

MCA Martyn Clarke Architects

Design & Access Statement

-

3rd November 2022

39 Southwood Avenue, London, N6 5SA





Aerial View South
Source: Google Maps

CONTENTS

- 1.0 Introduction
- 2.0 Site Description
 - 2.1 Relevant Planning History
- 3.0 Design Statement
 - 3.1 Existing Floor Areas
 - 3.2 Design Approach, Layout & Scale
 - 3.3 Proposed Floor Areas
 - 3.4 Appearance and Materials
 - 3.5 Sustainability
- 4.0 Access
 - 4.1 Pedestrian Access
 - 4.2 Vehicular Access
 - 4.3 Public Transport
- 5.0 Landscape
- 6.0 Summary
- 7.0 References



Existing Front Elevation



Existing Rear Elevation

1.0 Introduction

MCA have been appointed by the property owners of 39 Southwood Avenue, N6 5SA to prepare a planning submission for the re-modelling and ground floor extension of their current period dwelling to create a high-quality family home in line with current modern standards and specification.

The existing property sits within the Highgate Conservation Area between Highgate Avenue to the east and Southwood Lawn Road to the north and west. The property is late Victorian in appearance built circa 1900 and arranged over 3 floors with a small basement/cellar.

The proposals aim to seek planning permission from Haringey Council Planning and Regulatory Services for the following:

- Demolition of the existing rear ground floor extension.
- Replacement of the existing ground floor rear extension with a new remodelled extension.
- Provision of a new rear patio area.
- Addition of 2no. new roof lights to front and rear roof planes.
- Re-landscaping of the front garden.



Site Location Plan
Source: Google Maps

2.0 Site Description

Southwood Avenue runs westerly from Archway Road at the bottom of the hill to Southwood Lawn Road at the top. Number 39 is situated on the south side towards the top of the hill, one of a number of single fronted, linked, semi-detached houses. The properties are 2 storeys high with a further level built within the roof plane with a plot width of approximately 9.5 metres.

The front of the property is predominantly finished in red brickwork with a 2-storey bay window projection with terrace above set into the roof profile. The front garden is almost entirely covered in a hardstanding for parking. There is a side passage leading to the rear garden running along the eastern flank of the house between numbers 37 & 39.

The property has been extended to the rear along the eastern boundary to number 37 - (HGY/2016/1481). The rear garden slopes gradually down the hill from west to east. The garden to number 37 on the eastern boundary sits approximately 600mm below the garden to number 39. On the western boundary immediately to the rear of the house, number 41 is sited 1950mm higher than number 39, a significant difference. A retaining wall is sited on the boundary between numbers 39 & 41 measuring 2950mm high measured from the ground floor level at number 39 (3500mm high at garden level) and 1450mm high measured from number 41. All other rear garden boundaries all have fences around 1800mm high.

No. 39 Southwood Avenue has a short planning history, with two relevant applications, those being as follows:

- HGY/2018/0445- 39 Southwood Avenue London, N6 5SA

Non-material amendment following a grant of planning permission HGY/2016/1481 to alter the glazing of the rear extension, alteration of the lantern type roof lights and the central roof area raised to relate to existing generous ceiling heights. Not Determined.

- HGY/2016/1481- 39 Southwood Avenue London, N6 5SA

Erection of single storey rear extension.
Grant permission.



REAR (SOUTH) ELEVATION

Consented rear elevation to 17 Southwood Avenue

Workstage

3- PLANNING

GENERAL NOTES

1. No dimensions to be scaled from this drawing for construction purposes.

2. This drawing is to be read in conjunction with all other consultants' drawings, specifications and schedules.

3. Any discrepancies found between this drawing and other documents should be referred immediately to the architect and consultants.

4. This drawing should be removed from currency immediately after a revised version is issued.

5. All dimensions are in millimetres.

Nash Baker Ltd, trading as Nash Baker Architects. Company Number: 7488262
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Rev	Date	Reason For Issue	Chk
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PROJECT		19 SOUTHWOOD AVENUE LONDON	
DRAWING TITLE		ELEVATION AS PROPOSED	
JOB NUMBER	DRAWING NUMBER		
1815	310		
DRAWN	CHECKED		
KTM	SB		
SCALE	PAPER SIZE		
1:100	A3		
DATE	REVISION		
08.06.2018	-		

2.1 Relevant Planning History

Similar rear extensions of a comparable scale have been consented at the following adjacent and nearby properties:

- 18 Southwood Avenue (HGY/2011/1194) – Erection of rear ground floor extension and rear dormer with Juliette balustrades at roof level, with insertion of front and side rooflights to front gable – Consented.
- 20 Southwood Avenue (HGY/2015/0683) – Erection of ground floor additions, basement excavation below existing footprint, new lightwell and sash windows to front bay window, replacement window to front gable, new rooflights to side and rear roof slope and replacement of rear dormer. – Consented.
- 19 Southwood Avenue (HGY/2018/1927) – Single storey rear extension (following demolition of existing) – Consented.
- 3 Southwood Lawn Road (HGY/2016/1175)- Partial demolition/remodelling to rear/side elevation of the existing two storey projection with lower ground floor extending under part of the original house with associated access to the rear garden: new conservation type roof light to western roof plane. – Consented.



View from Southwood Avenue of the existing front elevation and hardstanding to the driveway.



View of the existing non-original rear extension and the condition with the boundary to No.37.



View of the existing boundary condition with No.37 including the existing window on the side elevation of the existing rear extension.



View of the existing rear elevation from the rear garden showing the scale of the existing rear extension.

