden of No.16.

The garden of the property is of irregular shape, approximately 8–10 metres wide and around 25 metres long. There are no mature trees on or in proximity to the Site.

Situated opposite and to the south is Cambridge House (No.109 Mayes Road), a five-storey locally listed office building constructed in 1897 as the headquarters of Barratt & Co Confectioners and recently refurbished as apartments.

Granta House, located to the south-west at the junction of Western Road and Mayes Road, is a two-to-three storey 1970s building of limited architectural merit occupied by local government offices.

To the south-east, Mayes Road is lined with two- to three-storey houses of varying age and style. Beyond its northern section, which lies within the conservation area, the street has no clearly defined character. 146 Mayes Road, immediately adjacent to the Site, is a late-20th-century three-storey residential building with commercial units at ground floor level. Its gable wall facing the Site contains no openings.

The area to the south of the Site (the former Barratt & Co Confectioners industrial estate) is currently undergoing comprehensive regeneration and redevelopment as part of the enhancement of the Wood Green Cultural Quarter, including the creation of a new north–south link between Clarendon Road and Wood Green Common.

Conservation Area

The Wood Green Common Conservation Area is primarily composed of late-Victorian and Edwardian terraced streets that developed around the open spaces of the New River, Wood Green Common and Avenue Gardens. The area exhibits a strong consistency of character and appearance, derived from the development of the majority of buildings and the laying out of the streets within a relatively short period of less than 20 years (1896–1913).

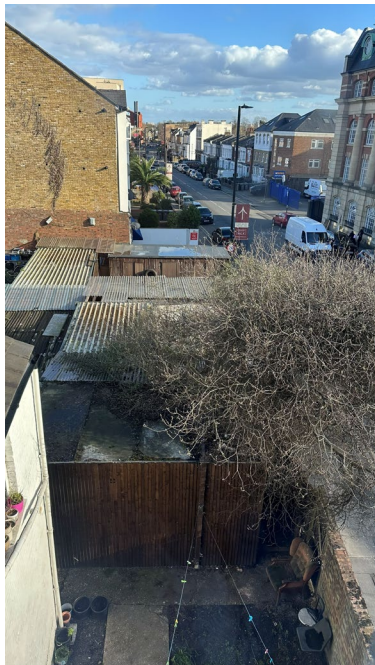
The application Site is located at the south-eastern boundary of the Conservation Area. The rear elevation and garden of No.17 are prominent in views into the Conservation Area from the northern section of Mayes Road.



View of the application site from Western Road



View of the application site from Mayes Road



Application site from above



Views of the application site from Mayes Road

Current Uses and Condition

The application Site originally formed part of the garden of No.17. Subsequently, during the building's conversion into flats in the 1970-80s, garages were constructed and the Site ceased to function as an amenity space.

The Site is currently a hardstanding area occupied by a variety of portacabins and garages, located behind a wooden fence and used as workshops. The lawful use of these outbuildings was confirmed by an appeal decision in 2024.

There is one existing on-site parking space in the south corner of the Site, accessed via the wooden gates with a dropped kerb in front of them.

In its current condition, the Site makes a negative contribution to the character and appearance of the Wood Green Common Conservation Area.

Planning History and Context

The site's planning history includes the following:

- **OLD/1957/0648** – Widening of vehicular access to Mayes Road. Granted on 09/12/1957.
- **OLD/1972/1479** – Conversion to three self-contained flats and erection of three garages to the rear. Granted on 05/07/1972.
- **OLD/1981/1539** – Erection of a garage on the site of a parking area to the rear. Granted on 16/12/1981.
- **HGY/2021/2984** – Erection of a single-storey rear extension to the upper ground floor flat in the existing house and the erection of a new self-contained three-storey dwellinghouse with basement. Refused on 15/12/2021.
- **HGY/2023/0411** – Lawful Development Certificate for the siting of garages and portacabins (operational development) for purposes incidental to the dwellinghouse(s) and the installation of a means of access (engineering operation). Refused on 28/06/2023 and allowed on appeal on 04/11/2024.

The Site is not located within a Flood Risk Area. There are no Tree Preservation Orders (TPOs) on or near the Site.

The following planning policies have been taken into consideration:

- **London Plan** (2021)
- **Strategic Policies 2013–2026** (2013, updated 2017)
- **Development Management Development Plan Document (DPD)** (2017)
- **National Planning Policy Framework** (August 2026)
- **Wood Green Common Conservation Area Character Appraisal** (2008)

Please refer to the Planning Statement for a detailed analysis of the relevant planning history and the applicable planning policy framework.

PREVIOUS PROPOSALS & ADVICE

2017 Pre-Application Consultation

In July 2017, the Applicant sought pre-application advice (ref. PRE/2017/0307) from Haringey Council in respect of an extension to the existing house and the construction of a new dwelling within the garden. Officers found the principle of a new residential development, including the introduction of contemporary design within the street scene, to be acceptable. However, the proposed four-storey dwelling was considered to represent overdevelopment.

2021 Planning Application

A subsequent application (ref. HGY/2021/2984) for a substantially reworked and reduced scheme, comprising a three-storey new dwelling, was refused due to its unacceptable impact on the conservation area.

2022 Pre-Application Consultation

Following the feedback set out in the officer's report, the Applicant brought forward further revised proposals for a reduced two- to three-storey building of a more conventional design, partly recessed into the ground. Whilst no formal written advice was issued, officers indicated during the pre-application meeting that the massing and bulk of the proposed building remained excessive. It was also verbally suggested that a single-storey development, with a partial first floor located at the furthest end of the garden, might be acceptable.

