

DESIGN, HERITAGE AND ACCESS STATEMENT

Addition of a rear roof extension, addition of a rear ground floor extension, addition of an upper floor extension, internal and external alterations to a single family dwelling.

8 Southwood Lawn Road, N6 5SF, London



DESIGN AND ACCESS STATEMENT

This design and access statement has been prepared in support of a Householder application for the addition of a rear roof extension, addition of a rear ground floor extension, addition of an upper floor extension, and internal and external alterations to a single family dwelling at 8 Southwood Lawn Road, N6 5SF, London.

On the ground floor we look to add a single storey small extension to the existing bathroom area to match the depth of the extension of the property next door at No10 Southwood Lawn Road.

A second single storey extension follows the depth line of the existing two storey volume to create an addition that references the existing property while at the same time it allows for an enlarged kitchen, dining and living area to open up to the rear garden.

On the first floor we propose to enlarge the existing volume at the rear to the line of the rear projection; the proposed first floor extension is a mirror image to the first floor extension approved for No6 Southwood Lawn Road.

At roof level we propose the addition of a rear roof dormer that matches the sitting, proportions, scale and size of similar rear roof dormers across the terrace and across the Conservation Area.

We believe that the materials proposed are sympathetic to the character of the area in terms of form, colours and texture, and that the proposed extensions and alterations will not affect the amenity of any neighbouring dwellings and they will not be visible from any public viewpoints.

We do not propose to alter the access around the front of the building or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.

HERITAGE STATEMENT

Highgate Conservation Area in Haringey

The application property (8 Southwood Lawn Road, N6 5SF, London) is within the boundaries of Sub area 3 – Archway of the Highgate Conservation Area.

With reference to “Highgate Conservation Area - Character Appraisal and Management Plan, December 2013”:

“Southwood Lawn Road

Southwood Lawn Road runs from the southern end of Highgate Avenue west before turning north east to join Jackson’s Lane just before the junction with Southwood Lane. The road rises to the west but not as steeply as the adjoining Southwood Avenue.

The street is characterized by mainly semi-detached and detached houses of the early late Edwardian era with an Arts and Crafts style influence, displaying a variety of details and decorative features. On the south side, the first 2 houses nos. 2 and 4, set the style for most of the rest of the street. There are a pair of 2 storey semi-detached houses in a low key Arts and Crafts style, with prominent gables, ground floor bays and a cantilevered oriel bat at the first floor level. The windows are timber framed with leaded lights. The lower floors are soft red brick, terminating with a string course and upper floors are rendered, with brick quoins. The porch has an attractive timber turned columns supporting the leaded roof.

This style of house continues up the road in semi-detached and linked semi pairs, all with variants on the same theme, including 2 storey canted or square bays, oriel windows, brick or slot window details in the apex of the gable and many variations on the porches. The roofs are tiled although a couple in particular no.4 are marred by inappropriate roof extensions which are visible from the street and detract from the coherence of the streetscape.

On the north side, the first 2 houses in Southwood Lawn Road (nos. 2-4) are red brick to the similar pattern in Southwood Avenue. After this the style changes from the predominant redbrick late Victorian style to the semi-detached more suburban Arts and Crafts influence style of the south side of the road.

On the eastern side, prior to the junction with Southwood Avenue, there are two large detached mansions (No 28, 30) of the late Victorian era. These are three and four storeys tall and are built in red brick with fine decorative mouldings particularly around the front doors. The best example is Haddon Court, which is very well preserved, with a beautiful garden.”

HERITAGE STATEMENT

The proposed extensions and alterations aim to bring this property up to date with similar properties across the Conservation Area and Southwood Lawn Road.

The proposed extensions match the scale, proportions, materials, design and style to similar extensions and projection across the Conservation Area and they are sympathetic to the late Victorian and Arts and Crafts language of the adjacent properties.

We believe that the proposed alterations and extensions make a positive contribution to the Highgate Conservation Area as they seek to update the fabric of the property and enlarge it in a way that is in-keeping with the character of the properties along Southwood Lawn Road in regards to appearance, materials, style, continuity and rhythm.



View of the rear elevation



View of the rear / side boundary



View of the rear / side boundary



View of the first floor and roof extension next door (as previously approved)



View of the application property and its immediate context



View the rear garden area