

Heritage and Design Statement

45 Clifton Road, London N8 8JA

Prepared by Shape Architecture Ltd

September 2026

Proposal: To an existing two-storey garden structure a new dormer and works to the street façade plus works to a series of existing windows to garden façade and the creation of lowered terrace adjacent to a section of garden elevation. Also to include the removal of a series of steps giving onto side path to the main dwelling and a section of garden wall between the side path and landscaping to the studio.

Pre-App Submission

Prior to the submission of this Householder Planning Application two Pre-App exercises were undertaken with the LPA, the details of which are as follows:

Case Officer: Neil McClellan - Neil.McClellan@haringey.gov.uk

Dates: 03/02/2026 & 22/07/2026

References: PRE/2025/0383 & PRE/2026/0187

Attendees:

Neil McClellan (LBH Planning Officer)

Ruth Mitchell (LBH Conservation Officer)

Jason Wren (Shape Architecture)

Abdou Moujaes (Shape Architecture)

Laura McDonald (Applicant)

Mark Hornsey (Applicant)

The design has evolved in light of the discussions in the two Pre-App on line meetings and the subsequent Pre-App report. Key comments from our Case Officer in the Pre-App report are as follows in italics:

Dormer extension

To address the lack of headroom on the outbuilding's upper floor that greatly limits its useability, it is proposed to construct a dormer extension, facing Clifton Road, on the mono-pitched roof slope. This element of the scheme has been significantly modified following the first pre-application submission. As originally proposed the dormer would have taken up most of the outbuildings roof slope facing Clifton Road, with only a minimal set in from the building's sides and from its front parapet wall. Officers felt that this created an over dominant addition that would have an obtrusive appearance given its prominent position in the streetscene and a harmful impact on the character and appearance of the conservation area.

An amended version presented in the latest pre-application submission greatly reduces the size of the dormer, with a 1.4 metre set back from the front of the building and around a 1.1 metre set in from both sides. The revised scheme appears appropriately subordinate to the existing building and significantly less obtrusive in the street scene than that originally proposed.

Access improvements

Currently there is no direct access to the outbuilding from number 45. The occupiers of No 45 have to access it from the street. It is proposed that a section of the existing high brick wall running along the side of 45 Clifton Road that separates the house from its new side garden be removed. As well as helping to incorporate the new area of garden in to the and allow access into it, the wall to be removed due to its height appears somewhat overbearing when viewed from further down Clifton Road, and its removal would be welcomed. The opportunity to reduce the height of the retained section of this wall at the front of the property would be considered a further improvement.

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A set of external steps is proposed from garden level up to the upper- ground level of the building. Little detail of how this will appear has been provided but given its modest scale this element of the scheme should not be problematic, subject to it being appropriately integrated into a landscaping scheme that allows for some meaningful tree planting, particularly in respect of the garden's frontage to Clifton Road.

Lowered terrace area

It is proposed that a section of the garden adjacent to the outbuilding be lowered to create patio area that facilitates access into the lower-ground level of the building and allows for existing windows at this level to be deepened and a new window installed to improve light into this level and improve outlook into the garden. This element of the scheme is also intended to address the current damp problems within the outbuilding by removing the existing soil/brick wall interface which is the cause of this issue.

It is noted that the proposed level terrace is significantly less extensive than the lowered garden levels in the approved scheme for the new dwelling, in terms of area and depth. Provided that it can be incorporated into an overall landscaping scheme that allows for the tree planting discussed above, this element of the scheme is not considered problematic.

EXTRACT FROM PRE-REPORT ENDS.

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The Site

The site is an existing two storey structure set within a garden in the ownership of the adjacent number 45 Clifton Road. The garden structure fronts Clifton Road.

Design Proposal

The proposal concerns a series of works to the existing two storey garden structure to address a number of design and performance failings. These issues result in the under use of what should be both an asset for our clients and a positive contributor to the quality of the streetscape.

The first and most prominent issue is the current lack of headroom at the upper floor, borne of the steeply sloping monopitch roof, with the result that only half of the floorspace is actually usable. The design proposal is for the addition of an elegant dormer extension and this will ensure that the whole floorplan can be used. The dormer is set so as not to obstruct any neighbouring views.

Secondly, the access to the garden structure from number 45 is such that our clients have to leave their house (number 45) and walk along the pavement to go into the garden structure. The design proposal provides an improved method of access into the structure via an elegant step/bridge design set within the garden. The perimeter garden wall is proposed to be removed in order that our clients can walk across their garden to the garden room. In addition access is proposed to the Lower Ground floor from the garden due to the proposed section of lowered terrace around the a part of the building perimeter. This is discussed further below.

Thirdly, the existing structure is beset with damp problems and this is due to the fact that within the garden it has a poorly detailed soil retaining wall. We propose a limited lowered terrace around the perimeter. This will then remove the soil/brick wall interface and associated damp issues. It will also allow for existing windows to be deepened and a new window to be installed giving onto the lower ground floor and improving the quality of space to this level. It also allows for a new entrance to be provided to the lower ground floor giving far improved usability.

Fourthly, the range of windows to the garden elevations is varied and somewhat eccentric. The proposals seek to rationalise the glazing design coupled with the installation of glazing of a much improved quality and detail.

Fifthly, the opportunity is taken to improve the front façade which is presently characterised by a run of decaying and poorly constructed timber doors, painted green. A limited and well considered palette of materials is proposed to this elevation.

Sixthly a series of new trees are proposed and these are shown on the proposal drawings as submitted.

Lastly, the front steps leading to the side access gate to number 45 are proposed to be removed in order that the front hard standing can be further landscaped and a section of garden wall between the existing side path to the main dwelling and the landscaping to the studio is proposed to be removed to better integrate the main house with the studio.

Aerial Photograph



Photograph 01. Aerial view of garden structure and adjacent number 45 Clifton Road

Site Photographs



Photograph 02. Illustrating 'poor quality' workshop type appearance to front façade and access opening onto the pavement.



Photograph 03. Illustrating 'poor quality' workshop type appearance to front façade and access opening onto the pavement.

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Photograph 04. View of garden building illustrating steps up into the structure and variety of glazing



Photograph 05. View of Garden building illustrating diverse range of glazing



Photograph 06. General view of Garden building



Photograph 07. Existing garden path and garden gate to retained and integrated into the landscaping proposal.



Photograph 08. Interior view illustrating how a large part of the upper floor is unusable due to very limited headroom stemming from steep monopitch roof. The addition of a roof dormer would markedly transform this space.



Photograph 09. Interior photo showing typical poor and hard to use internal spaces



Photograph 10. Existing front driveway steps to number 45 to be removed to be replaced with planting

Ends.