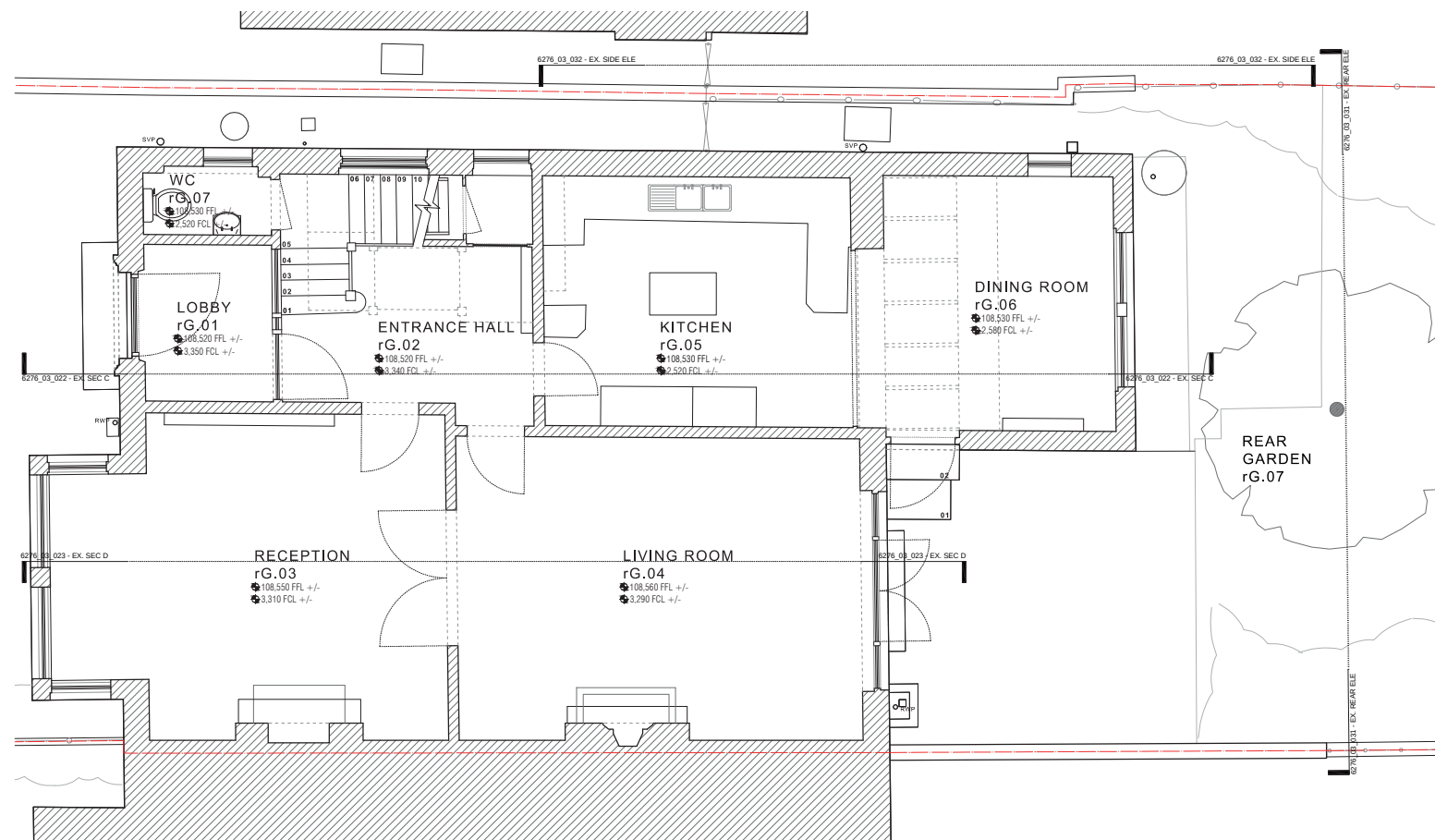


View of the existing retaining wall to the boundary with No.41

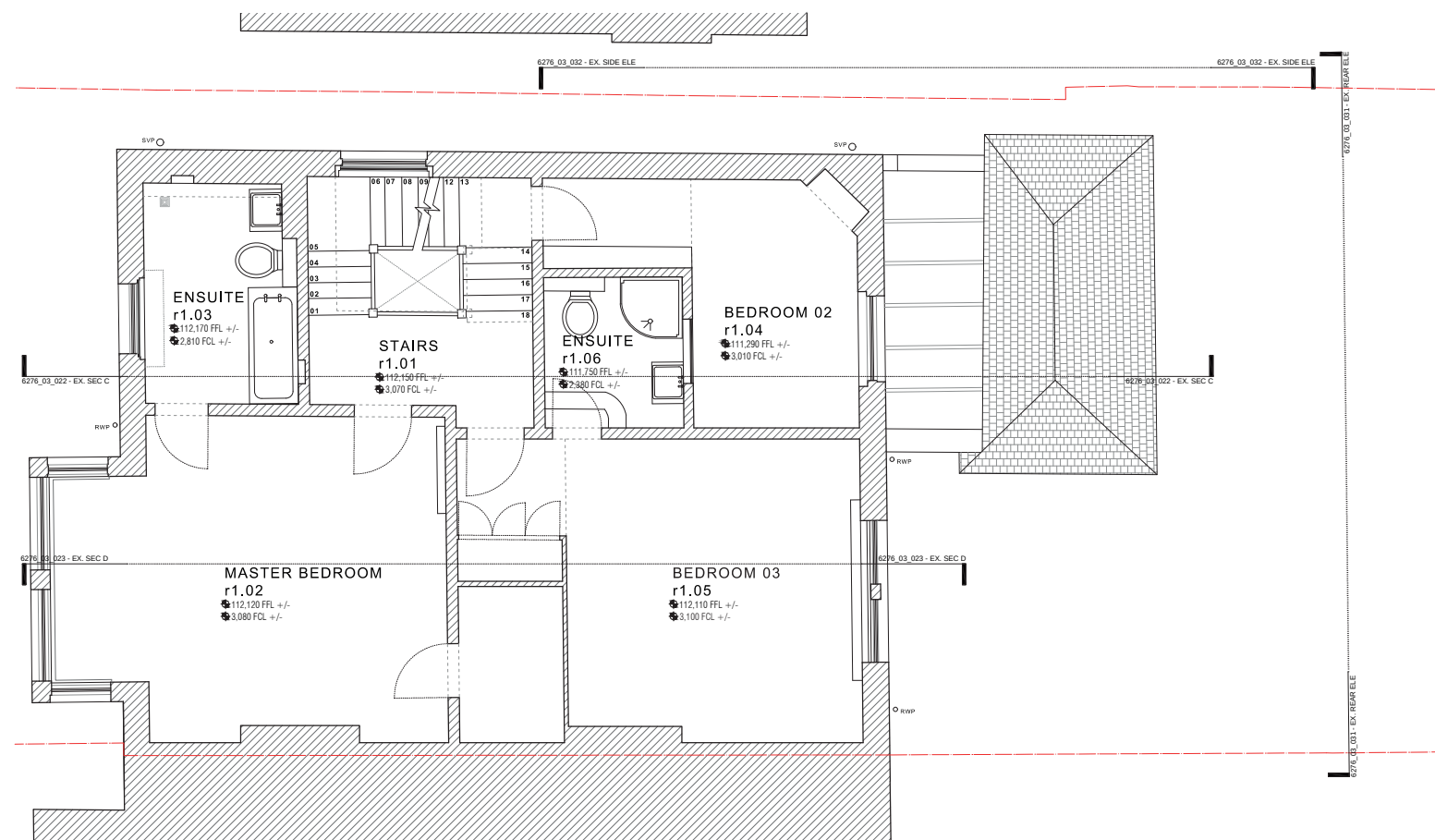


View of the roof profile of the existing non-original rear extension.

