

Design & Access Statement

42 Southwood Lane
London
N6 5EB

Listed Building Application

DATE

SEPTEMBER-2022

REVISION

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0.0 Introduction

This document has been prepared by Retrouvius Design Ltd in support of Listed Building consent for 42 Southwood Lane N6 5EB and is to be read in conjunction to all the associated documents listed under 5.0.

It is both our intention and the client's desire to maximise the potential of the existing property by improving its liveability without impacting on the historic fabric. The proposed refurbishment aims to preserve the original features and reinstate wherever possible.

1.0 Location + Building overview

1.1. The application site is situated in the Highgate Conservation Area.

1.2. The property is part of a row of 13 houses (Nos. 24 – 48). All are Grade II listed; however, many of them have been altered to suite modern living.

1.3. It is a 4 storeys house including lower ground floor with lightwell at front. It consists of slate butterfly roof and 2no chimneys. Front of house is stuccoed, and parts cemented with paint finish in white.

1.4. In 1976, consent was given for alteration of three windows at the front of the house to match the original pattern (planning ref. OLD/1976/1249)

1.5. The back of house is brown brick with stuccoed at lower ground and ground floor levels. Iron balconies to first floor windows.

1.6. In 1966, consent was given for rear extension at lower ground floor level (planning ref. OLD/1966/0823)



Figure 1 – Front Elevation



Figure 2 - Rear Elevation

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2.0 Proposal

2.1. Proposal consists of alteration and repair to interior and exterior of building for a young family aiming to maximise viability of space and its use, while preserving and restoring the heritage of the house.

2.2. Alteration and repair to interior consists of:

General

- Removing carpet and restoring existing pine flooring and timber stairs as much as possible.

LGF

- Relocating kitchen from front room to back garden room and create new opening to let more natural light into over shadowed front room
- Levelling the floor level throughout LGF
- Refurbish and re-instate fireplaces – please refer to *Figure 3 & 4 Retain stone hearth and reuse in front room*
- Converting existing vault into WC / wet room

 Figure 3 – Existing cooker / fireplace in front room	 Figure 4 – Existing boarded fireplace in back room		
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Precedence:

32 Southwood Lane_HGY/2013/1350 and 1351
 34 Southwood Lane _ HGY/1993/11239,
 34 Southwood Lane _ HGY/1991/0649
 36 Southwood Lane_HGY/2012/0946
 38 Southwood Lane_HGY/2017/3427
 44 Southwood Lane_HGY/2011/1579

GF

- Refurbish and re-instate fireplaces – please refer to *Figure 5 & 6*
- Create a new wider opening to ease access to front and back rooms while letting more natural light filling into the entrance hall without changing the original plan form. The proposed layout is same as 44 Southwood Lane.

Precedence: 44 Southwood Lane_HGY/2011/1579

 Figure 5 – Existing fireplace in front room	 Figure 6 – Existing fireplace in back room		
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1F

- Create master suite, which is similar layout to 32, 36 and 38 Southwood Lane
- Retain and refurbish original door and architrave
- Remove false ceiling from doorway – please refer to *Figure 9 under Stair*

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- Re-instate fireplace in back room – please refer to figure 7

 <i>Figure 7 – Existing fireplace in front room Mantlepiece to retain and reused in LGF</i>			
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Precedence:

32 Southwood Lane_HGY/2013/1350 and 1351
 36 Southwood Lane_HGY/2013/1222
 38 Southwood Lane_HGY/2017/3427

2F

- Create two new bedrooms and one bathroom
- Remove false ceiling and refurbish and reinstate existing cornices

Precedence:

36 Southwood Lane_HGY/2013/1222
 38 Southwood Lane_HGY/2017/3427

Stairs

- There is a timber staircase from LGF to 2F and only from ground to first floor appears to be original. We are to propose to restore details of original balustrade throughout the house – please refer to *figure 8 – 11*. For more information, please refer to Heritage statement.

 <i>Figure 8 –Original handrail and square spindle from GF to 1F</i>	 <i>Figure 9 – Landing on 1F showing false ceiling created for storage above. To support, original handrail was chopped off</i>	 <i>Figure 10 –Stair from 1F to 2F, storage on right</i>	 <i>Figure 11 –Stair from LGF to GF</i>
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2.3. Alteration and repair to external building consists of:

General

- Repairing of existing GF and 1F rear windows, shutters, frames, and sash boxes, please refer to *figure 16 and 18*.
- Replace front sash windows from single glazing to slim double glazing – please refer to existing windows *figure 12, 15, 17 and 21*.
- Remove LGF rear patio door / window and install new timber framed double glazed patio door. Details to be sympathetic to existing GF and 1F rear windows – please refer to existing windows *figure 13 and 14*.
- Remove 2nd floor rear crittal window and install new timber framed double glazed window. Details to be sympathetic to existing GF and 1F rear windows – please refer to existing windows *figure 22 and 23*.

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Roof

- Retaining and repairing of existing butterfly roof and chimney stacks. Please refer to *Figure 24* and the associated document - Structural Inspection Report 824-22 prepared by Winiecki Associates Ltd.
- Removing existing tiles and installing new quality slate tiles
- Installing 1 no skylight to main roof
- Install 1 no skylight and green roof over the extension built in 1966

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Figure 24 – Showing distorted roof and chimney stack

Front Façade

- Remove plastic drainage pipes and retain central cast iron pipe like neighbouring properties. Please refer to *figure 25 and 26*.
- Re-paint façade
- Remove roof over light well at front porch



Figure 25. – Front façade no 46 – 38 (from right to left) indicating there are less pipes visible from their front façade



Figure 26. – Showing front façade of no 30 – 24 (from left to right), whose roofs are traditional butterfly roof

Rear Façade

- New patio door and widen landing of steps at LGF level
- Refurbish first floor iron balconies. Details to match existing. Please refer to figure 6 showing how damaged existing balconies are.

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Figure 6. - Showing damaged balconies

3.0 Impact on neighbouring amenity

There would be not impact on the neighbouring amenity

4.0 Access + Transport

Access will remain unchanged

5.0 Associated Documents

Drawings

- 192_PL_00	Location & Site Plan 1:1250 & 500
- 192_PL_099	Lower Ground Floor Plan (Existing, Demo, Proposed)
- 192_PL_100	Ground Floor (Existing, Demo, Proposed)
- 192_PL_101	First Floor (Existing, Demo, Proposed)
- 192_PL_102	Second Floor (Existing, Demo, Proposed)
- 192_PL_103	Roof (Existing, Demo, Proposed)
- 192_PL_200	Front Elevation (Existing Alterations, Proposed)
- 192_PL_201	Rear Elevation (Existing Alterations, Proposed)

Heritage

- Heritage Statement
Compiled and issued by Neil Burton, director at Architectural History Practice Ltd

Structural Report

- Structural Inspection Report
Complied and issued by Winiecki Associates Ltd