4D PLANNING

Architecture I Town Planning

DESIGN AND ACCESS, HERITAGE & PLANNING STATEMENT

Conversion and extension of the existing garage to form ancillary residential accommodation (gym, sauna and shower room), together with the extension of the boundary fence along Womersley Road.

Property Address: 65 Cecile Park, London, N8 9AR.

September 2026

1.0 INTRODUCTION

1.1 This combined Design and Access, Heritage and Planning Statement is submitted on behalf of the applicant, Ms Maya Spiers, in support of a householder planning application at 65 Cecile Park, London, N8 9AR. The application seeks permission to convert the existing garage at the end of the rear garden into ancillary residential accommodation (a gym with sauna and shower room), to extend the garage into the garden, and to extend the existing boundary fence along Womersley Road. This Statement should be read in conjunction with the drawings and other documents accompanying the application.

1.2 The Statement describes the application property and its surroundings, sets out the relevant planning history, explains the proposed development, and assesses the proposal against national, regional and local planning policy, with particular regard to the Crouch End Conservation Area and the amenity of neighbouring occupiers.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 65 Cecile Park is an end of terrace house on the corner of Cecile Park and Womersley Road in Crouch End. The house is a late Victorian brick dwelling with a pitched roof and rear outrigger, and has been extended at ground floor level to the rear. It is in single family residential use. The rear garden runs alongside Womersley Road and rises in level away from the house, and is enclosed to the road by a low brick wall with timber fence panels above.

2.2 At the far end of the garden, fronting Womersley Road, is a single storey flat roofed garage with a rendered finish, brick piers and a dark timber door onto the pavement. The garage has an internal floor area of approximately 18.8 sqm and its floor level sits roughly 0.85 m above the main garden level, reflecting the slope of the site. The garage is timber lined internally, is used for storage rather than for parking a car, and is in a tired condition externally, with weathered render and an unattractive door and apron facing the street.

2.3 The garage is held on a separate Land Registry title from the house. It has recently been purchased by the applicant, who lives at No. 65, so that it can be brought into use with the house and accessed directly from the garden. Both the house and the garage are within the applicant's ownership and are included within the red line site boundary.

2.4 The property is not listed but lies within the Crouch End Conservation Area, which is characterised by well preserved late Victorian and Edwardian terraced streets of consistent scale and materials. An Article 4 Direction applies to dwellinghouses in the conservation area and removes certain permitted development rights, so that alterations which would otherwise be permitted development, including changes to external materials and boundary treatments fronting the highway, require planning permission. The Crouch End Conservation Area Character Appraisal identifies inappropriate render and cladding, loss of original features and poor quality boundary treatments as issues affecting the residential streets of the area.

2.5 The surrounding area is residential. The nearest neighbouring properties to the garage are No. 40 Womersley Road, whose garden adjoins the far side of the garage, and No. 67 Cecile Park, which adjoins the rear garden of the application property.

3.0 PLANNING HISTORY

3.1 Haringey's online planning register records one previous application at No. 65: HGY/1999/0403, for the reinstatement of previously demolished chimneys, approved in May 1999. There is no recorded planning history for the garage itself.

3.2 At the adjoining property, a ground floor rear extension to Ground Floor Flat A, 67 Cecile Park was approved in April 2024 (HGY/2023/2422), and a single storey rear extension at No. 67 was approved in 1997 (HGY/1997/1485). Neither application affects the assessment of the current proposal beyond confirming that modest, well designed single storey additions have been found acceptable in this part of the conservation area.

4.0 PROPOSED DEVELOPMENT

Use

4.1 The garage would be converted to ancillary residential accommodation comprising a gym (approximately 18.6 sqm), a small sauna (approximately 3.2 sqm) and a shower room with WC (approximately 1.6 sqm). The accommodation would be used solely by the occupiers of No. 65 for purposes incidental to the enjoyment of the dwellinghouse. No kitchen or sleeping accommodation is proposed, and the building could not function as a separate dwelling. The applicant would accept a condition restricting the use of the outbuilding to purposes ancillary to the main house.

Amount, layout and scale

4.2 The building would be extended into the applicant's own garden, towards the house, adding approximately 5 sqm of internal floorspace. The footprint of the extended building would remain wholly within the rear garden and behind the existing building line to Womersley Road. The existing garage door would be removed and the vehicular opening closed up.

4.3 The height of the outbuilding would be almost identical to the highest point of the existing garage. The existing and proposed sections (drawings E03 and P03) show the top of the building at the same datum of +4.15 m, which is approximately 2.7 m above the garage floor level. No additional height is proposed, and the extended portion of the building is set at the same height as the existing garage. There would be no loss of daylight, sunlight, outlook or privacy to any neighbouring property.

Appearance and materials

4.4 The existing rendered and pebble dashed finish, the garage door and the concrete apron are of poor quality and detract from the appearance of Womersley Road. The proposal replaces these with a considered palette of good quality materials that responds to the conservation area. The elevation to Womersley Road would comprise a brick plinth in Ibstock Birtley Olde English Buff brickwork to match the existing house, with vertical Accoya timber cladding above in a warm natural honey oak stain finish. The wall facing the neighbouring property at No. 40 Womersley Road would be finished in K-render to match the existing finish, so that the outlook from that garden is unchanged in character. Window and door frames would be dark grey/anthracite, and the flat roof would be finished in dark grey felt with a slim fascia.

4.5 Glazed doors and a window would face into the applicant's garden, with a single flat rooflight providing natural light to the gym. No windows are proposed in the elevations facing neighbouring properties or the street, so the building remains private in character to the road and to neighbours. The timber cladding is a natural, recessive material that reads as a garden building rather than a domestic extension, which is appropriate to its position at the bottom of a rear garden.