2025 Consultation

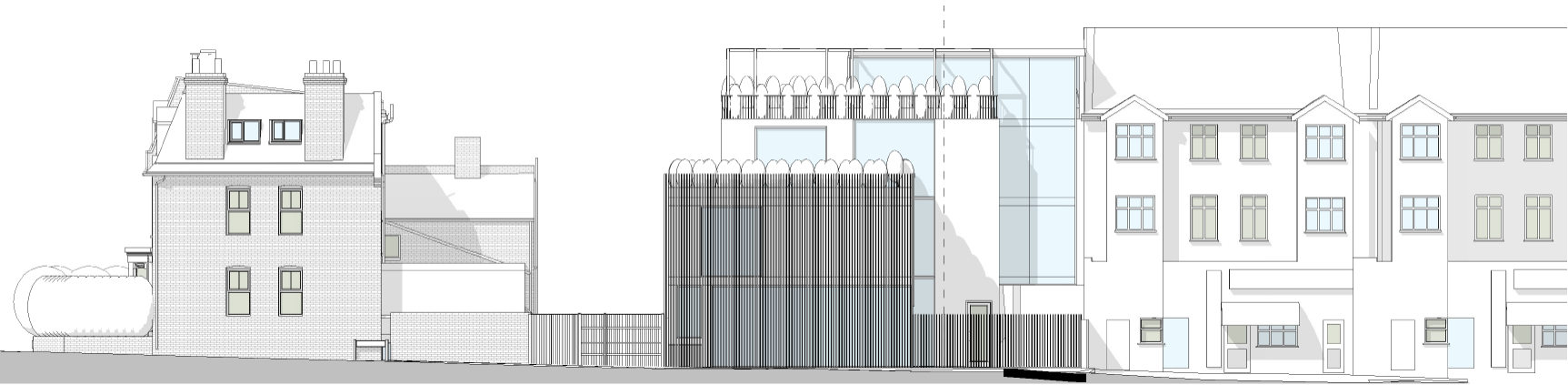
In November 2025, the Applicant sought advice on a revised part one-, part two-storey scheme unified by a sloping green roof. The Council's Senior Conservation Officer considered the design to be "overtly modernist and alien to its context". She further advised that "this backland site is not appropriate for a loud and domineering architectural statement", and that "any development in this location needs to be more quiet, considered and sensitively designed, scaled to reflect its position and the original urban grain, remain subservient to the locally listed building(s) and within views to and from the CA".

In addition, the Senior Conservation Officer advised that a reduced scale of development "...would be a welcomed step in the right direction", and that "...any design here should probably look to maintain a separate boundary wall, or the appearance of one, along the street – replacing the existing timber fencing". She further clarified that "a building which adopts a more subtle architectural approach would be a more appropriate addition. The use of natural materials reflecting the existing colour palette of the site's context would appear to be a sensible starting point."

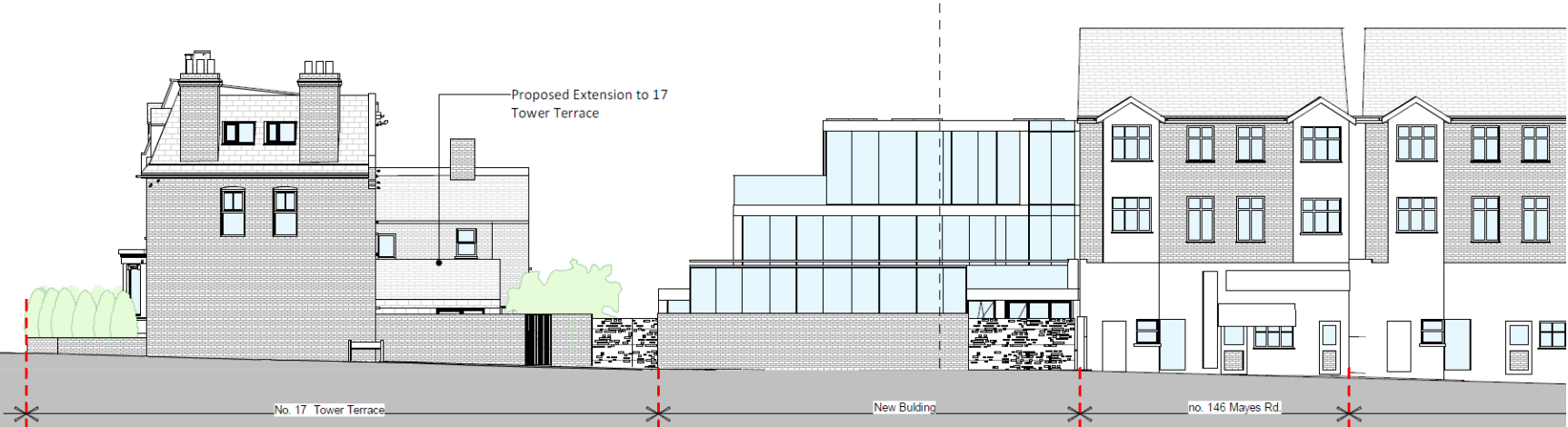
Consultations with Neighbours

The occupants of all flats at 17 Tower Terrace have been consulted by the Applicant and informed of the proposals. No concerns were raised during these consultations, and the proposals have been developed with due regard to neighbouring amenity.

