

Single Storey Rear Extension to Ground Floor Conversion Flat

Flat 1, 6 Southwood Avenue, London N6 5RY

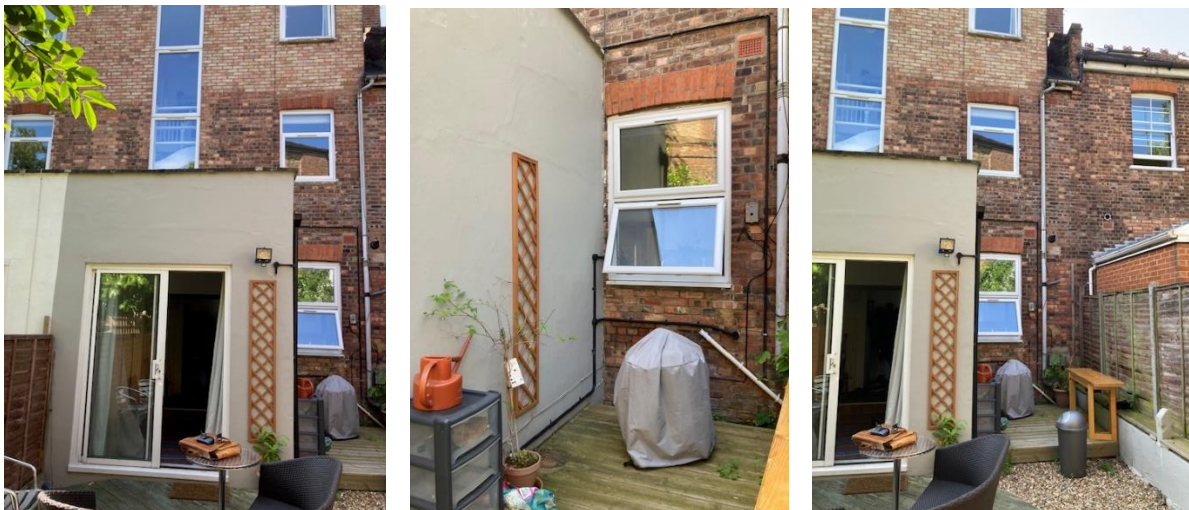
Design and Access Statement

28.06.2023

6 Southwood Avenue a three-storey semi-detached dwelling house dating from the late Nineteenth Century which has been previously extended to the rear and converted into 4 self-contained flats. Planning permission was granted for conversion in 1972.

6 Southwood Avenue is located in the Highgate Conservation Area (Archway Sub Area) but is not a listed building.

Flat 1 is located on one side of the ground floor of the building and has sole use of a section of the rear garden. There is an existing single storey flat roof extension.



Views from garden.

The applicant seeks to obtain consent for a further single storey extension located in the space between the existing extension and the flank of the conservatory extension to no. 8 Southwood Avenue, to provide improved living space and a study room/ guest bedroom.

The proposed extension will be constructed between the existing single storey structure and the conservatory extension to no. 8 Southwood Avenue.

Consideration has been given to the impact on the amenity of neighbouring properties, and the requirement for good design and heritage.



View of boundary with no. 8



view of garden of Flat 1

Assessment

We believe that the proposal complies with these policies for the following reasons;

The structure will be positioned between two existing structures and will have no impact on the sunlight or daylight received by the neighbouring properties.

There is no adverse effect on the privacy of the adjacent properties.

The scale of the extension would be a subservient addition to the host dwelling, and the proposed materials would complement the application property.

The architectural form and materials are appropriate to the setting – they are similar to the existing building.

The proposed construction will be energy efficient and incorporate local and recycled materials wherever possible, and therefore comply with sustainable development policies.

Access

There is no impact on access into the building. The threshold to the new door will be constructed in accordance with guidance on appropriate design for use by the elderly and ambulant disabled.