3.0 External Photographs



Existing Ground Floor Plan

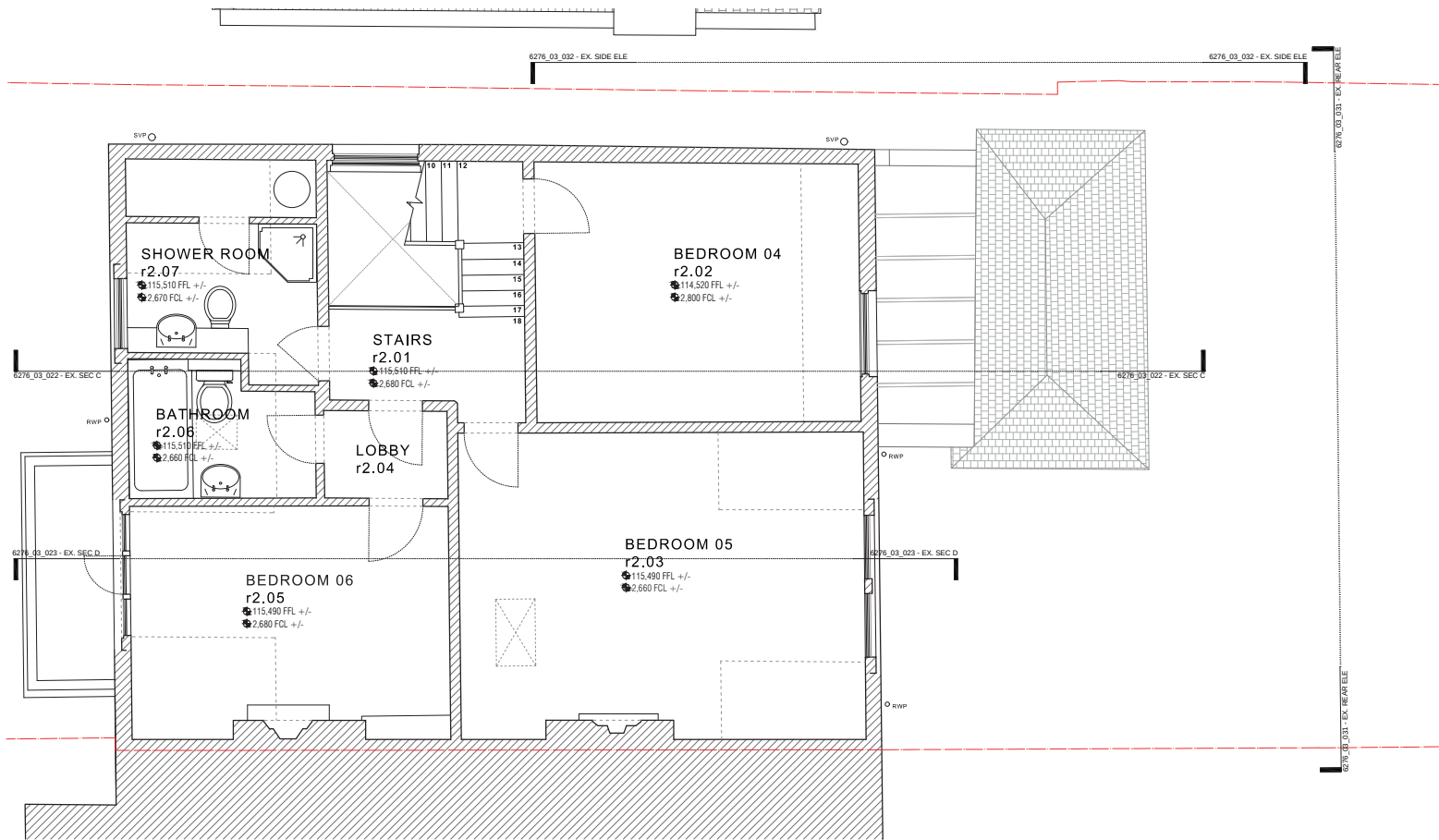


Existing First Floor Plan

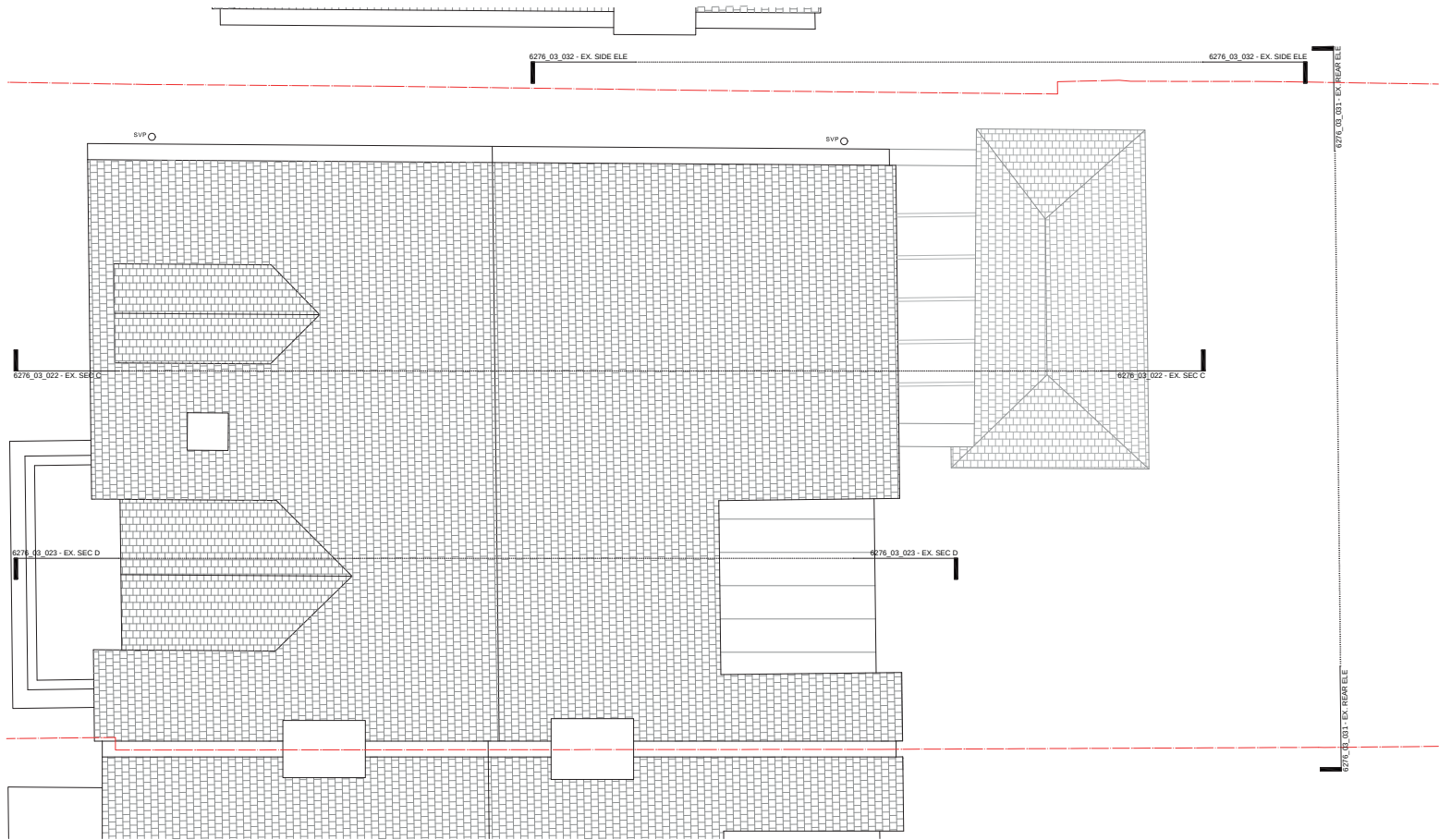