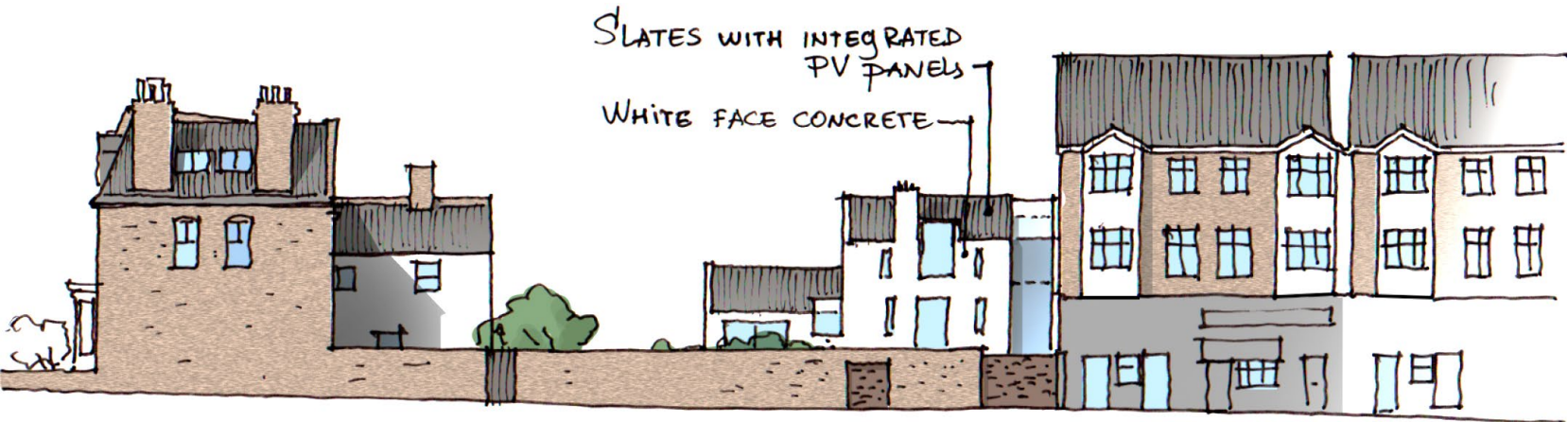
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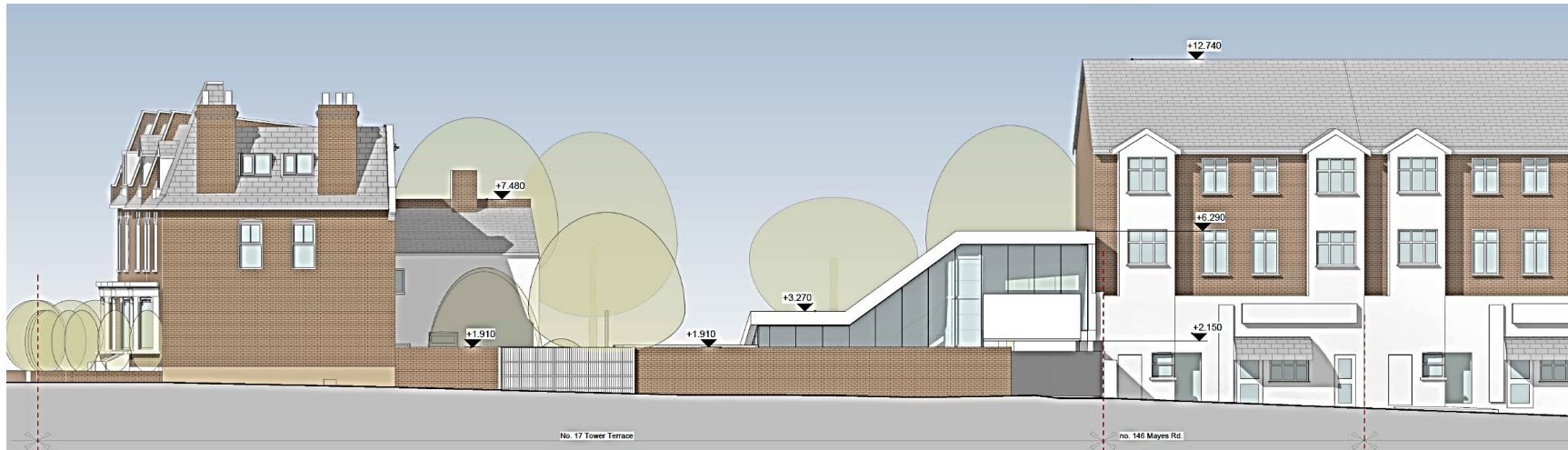
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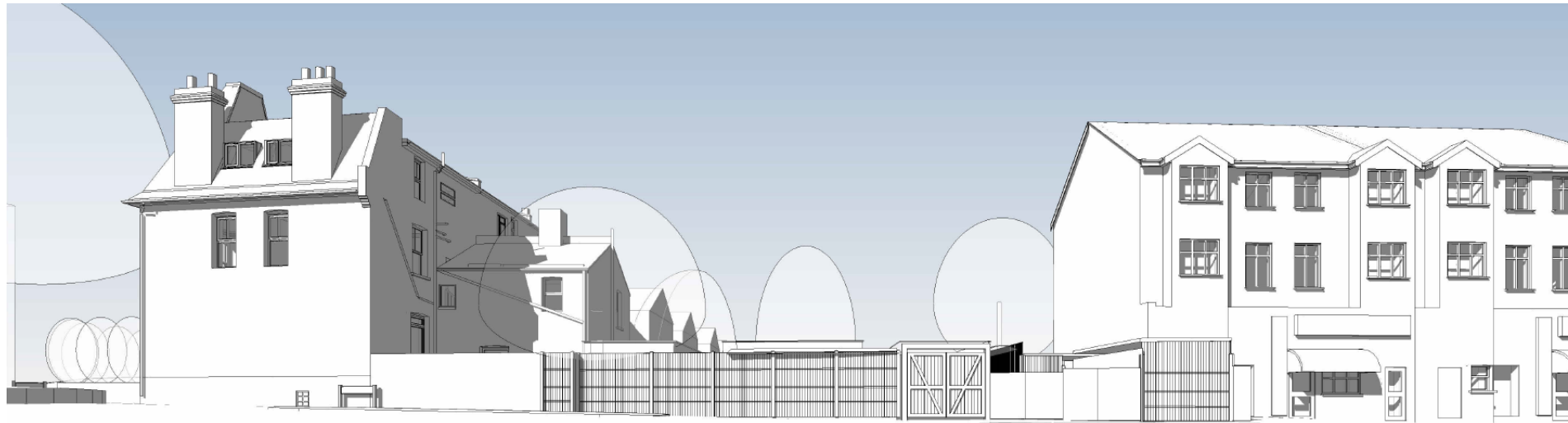


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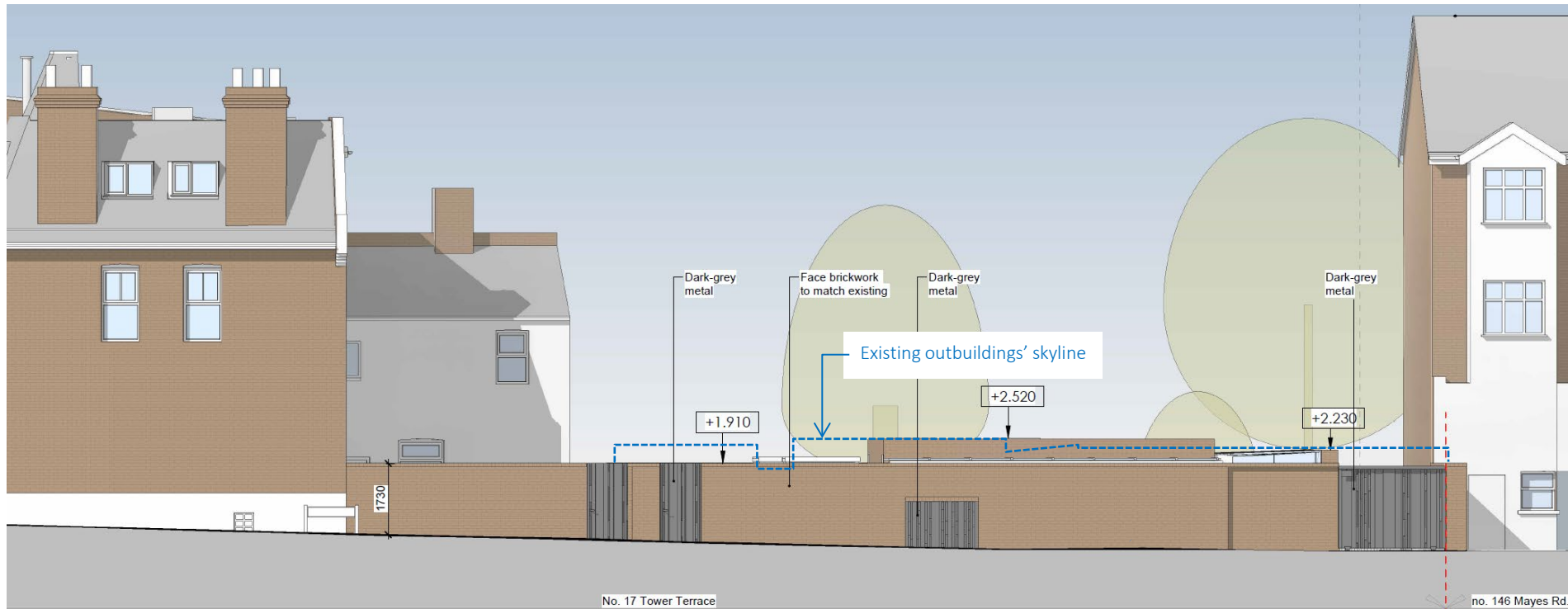




