



PLANNING APPLICATION PRESENTATION

**76 Southwood Lane,
Highgate N6 5DY**

PROJECT NUMBER 1242

28.02.2023



INTRODUCTION

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This design and access statement accompanies a pre planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

BACKGROUND

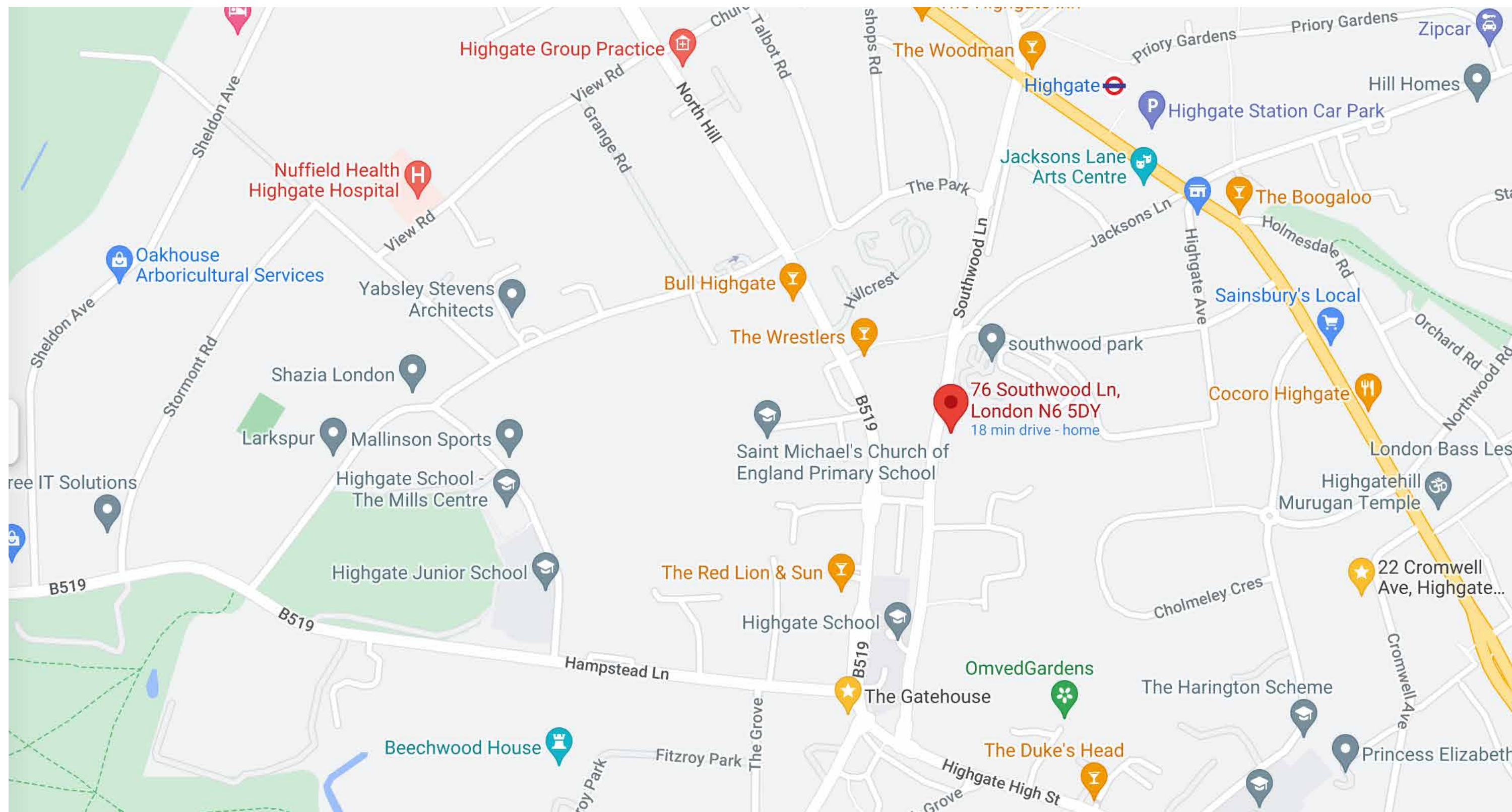
The proposal scheme will be developed in collaboration with other professionals and consultants to provide a single storey rear extension to this single family mid terrace property.



Client
Architect (Lead Consultant), Interior design and project management
Structural engineer
Services engineer
Acoustic consultant
Main Contractor
Building Regulations

Oliver Dennis
VORBILD Architecture
A4 Design
TBC
TBC
TBC
STROMA





DESIGN IN CONTEXT

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance in an adverse way.

There are no proposed changes to the front of the property. The only proposed change is at the back, in the form of a single storey rear extension.

All alterations are in our view sufficiently balanced to not overpower the buildings appearance or scale.

All this provides in our view a natural extension to the existing building and does not impact its setting.

LAYOUT

The ground floor extension will feature an extended sitting, kitchen and dining area. The proposed extension will be opened up and integrated with the garden.



Nos 72-80, Southwood Lane

SCALE AND APPEARANCE

The proposed changes do not change the appearance or scale of the building from the front in any way.

The proposed single storey rear extension is 4m on the boundary to its nearest neighbour No 74. This distance has been chosen as it does not break the 45 degree rule of overshadowing more than 50% of the neighbouring properties' rear facing glazing. On the opposite side, due to an existing step in the terrace's location, the neighbouring property at No 78 sees this extension as only 2.245m.