3.0 Design statement

3.1 Existing Floor Areas

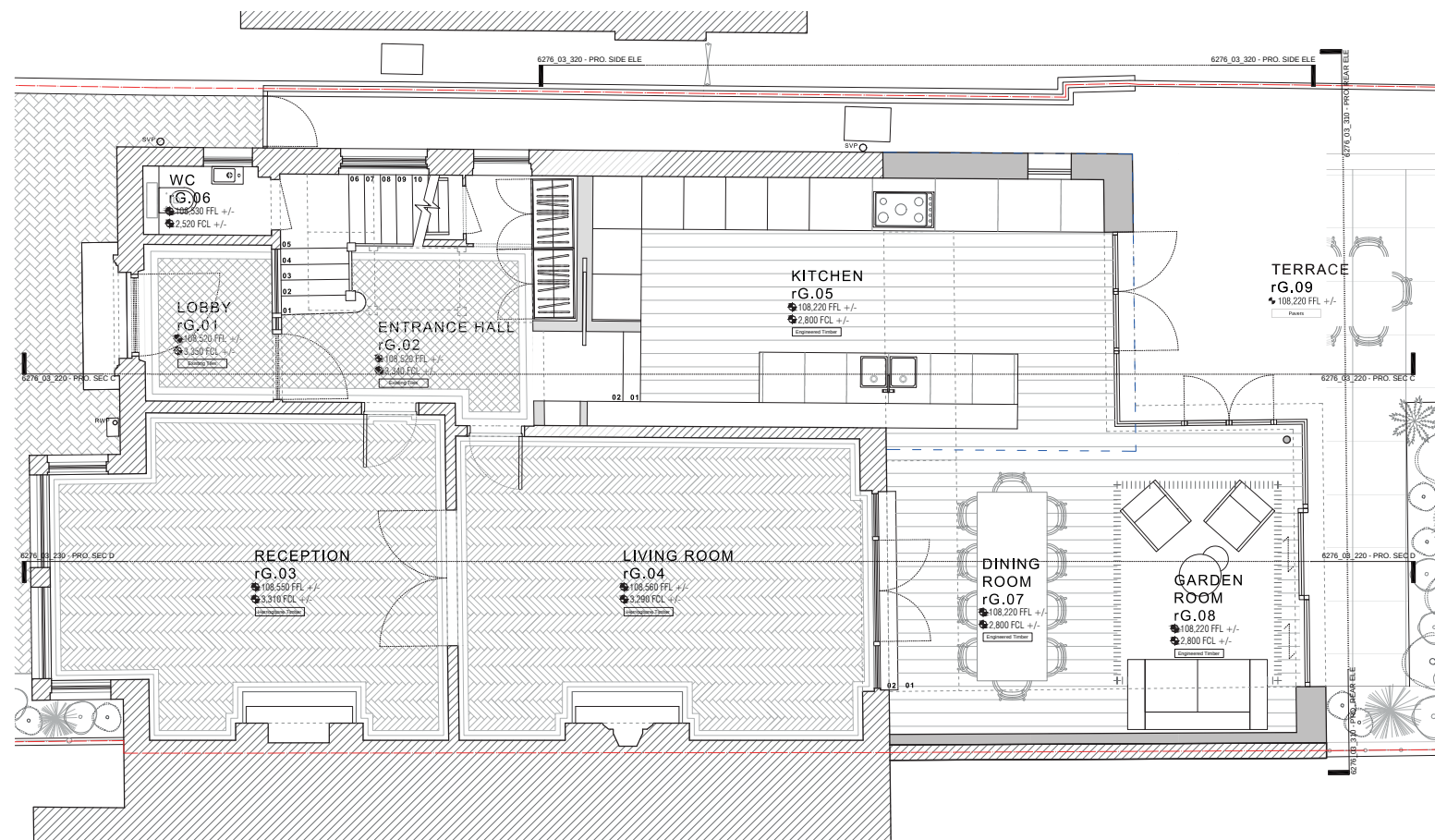
Ground Floor	100m ²
First Floor	86.3m ²
Second Floor	86.8m ²
Total	273.1m ²
Site Area	337.7m ²