Mayes Road streetscape - existing



Mayes Road streetscape - proposed



Proposed Mayes Road elevation

NEW PROPOSALS

Height & Scale

The scale of the proposed development reflects its position at the edge of the conservation area and the original urban grain, and ensures that it remains subservient to the locally listed buildings in views to and from the Conservation Area.

The new dwelling is proposed as a single-storey building with a basement. Its height aligns with the front boundary wall, such that the majority of the building remains concealed behind it. Elements projecting above the wall are set back from it and do not exceed the height of the existing outbuildings.

Massing

The massing of the proposed house has been materially reduced to render it effectively “invisible” within the streetscape and to minimise its impact on the conservation area. The openness of the gardens and the visibility of the rear façades of Tower Terrace from Mayes Road are fully maintained.

Design

The new building has been sensitively designed as a quiet and considered addition to the Conservation Area. Only solid brick and timber-clad surfaces, reflecting the surrounding context, will be visible from the public realm and neighbouring properties; the glazed side elevations, framed in matching brickwork, will only be visible from within the development.

Façade Concept Strategy

The exterior of the proposed dwelling adopts a minimal and understated architectural language to sit comfortably within the conservation area and avoid competing with the adjacent locally listed buildings. The presence of the house within the streetscape is primarily expressed through a brick boundary wall replacing the existing timber fencing.

The south façade facing the courtyard is formed as a modestly proportioned glazed brick arcade. The side and rear façades will be clad in timber to reflect the appearance of boundary fencing. The roofs are proposed as biodiverse green roofs.

The overall perception of the house from within its curtilage will be that of a garden pavilion, while from the public realm the building will remain largely unseen, maintaining the impression of a garden behind the boundary wall.

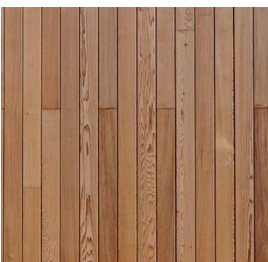
Façade Materials

The proposed palette of natural materials reflects the site’s context and reinforces the prevailing material character of the conservation area. The principal façade material is London yellow stock brick, matching the host building and other houses in Tower Terrace. A secondary material, used for the surfaces facing the adjacent gardens, is vertical timber cladding, referencing the existing boundary fences. The gates, rainwater goods and railings will be dark-grey metal.

The roofs are proposed as biodiverse wildflower green roofs. The glazing will incorporate dark grey slimline aluminium profiles.