PROXIMITY TO TREES

The extension is sufficiently away from the nearest mature tree, the outer edge will be over 10m away.

CONSERVATION AREA

It will have little impact on the conservation area, as views of the extension are very limited, and not visible from the front or even the nearby car park.

This property is part of the former Southwood Hospital (no 70), which has now been adapted as a mid Victorian style stucco fronted terrace. To quote the Conservation area appraisal document :

"There are some good mature trees in the grounds which are visible from the street and contribute to the character of this part of the road. The road is then bounded by the locally listed wall of the former 19th century Southwood Court. There is a blocked gateway in the wall with an adjacent stone tablet bearing the coat of arms of the Southwood family".

SUSTAINABILITY AND MATERIALS

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

The proposed extension will be constructed in facing materials which colour and scale respect the local surroundings. This will be achieved by using render to match existing, a flat roof with fibreglass waterproofing, and glazing to blend in with the existing property as far as possible.

The proposed windows are to be double glazed timber sash windows, and the proposed rear doors to the ground floor are to be double glazed aluminium sliding or sliding folding doors with anthracite frame.

AMENITY

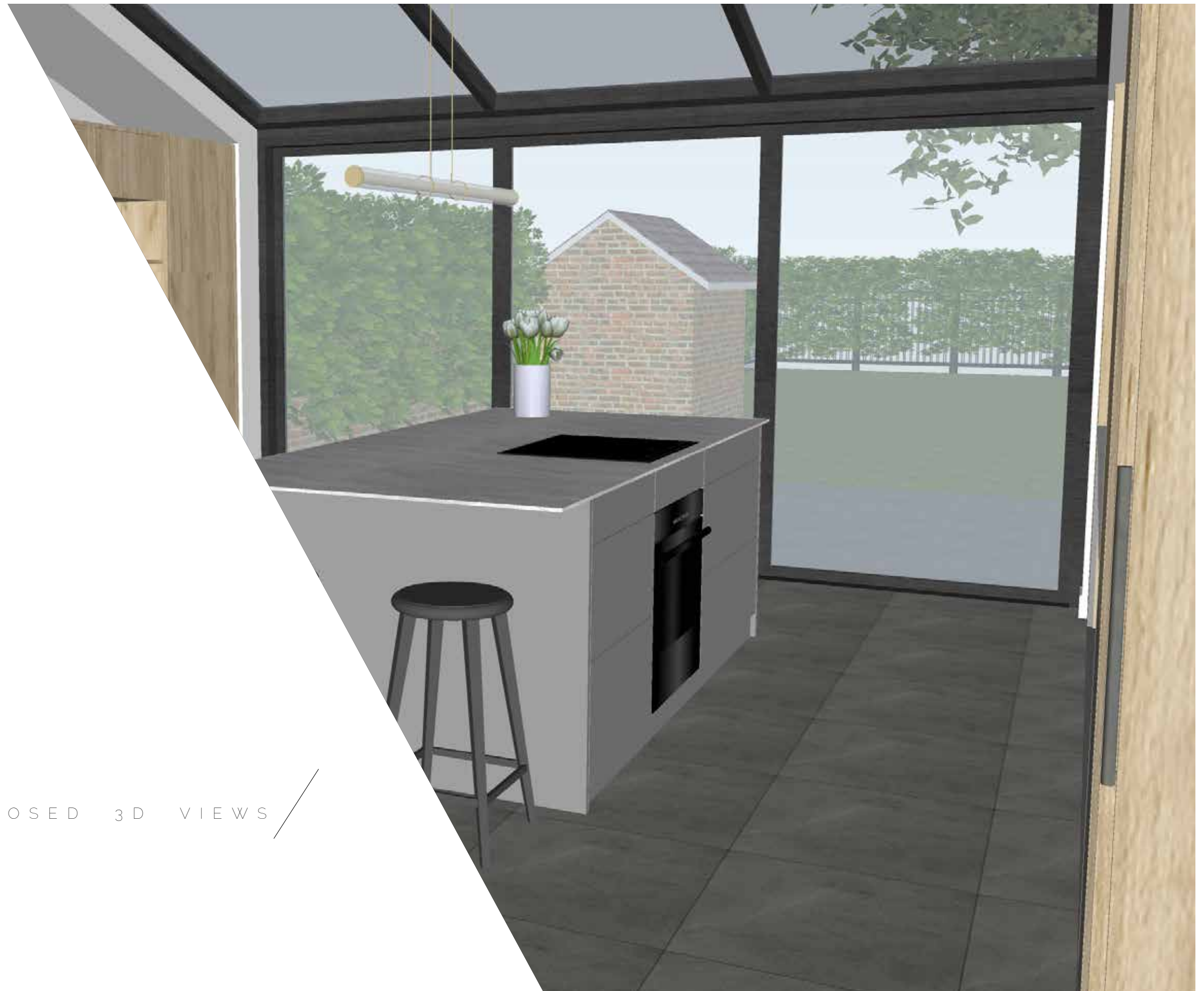
The garden space is quite long even after this extension has been done. Our proposal is not reducing it below the 50% as required by the council. Moreover the proposed roof of this rear extension will have a green sedum roof, which will in effect make the rear garden be greener than it is currently.

ACCESS AND SITE ACCESS

This property's main entrance door is fronting Southwood Lane. The access door currently has a small threshold and there is a step leading to it. This proposal does not change the existing access in any way.

The existing access to this property is only via a front street entrance as mentioned. The existing clear entrance width is less than 900mm.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.



PROPOSED 3D VIEWS





PROPOSED - 3D VIEWS









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