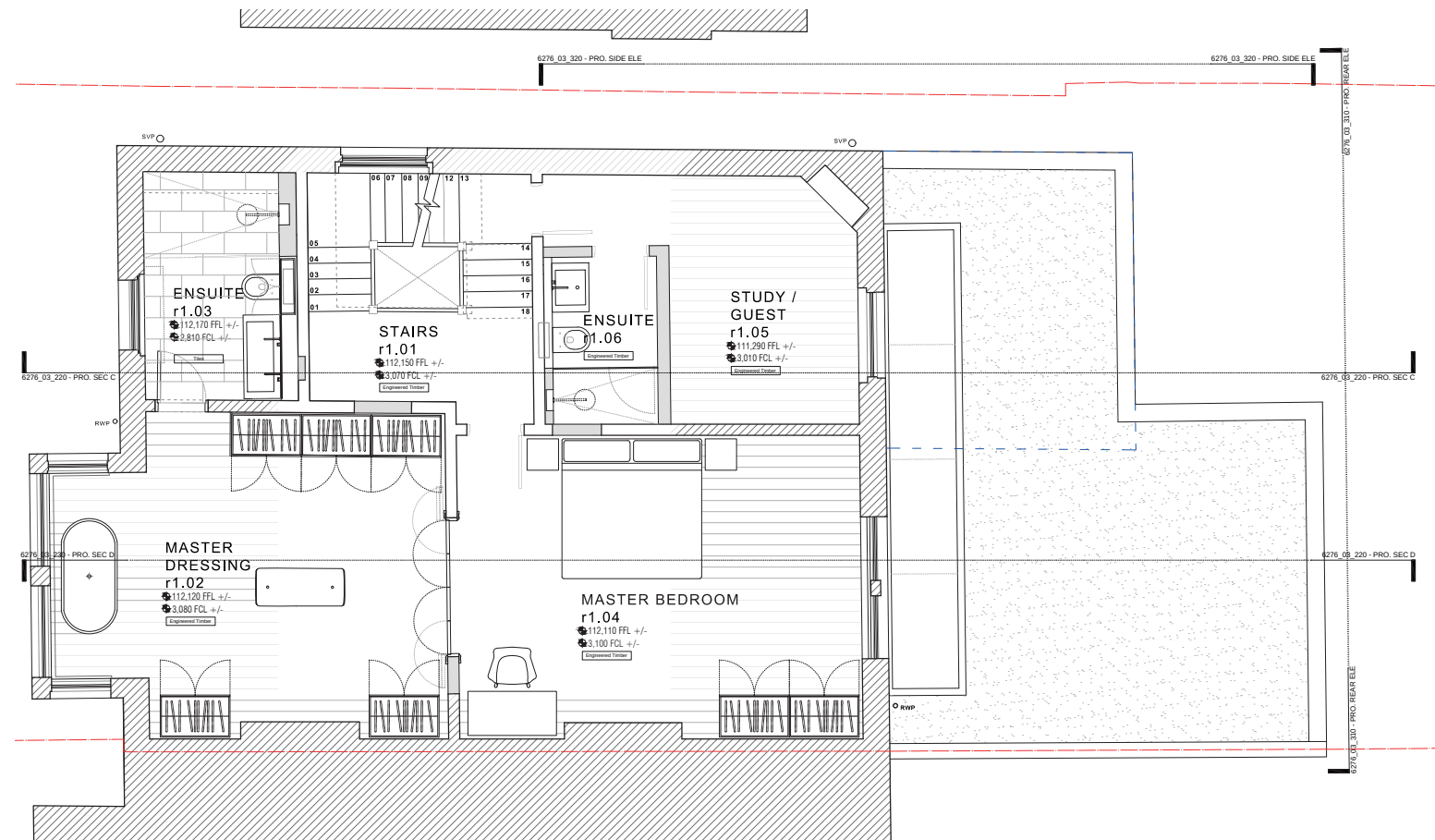
Existing Second Floor Plan



Existing Roof Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

3.0 Continued

3.2 Design Approach, Layout & Scale

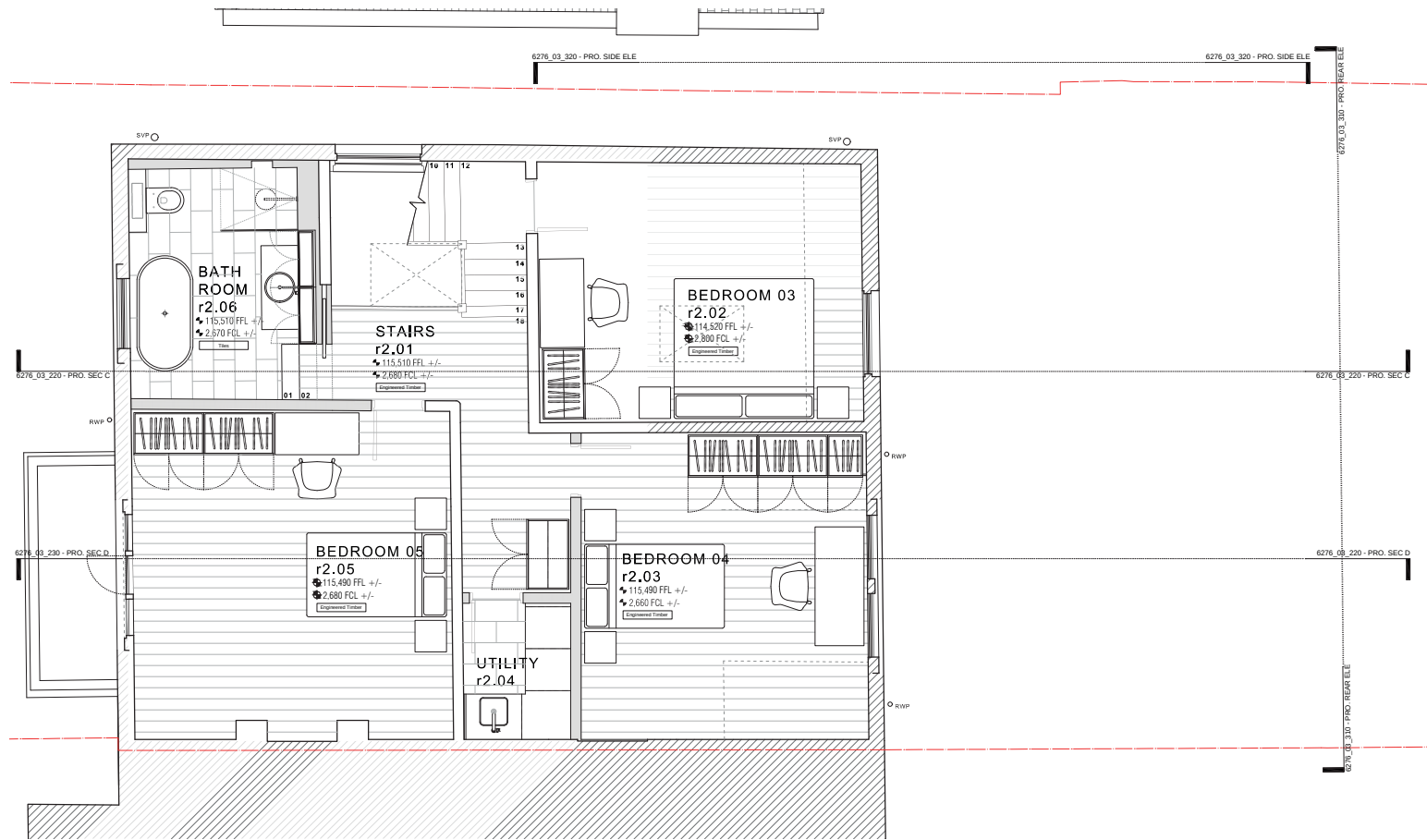
The proposals aim to re-configure and rationalise the existing floor plates on all levels, in particular the ground floor to accommodate the requirements of modern family living.

The existing ground floor extension is to be removed and replaced with a new remodelled extension that will not change the amenity condition to either of the two adjacent properties. The proposed extension will also be sited at a reduced formation level approx. 