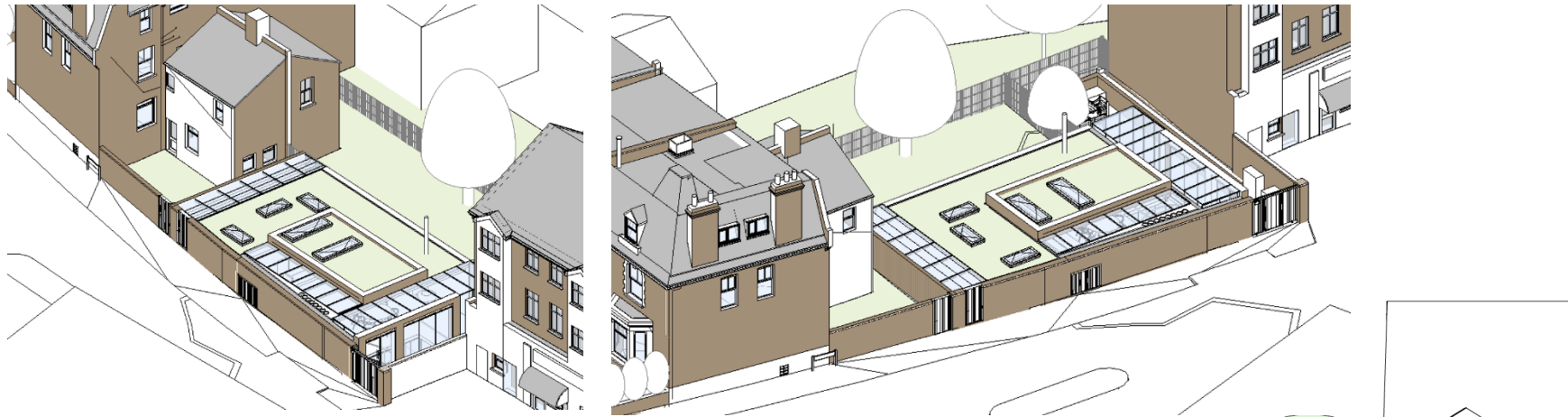
London Yellow Stock brick



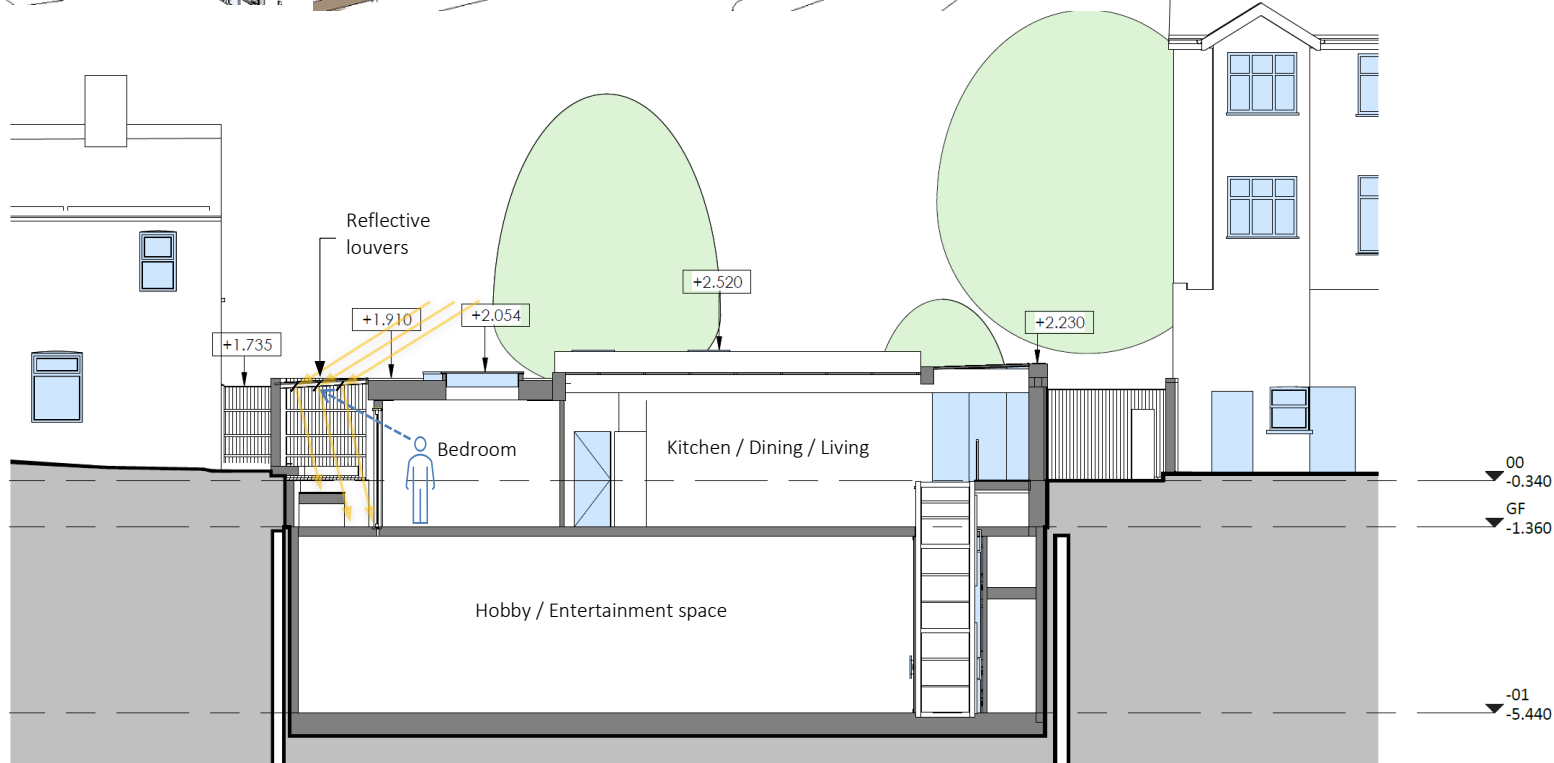
Vertical timber cladding



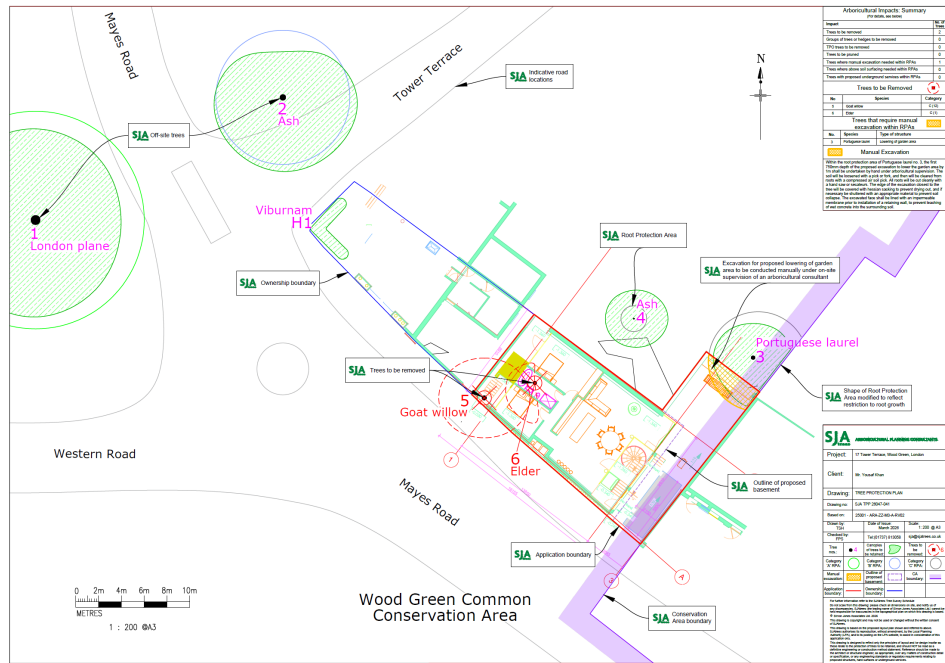
Biodiverse wildflower green roof



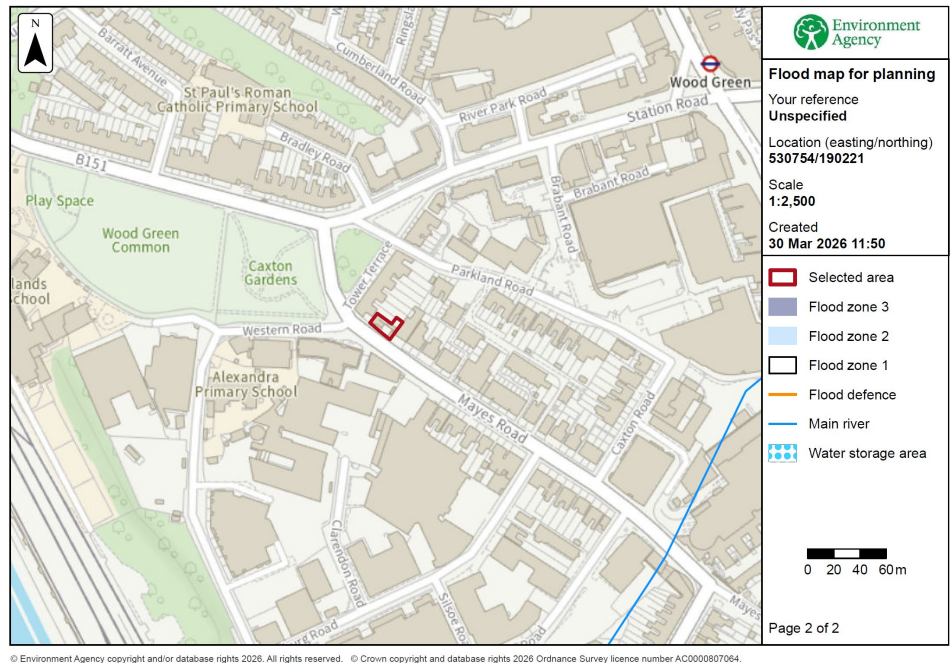
Axonometric views



Longitudinal section



Tree Survey & Protection plan



Environmental Agency flood map

Basement

The proposed basement is intended for use as hobby and entertainment space; no residential accommodation is proposed at this level. It will be contained within the footprint of the proposed house and set away from existing buildings; therefore, no underpinning is likely to be required.

Structural and geotechnical engineers have been appointed to assess flood risk, land stability, ground conditions, and construction impacts, and to provide the necessary reports and statements (please refer to the Construction Method Statement / Ground Movement Assessment).

Sustainability

The proposed building will have minimal environmental impact and will meet the most stringent contemporary requirements for thermal and acoustic performance. The quality of the new construction, fully compliant with current Building Regulations, will contribute to improved efficiency and a longer, sustainable lifespan of the house. Overall, the development is expected to deliver a net positive environmental impact.

The wildflower green roofs will contribute to urban greening and biodiversity enhancement, returning over 60% of the currently derelict site to the green realm. The proposed planting mix will attract bees and other natural pollinators. Rainwater falling on the green roofs will be harvested and re-used for irrigation.

