**DESIGN, ACCESS AND HERITAGE STATEMENT**

**113 Tower Gardens Road, London, N17 7PH**

**Proposed single-storey rear extension**

## 1. Introduction

This Design, Access and Heritage Statement has been prepared in support of a planning application for a modest single-storey rear extension at 113 Tower Gardens Road, London, N17 7PH.

The proposal seeks permission for a single storey rear extension projecting approximately 2.3 metres from the existing rear elevation, incorporating a flat roof. The extension will provide a modest amount of additional internal accommodation, with a total additional floor area of approximately 2.77m$^2$.

The property is located within the Tower Gardens Conservation Area. This statement therefore considers the design of the proposed extension and its potential impact on the character and appearance of the host property and the wider conservation area, having regard to the special architectural and historic interest of the area.

## 2. Site and Surroundings

The application property is an existing end-of-terrace residential dwelling situated along Tower Gardens Road, within the London Borough of Haringey.

The property forms part of the wider Tower Gardens residential estate, which is recognised for its distinctive early twentieth-century architectural character and planned residential layout. The surrounding area is predominantly residential, comprising terraced properties which contribute to the established character and appearance of the conservation area.

The Tower Gardens Conservation Area Appraisal and Management Plan (2019) identifies the estate as an important example of the early London County Council cottage estates. Its special interest derives from its historic development, the influence of Arts and Crafts and vernacular architectural styles, the quality of its materials and craftsmanship, and the application of garden suburb planning principles.

The appraisal also recognises the variety of architectural treatments across the estate, with individual terraces displaying differences in their materials, roof forms, gables, chimneys, porches and other architectural detailing.

## 3. Proposed Development

The application seeks permission for a modest single-storey rear extension, extending approximately 2.3 metres beyond the existing rear elevation.

The extension will incorporate a flat roof and will be constructed using brickwork to match the existing property. The flat roof will be finished in either GRP or a single-ply membrane, as indicated on the submitted drawings.

The proposal has been deliberately kept to a modest scale, providing a small amount of additional internal accommodation without substantially altering the existing footprint or overall appearance of the dwelling.

The extension will remain subordinate to the existing house in terms of its scale and massing, with the original building continuing to form the dominant element of the property.

**4. Design and Visual Impact**

The design has been carefully considered to ensure that the proposed extension remains sympathetic to the existing property and the wider conservation area.

The extension is limited to a single storey and projects just 2.3 metres from the rear of the house. Its modest proportions ensure that it will read as a minor addition to the existing dwelling rather than a significant alteration to its established form.

The use of a flat roof provides a simple, unobtrusive and united roof form, helping to keep the overall height and massing of the addition to a minimum and integrating the extension seamlessly with the existing outrigger. This is particularly appropriate given the limited scale of the proposed works and ensures that the extension does not compete with the original architectural features of the host property.

The proposed external brickwork will match the existing dwelling, helping to ensure a consistent and cohesive appearance. The use of complementary materials will allow the extension to sit comfortably against the existing building without introducing visually discordant features.

As the proposed works are confined to the rear of the property, the principal street-facing appearance of the dwelling will remain unchanged. The proposal will therefore preserve the established appearance of the property when viewed from the public realm and will not disrupt the wider street scene or the architectural composition of the terrace.

Overall, the proposal represents a restrained and proportionate addition which respects the scale and character of the existing dwelling.

**5. Heritage Impact**

The application property is situated within the Tower Gardens Conservation Area, which was designated in 1978 in recognition of its special architectural and historic interest.

The Tower Gardens Conservation Area Appraisal and Management Plan (2019) identifies the estate as an important example of pioneering early twentieth-century social housing, developed by the London County Council. The area's significance is derived from its historic development, the influence of Arts and Crafts and vernacular architectural styles, the quality of its materials and craftsmanship, and the introduction of garden suburb planning principles.

The appraisal recognises the importance of the established terrace groupings, their consistent scale and massing, and the architectural detailing which contributes to the distinctive character of the estate.

The Council's guidance on extensions acknowledges that there may be opportunities to extend properties within the conservation area without harming their character, provided that

proposals are carefully designed in terms of their scale, proportions and detailing. Extensions should remain subordinate to the original building and should not obscure its established form or architectural features.

In this instance, the proposed extension has been designed with these considerations in mind. Its limited 2.3-metre projection and single-storey form ensure that it remains modest in scale and subordinate to the existing dwelling. The flat roof matching the height of the existing outrigger further limits its impact, and overall height, whilst the use of matching brickwork ensures that the addition relates appropriately to the host property.

The extension is located to the rear of the dwelling and will not alter its principal street-facing elevation or affect the established architectural composition of the terrace. It will therefore have no material impact on the features which contribute most prominently to the public-facing character of the conservation area.

Furthermore, the proposal does not involve alterations to the original roof form, front elevation or other defining architectural features of the property.

The Council's Conservation Area Appraisal also advises that rear extensions to terraced properties should generally be limited to a single storey and should not extend more than 3 metres beyond the existing rear wall. The proposed extension, at approximately 2.3 metres in depth, is comfortably within this guidance.

Taking the above into account, the proposal is considered to represent a sensitive and appropriately scaled addition which would preserve the character and appearance of the Tower Gardens Conservation Area.

**6. Conclusion**

The proposed development represents a modest and proportionate addition to the existing end-of-terrace dwelling, providing a small amount of additional accommodation through a single-storey rear extension measuring approximately 2.3 metres in depth.

The design has been carefully considered to ensure that the extension remains subordinate to the host property, with its low-profile flat roof and matching brickwork helping it to integrate appropriately with the existing dwelling.

Importantly, the works are confined to the rear of the property and will not alter its principal street-facing appearance or the established character of the surrounding terrace.

Having regard to the special architectural and historic interest of the Tower Gardens Conservation Area, the scale, positioning and materials of the proposed extension are considered appropriate. The development will preserve the character and appearance of the conservation area and will not result in any harm to its identified heritage significance.

The proposal is therefore considered to represent an acceptable form of residential development, which respects the character of the host property and its wider historic setting.