320mm below the existing ground floor level, therefore maintaining the same condition on the boundary with No.41 and reducing the condition to No.37.

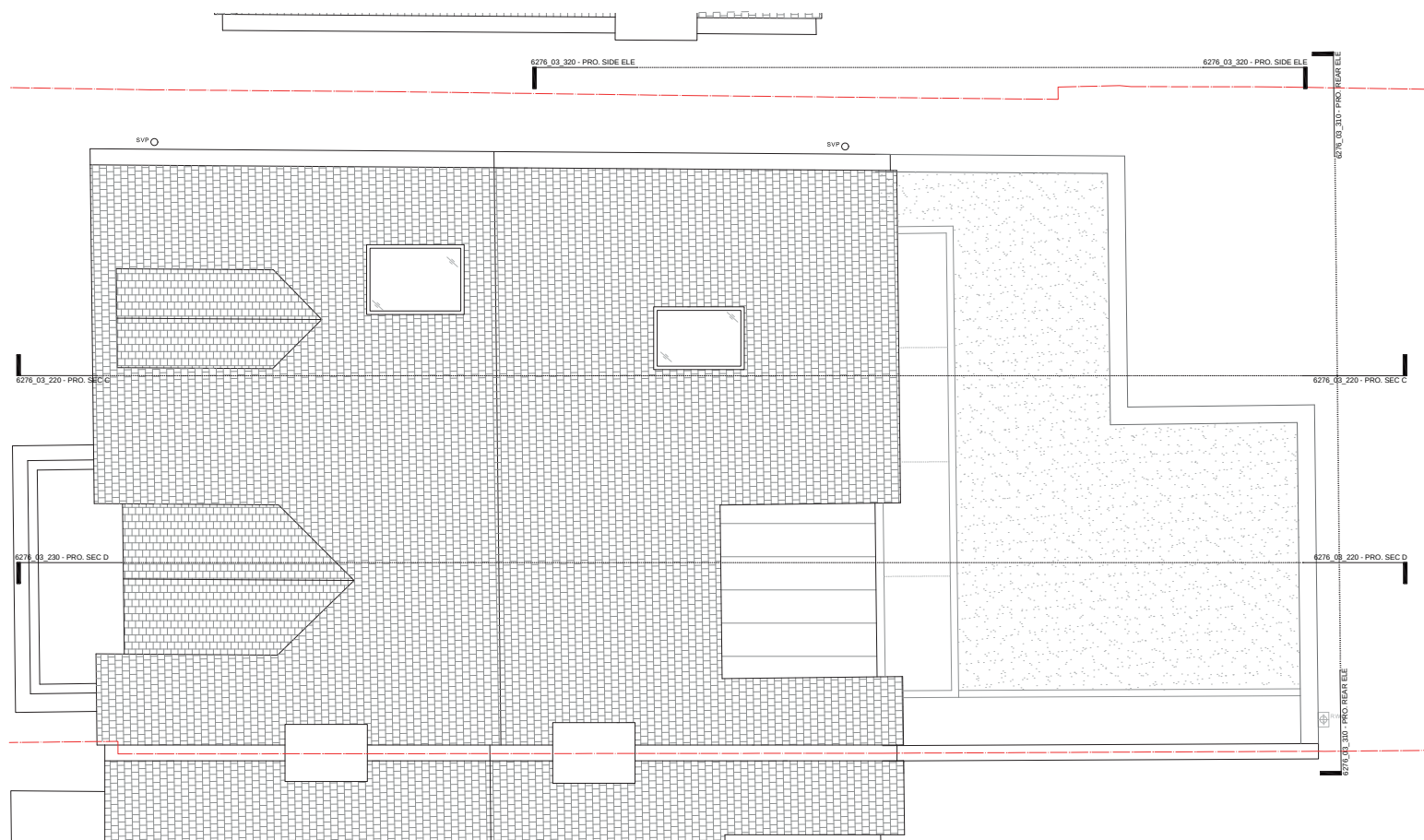
On the boundary with number 37 to the east the proposed new extension extends outboard by 3.6m, the same distance as the existing extension. On the boundary with number 41 to the west the property extends outboard by 6.3m, the same distance as the length of the existing retaining wall to the boundary. The height of the proposed extension is not raised above the height of the existing retaining wall to the west and will be lower than the existing extension to the east.