The house will be equipped with an air source heat pump in place of a gas system, supplemented by a DEFRA-approved feature fireplace.

Amenity

The proposed new house will be provided with sufficient high-quality amenity space, including 55 sq.m of garden and 14 sq.m of sheltered patio.

The amenity space of the existing flats at No.17 will not be compromised by the erection of the new house, as the application site is limited to the footprint of the existing outbuildings.

No overlooking of adjoining properties will be introduced. The glazing on the south-east façade faces the blank gable wall of 146 Mayes Road. Windows facing north-west open onto an outdoor area sheltered by a glass canopy; this canopy incorporates reflective louvres designed to redirect sunlight into the patio while preventing views towards the rear façades of the existing houses on Tower Terrace. No balconies or roof-level terraces are proposed. Therefore, the amenity of adjoining buildings will not be adversely affected.

The proposals will have no impact on daylight to neighbouring properties, as the height of the proposed building matches that of the existing structures on the site.

Trees

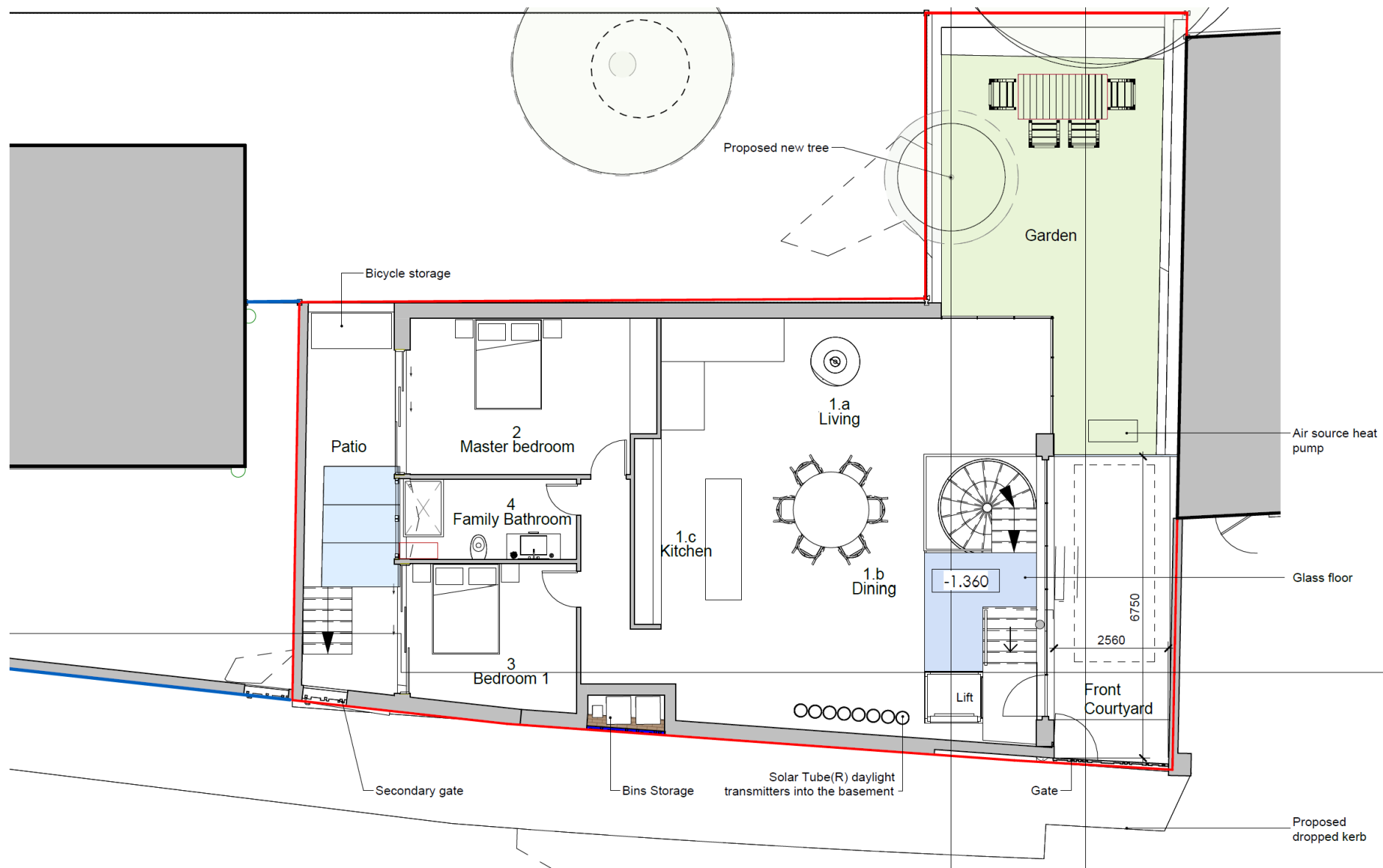
There are no significant trees protected by Tree Preservation Orders (TPOs) on or near the site. Two low-quality Category C trees at the rear of No. 17 will need to be removed to facilitate the construction; these will be replaced by a higher-quality tree within the garden of the proposed new house.