Boundary treatment

4.6 The existing boundary along Womersley Road consists of a brick plinth wall with timber fence panels above, stepping down with the fall of the road. It is proposed to extend this boundary treatment across the short gap between the end of the existing fence and the outbuilding, using the same brick plinth and timber panel design and matching heights, so that the garden is fully enclosed and the street frontage reads as a continuous, coherent boundary. The fence and the timber cladding of the outbuilding are designed as a single composition along the street.

Access

4.7 The outbuilding would be accessed from the rear garden of No. 65 by a short flight of external steps, reflecting the change in level between the garden and the garage floor. Access from the house to the garden is unchanged. The vehicular access from Womersley Road would be removed. Given the ancillary domestic use and the existing site levels, a stepped approach is considered appropriate, and the internal layout provides a level floor throughout with a shower room and WC on the same level as the gym.

5.0 PLANNING POLICY AND ASSESSMENT

Policy context

5.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The National Planning Policy Framework (December 2024) seeks well designed places (Chapter 12) and requires that proposals within conservation areas sustain and, where possible, enhance the significance of the heritage asset (Chapter 16). The London Plan (2021) Policies D3 (Optimising site capacity through the design led approach), D4 (Delivering good design) and HC1 (Heritage conservation and growth) are relevant.

5.2 The development plan for Haringey comprises the Local Plan Strategic Policies 2013 (with 2017 alterations) and the Development Management DPD (2017). Policy SP11 (Design) and Policy SP12 (Conservation) require high quality design that respects local character and conserves the borough's heritage assets. Policy DM1 (Delivering High Quality Design) requires development to relate positively to its surroundings in terms of scale, form, materials and detailing and to protect the amenity of neighbouring occupiers. Policy DM9 (Management of the Historic Environment) requires proposals within conservation areas to preserve or enhance their character and appearance. The Council's Housing SPD (2017) provides guidance on residential extensions and outbuildings, and the Crouch End Conservation Area Character Appraisal and Management Plan sets out the features that

contribute to the area's character. The Council is preparing a new Local Plan, which is at an early stage and carries limited weight at present.

Design and heritage

5.3 The existing garage makes no positive contribution to the conservation area. Its rendered walls, garage door and hard standing are typical of the poor quality alterations and boundary treatments that the Character Appraisal identifies as detracting from the residential streets of Crouch End. The proposal replaces these with a building of the same height and modest scale, finished in matching buff brick and natural timber, with a continuous boundary treatment along Womersley Road that matches the existing wall and fence. The garage door and its blank frontage would be removed from the street scene.

5.4 The building would remain single storey and subordinate to the host dwelling and would be read as an outbuilding at the end of a garden, which is a well established feature of corner plots in the conservation area. No original features of the house are affected. Having regard to the statutory duty under section 72, the proposal is considered to preserve, and in the quality of its materials and detailing to enhance, the character and appearance of the Crouch End Conservation Area, in accordance with Policies SP11, SP12, DM1 and DM9, London Plan Policy HC1 and the NPPF.

Residential amenity

5.5 The height of the outbuilding is retained at the highest point of the existing garage, and the additional footprint extends into the applicant's own garden. The building would therefore not appear any taller or more prominent from No. 40 Womersley Road or No. 67 Cecile Park than the existing garage, and there would be no material change in daylight, sunlight, outlook or sense of enclosure for those properties. No windows face neighbouring gardens, so there is no loss of privacy. The wall facing No. 40 would be re-finished in render to match the existing, so the outlook from that garden is unchanged.

5.6 The use is a private domestic gym and sauna for one household, ancillary to the main house. Activity levels would be no greater than those normally associated with a domestic garden building, and the building would be fully enclosed and insulated to a higher standard than the existing single skin garage. No adverse noise or disturbance to neighbours is anticipated.

Use and title

5.7 Although the garage is on a separate title, its lawful use is as a private domestic garage and the proposal simply brings it into use with the house it now serves. The proposal does not create a new planning unit or a separate dwelling. Both title parcels are in the applicant's ownership and are within the application site, and the accommodation would be used for purposes incidental to the enjoyment of No. 65. As noted above, the applicant is content for this to be secured by condition.

Parking and highways

5.8 The garage is not used for parking and its size and access make it of limited practical use for a modern car. Its loss as a parking space would not increase on-street parking demand in a meaningful way and removes vehicle movements across the footway of Womersley Road, which is a modest benefit to pedestrian safety. No new access onto the highway is proposed.

Permitted development context

5.9 Outside a conservation area, an outbuilding of this height, sited at the end of a rear garden and used for purposes incidental to the dwelling, would ordinarily fall within the scope of Class E of Part 1 of the General Permitted Development Order. Planning permission is required here because of the conservation area designation, the Article 4 Direction and the height of the fence adjacent to the highway. The scale of the proposal is nevertheless consistent with what the Order accepts as a normal domestic garden building, and the design has been developed specifically to improve on the existing situation in the conservation area.

6.0 CONCLUSION

6.1 The proposal converts and modestly extends a tired garage into a well designed garden building for use ancillary to the applicant's home. The height of the building is retained at the highest point of the existing garage, so there is no loss of amenity to neighbouring occupiers. The use of matching buff brick, natural timber cladding and a continuous boundary treatment along Womersley Road would improve the appearance of the street and preserve and enhance the character and appearance of the Crouch End Conservation Area.

6.2 The proposal accords with the NPPF, the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan Strategic Policies and Policies DM1 and DM9 of the Development Management DPD, and it is respectfully requested that planning permission be granted.