This remodelled extension allows for a better physical and visual connection of the new kitchen dining area with the main body house and the mature garden beyond. It also allows for a more efficient width for the kitchen/dining area and for spaces commensurate to the room sizes within the main body of the house.

The proposed boundary condition to number 37 will be improved by the removal of the existing extension and the proposed boundary condition to number 41 will not be affected by the proposals as the extension does not project beyond the height of existing wall.



Proposed Second Floor Plan



Proposed Roof Plan

3.0 Continued

A new permeable hard landscaped patio area is proposed outboard of the extension to the south and east. This will sit level with the internal floor level to the ground floor extension and will be slightly raised from the existing mature garden beyond as it falls away to the south.

The current internal layout prevents either a satisfactory visual or physical connection to the garden. Sliding glazed screens will form a light, open elevation to the garden.

A structurally glazed roof light will provide enhanced daylight to the new ground floor rear extension and the main body of the house beyond. The roof-lights sit within a flat roof that is finished in a sedum green roof, which will take up to 50% of the rainwater run-off from the existing roofs. Water butts will also be used to harvest the rainwater.

To the front elevation, it is proposed to replace the existing sash windows with new double-glazed sashes to match identically the original design. A new permeable hardstanding for parking will be provided as in the existing condition.

All new brickwork to the remodelled ground floor extension will be in contrasting brickwork to the existing pink/red brickwork to the existing rear elevation.

It is proposed to replace the existing sashes windows to both the front and rear at both first & second floor level with new double-glazed timber sashes to match identically the original design.

At roof level it is proposed to add two new conservation type roof-lights to the front and rear roof planes.

The scale of the new proposals are appropriate and subservient in their relationship to the original main body of the house in terms of height, mass, volume and their relationships with their adjoining owners at No.37 and No.41 Southwood Avenue. The proposals maintain relationships with the neighbouring properties comparable to the current condition.

3.0 Continued



Proposed Front Elevation



Proposed Rear Elevation

3.3 Proposed Floor Areas

Ground Floor	127.5m ²
First Floor	86.3m ²
Second Floor	86.8m ²
Total	300.4m ²
Site Area	337.7m ²



3 Southwood Lawn Road, N6- 3 storey rear projection extension completed by MCA.
Ref: HGY/2016/1175



Dukes Avenue, N10 completed by MCA.
Ref: HGY/2017/1542 30/06/2017



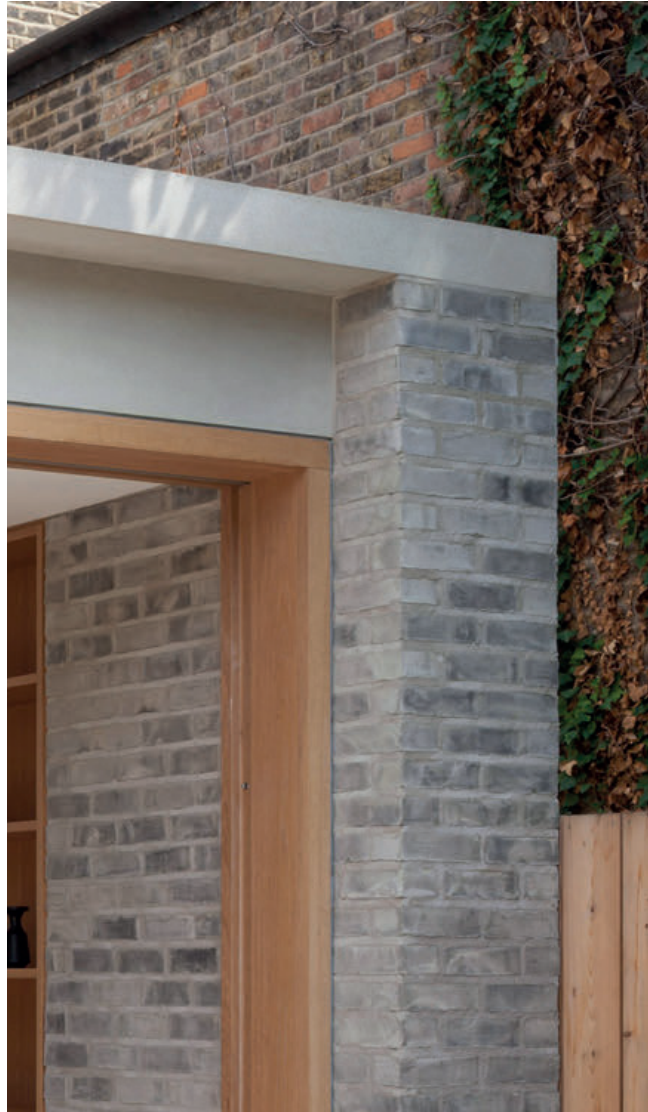
Nelson Road, N8 completed by MCA. Ref: HGY/2015/2090 11/09/2015