Lowering of the garden level will require minor pruning of the roots of the Portuguese Laurel tree within the garden of No. 15. The Arboricultural Consultant has confirmed that this will not result in harm to the tree.

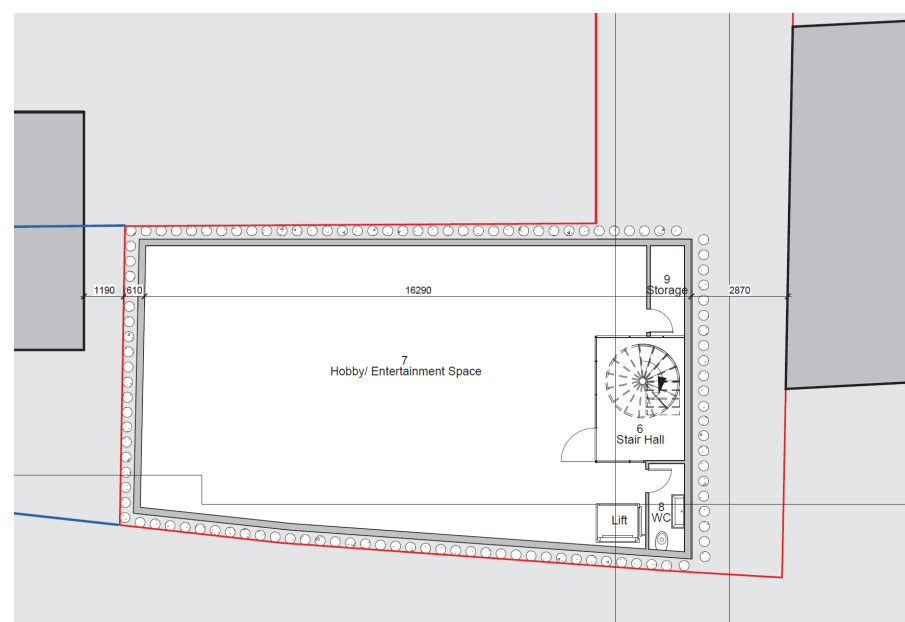
Please refer to the Arboricultural Implications Report for details.

Flooding

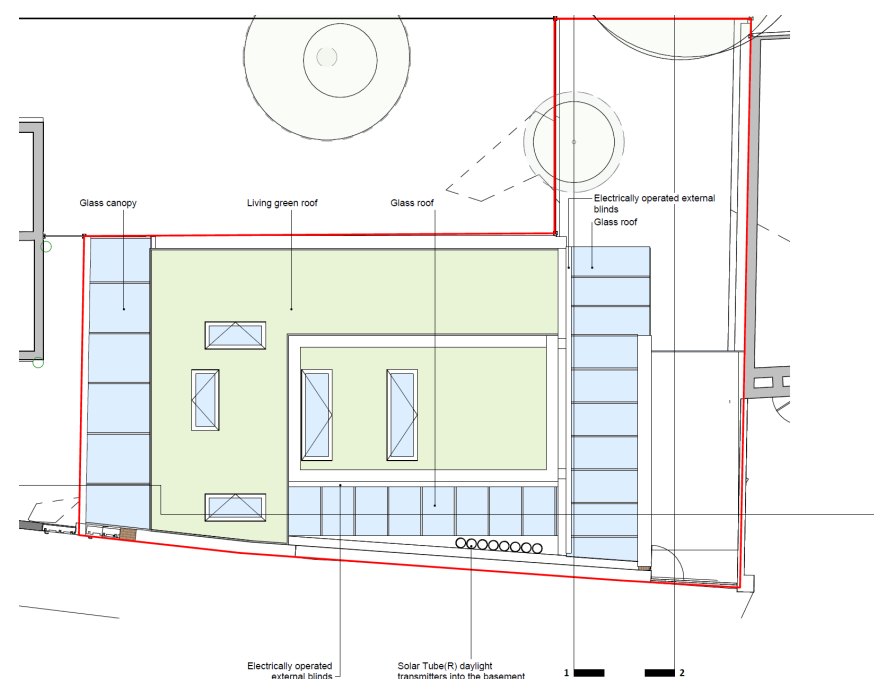
The site is located within Flood Risk Zone 1 and is not identified as being at risk of fluvial flooding by the Environment Agency, nor is it at risk of surface water flooding. The site area is less than 1 hectare.



Proposed Ground floor plan



Proposed basement plan



Proposed roof plan

DESIGN IN DETAIL

Proposed Masterplan

The application site comprises: (1) part of the rear garden of No. 17 Tower Terrace currently occupied by outbuildings, and (2) the rear part of the garden of No. 16. The proposed single-storey house is located centrally within the site. The south-east part is arranged as a landscaped garden, while the north-west part provides a sheltered patio. Both outdoor areas have access from the street; the southern gate (located in the position of the existing gate) will serve as the principal entrance and vehicle access.

Proposed Basement

The basement level of the new dwelling will comprise an open-plan entertainment and hobby space, together with a toilet and storage areas. Ample natural daylight will be provided via the stair hall, which features a glazed roof, and through the glazed side façade above. An array of “solar tubes”® will be used as an additional source of daylight. Natural ventilation will be supplemented by a mechanical MVHR system.

Proposed Ground Floor

The front door leads into a large open-plan space comprising the stair and platform lift to the basement, together with the living, kitchen, and dining areas. This space features a glazed façade with an openable corner, visually connecting it to the garden. The roof is partly glazed to increase daylight; all roof glazing will be fitted with electrically operated external sun blinds to prevent excessive heat gain. Off the main living space, there are two bedrooms and a family bathroom. Both bedrooms incorporate built-in storage and have access to the sheltered patio.

Proposed Roof Plan

The flat roof of the house will be formed as a wildflower green roof. Access for maintenance will be provided from the garden via a ladder.

Accommodation

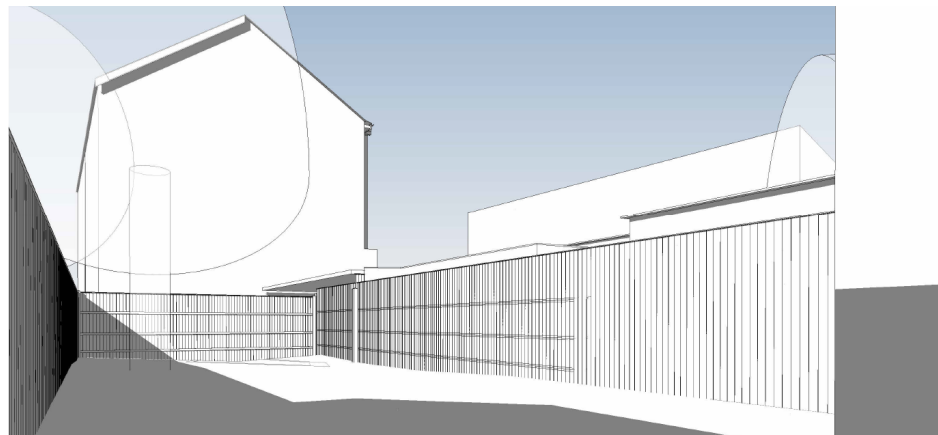
Room	Room name	Area	NDSS minimal requirement
Ground Floor			
1	Hall/Living/Kitchen/Dining	82.1 m ²	
2	Master Bedroom (5.7 x 3.5 m)	19.4 m ²	11.5 m ² , min 2.75 m wide
3	Bedroom 1 (3.9 x 3.5 m)	12.4 m ²	11.5 m ² , min 2.55 m wide
4	Family Bathroom	7.2 m ²	
Basement			
6	Stair Hall	9.6 m ²	
7	Hobby / Entertainment Space	121.0 m ²	
8	WC	2.6 m ²	
9	Storage	2.8 m ²	
Amenity			
-	Garden / Front Courtyard	54.6 m ²	
-	Patio	14.2 m ²	
2b, 4p, two-level dwelling			
	Gross Internal Floor Area	269.1 m ²	79 m ²
	Built-in Storage	4.3 m ²	2 m ²
	Floor to Ceiling Height	2.8 m min	2.3 m @ over 75% of GIA



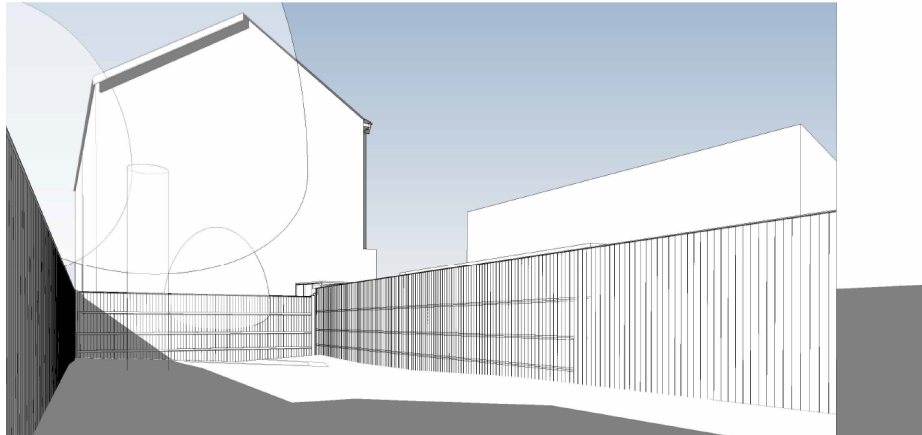
View from Western Road – Existing / Proposed



View from Mayes Road – Existing / Proposed



View from 16 Tower Terrace garden – Existing / Proposed



ACCESS

Transport & Parking

The proposed development is located within a central urban area well served by public transport; therefore, the existing single on-site parking space is deemed sufficient for a two-bedroom dwelling house. To enable vehicle access into the front courtyard, it is proposed to relocate the existing dropped kerb c. 3m to the South, further from the roundabout.

The existing parking arrangements for No. 17 Tower Terrace will remain unchanged.

Access & Approach

The proposed new house will be accessed from Mayes Road via the gate leading into the front courtyard. From there, steps lead into the open-plan living area and further down to the basement. A platform lift provides step-free access to all levels, creating a lifetime home.

The new house will fully comply with the requirements of the Building Regulations Part M for Accessible and Adaptable Dwellings.

Refuse & Recycling

The proposed new house will be provided with enclosed bin storage integrated within the front wall, accommodating two standard-sized wheelie bins and a food waste caddy.

Cycle Storage

The proposed new house will be provided with a storage box for two bicycles within the rear patio.

Secured by Design

The brick façade, matching the existing boundary wall, together with the powder-coated metal gates, has been designed to ensure the property is secure without appearing overly defensive within the streetscape.





Existing



Proposed

SUMMARY

The current condition of the space to the rear of 17 Tower Terrace (comprising single-storey sheds and portacabins used as workshops) is unsightly and unsympathetic to the conservation area and presents an opportunity for appropriate residential redevelopment.

The proposed new house will be sympathetic to the Conservation Area, remaining discreet and unobtrusive in views to and from it.

The proposed development complies with the relevant policy criteria in the following ways:

- Its understated contemporary design respects the local context and character, enhancing the architectural quality of the varied streetscape while remaining sympathetic to the conservation area in terms of form, scale, massing, and materials.
- The development will contribute towards the Council's target for the provision of additional housing.
- The development will be highly sustainable and energy efficient, contributing to the biodiversity of the application site and the wider area.
- The development will provide high-quality, lifelong family accommodation and ensure a high standard of privacy and amenity for its occupants, meeting and exceeding minimum internal and external space standards.
- The development will not result in unacceptable harm to the amenity of surrounding land and buildings.
- The proposed basement will not adversely affect the structural stability of the host building or neighbouring properties.
- The proposed development will not affect the surrounding transport network.
- The development makes on-site provision for general waste, recycling, and organic waste, ensuring adequate internal and external storage capacity.

In light of the above, the proposals are considered to deliver a policy-compliant and sensitively designed development that will enhance the site and its setting, and officers' support is therefore respectfully sought.