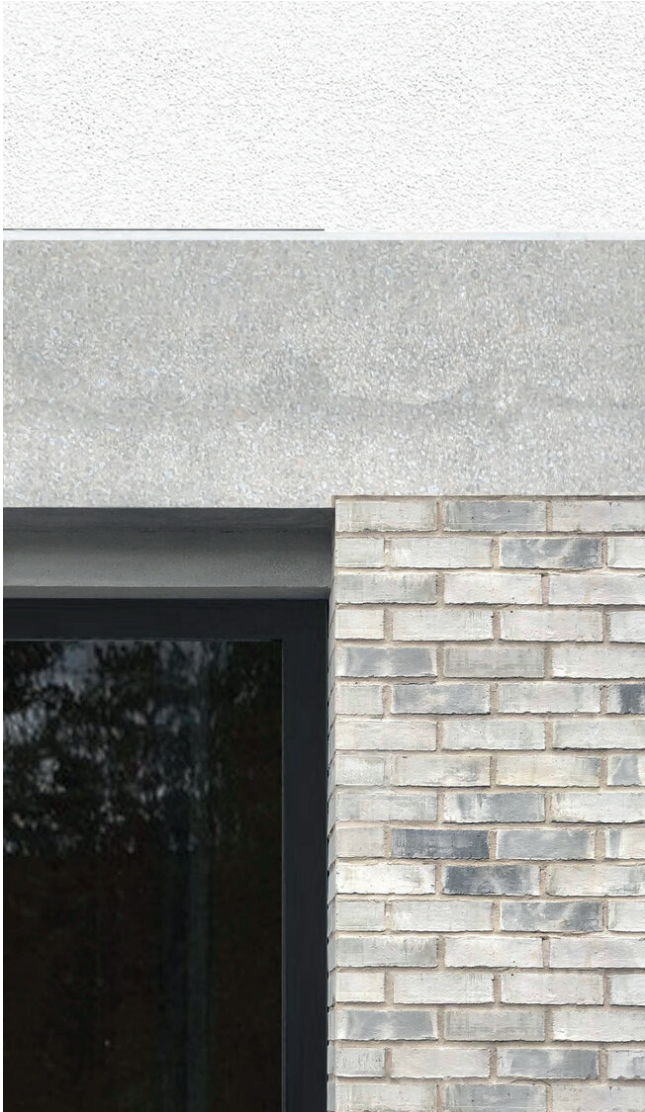
Mount View Road N4 completed under former name of Clarke Penman
Ref: HGY/2019/2279 10/10/2019

3.0 Continued

The adjacent images show three recently completed similar two and three storey rear extensions by this practice and one under the former name of Clarke Penman, all of which were under Haringey Planning Authority.



Contrasting brickwork set against the red/pink brickwork and fair-faced copings.



PPC aluminium window frames and fair-faced coping.

3.0 Continued

3.4 Appearance and Materials

- Contrasting brickwork to the new extension to contrast with the red/pink brickwork of the existing rear elevation.
- Reconstituted stone coping/fascia panels above glazed screens to the rear extension.
- Traditionally detailed painted timber conservation double glazed sash windows to match the original design to front, rear and side elevations.
- Traditionally detailed painted timber front entrance door to match existing with double glazing to the door and fanlight.
- Powder coated frames to glazed sliding, opening and fixed screens.
- Structurally glazed roof-lights/lantern to the new flat roof above the ground level rear extension.
- Green nature mat sedum roof to provide all year-round coverage to new flat roof above the ground floor level extension.
- New roof tiles to match existing.



3.0 Continued

3.5 Sustainability

The new building elements will be thermally efficient in accordance with current building regulations as a minimum standard, and every effort will be made to increase the thermal efficiency of the building. All existing windows are to be replaced with more thermally efficient double-glazed units. The existing heating system will be replaced with a new, more energy efficient one.



Design precedent: green roofs recently completed by this practice.



Design precedent: Rear view of Crouch Hill completed by this practice.

4.0 Access

4.1 Pedestrian access

The existing front door access to the house remains unchanged. The house is within walking distance from key services and amenities. The house is within a controlled parking zone (CAU).

4.2 Vehicular access

The existing vehicular access and crossover remains as existing.

4.3 Public transport

The site has a PTAL rating of 3.

5.0 Landscape

New permeable hard and soft landscaping elements will be incorporated within the new design using high quality materials sympathetic to the existing vernacular, and soft planting of appropriately sized small ornamental tree species, along with plants and shrubs that encourage the natural diversity of the local species by providing habitats that encourage native birds and insects to flourish.

The boundary treatment to the rear garden on both sides of the property will be replaced with new fencing up to the height of the existing.



Design and Access Statement
39 Southwood Avenue, N6 5SA

6.0 Summary

In conclusion, the key design qualities and beneficial features of the reconfigured rear additions are:

- The proposed development integrates into the existing rear elevation in a manner that is appropriate in terms of mass and scale.
- The proposals will give an enhanced physical and visual relationship between the interior spaces and the external rear garden amenity space beyond.
- The property will benefit from a significant increase in natural daylight to the ground floor level of the house.
- The creation of high quality contemporary habitable living space within the dwelling, including an open plan kitchen work area, dining area and family living spaces.
- The proposals will create additional valuable utility and laundry space, and essential separate storage space.
- The development has no impact on the amenity and privacy relationships with the neighbouring properties.

7.0 References

Local Authority Policies

The design follows Haringey planning guidance with particular reference to the Haringey Local Plan and all current SPD's.

Design precedent: Rear view of Southwood Lawn Road, N6 recently completed by this practice, under former name of Clarke Penman.