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WHITTINGHAM
ARCHITECTURE & INTERIORS



18 Southern Road,
London
N2 9LE

DESIGN AND ACCESS STATEMENT

March 2026



PROPOSED DEVELOPMENT

This Design and Access Statement supports a householder application for the demolition of the existing garage and ground floor WC and the erection of a single-storey rear extension at 18 Southern Road. The proposal further includes the minor enlargement of an existing first-floor rear window within the original rear wall.



SITE AND SURROUNDINGS

18 Southern Road is one of a pair of semi-detached, locally listed Victorian houses (c.1860) located within the Fortis Green Conservation Area. The property lies on the northern side of the street near its junction with Western Road. The four properties at Nos. 16–22 form an attractive group of consistent design, massing and materials, contributing positively to the character and appearance of the Conservation Area.

The property currently features:

- A side driveway and detached garage set back from the main building line.
- Rear ground-floor additions of limited architectural merit.
- A previously approved and implemented rear dormer to the main roof.
- The existing garage and lean-to structures are visually bulky and detract from the clarity of the original rear elevation. Their removal will enhance openness and improve the legibility of the host dwelling.

PLANNING HISTORY



PLANNING HISTORY

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
OLD/1964/0949	Ground and first floor extensions at rear.	Decision Made	18 Southern Road N2		Approve with Conditions	18/6/1964
HGY/2025/2306	Replacement of all existing single-glazed sash windows with new double-glazed sash windows; addition of greenhouse at the rear of the garden.	Decision Made	18 Southern Road Hornsey London N2 9LE	27/8/2025	Approve with Conditions	22/10/2025
HGY/2024/0248	Installation of air source heat pump on the first floor level of the rear facing wall of the house. AMENDED DESCRIPTION	Decision Made	18 Southern Road Hornsey London N2 9LE	30/1/2024	Withdrawn	09/12/2024
HGY/2021/2422	Part single storey, part two storey rear extensions (following demolition of existing detached garage and rear lean-to).	Decision Made	18 Southern Road London N2 9LE	03/8/2021	Approve with Conditions	12/11/2021
HGY/2015/3812	Demolition of garage and ground floor wc to create rear extension to ground and first floor, and insertion of rear facing dormer in main roof.	Decision Made	18 Southern Road London N2 9LE	21/12/2015	Approve with Conditions	24/3/2016



The site benefits from two previously approved planning permissions relating to rear extensions and alterations.

The current proposal adopts a more restrained approach, limiting development to a single-storey rear extension and incorporating design refinements in response to recent pre-application advice (PRE/2025/0321).



PLANNING HISTORY

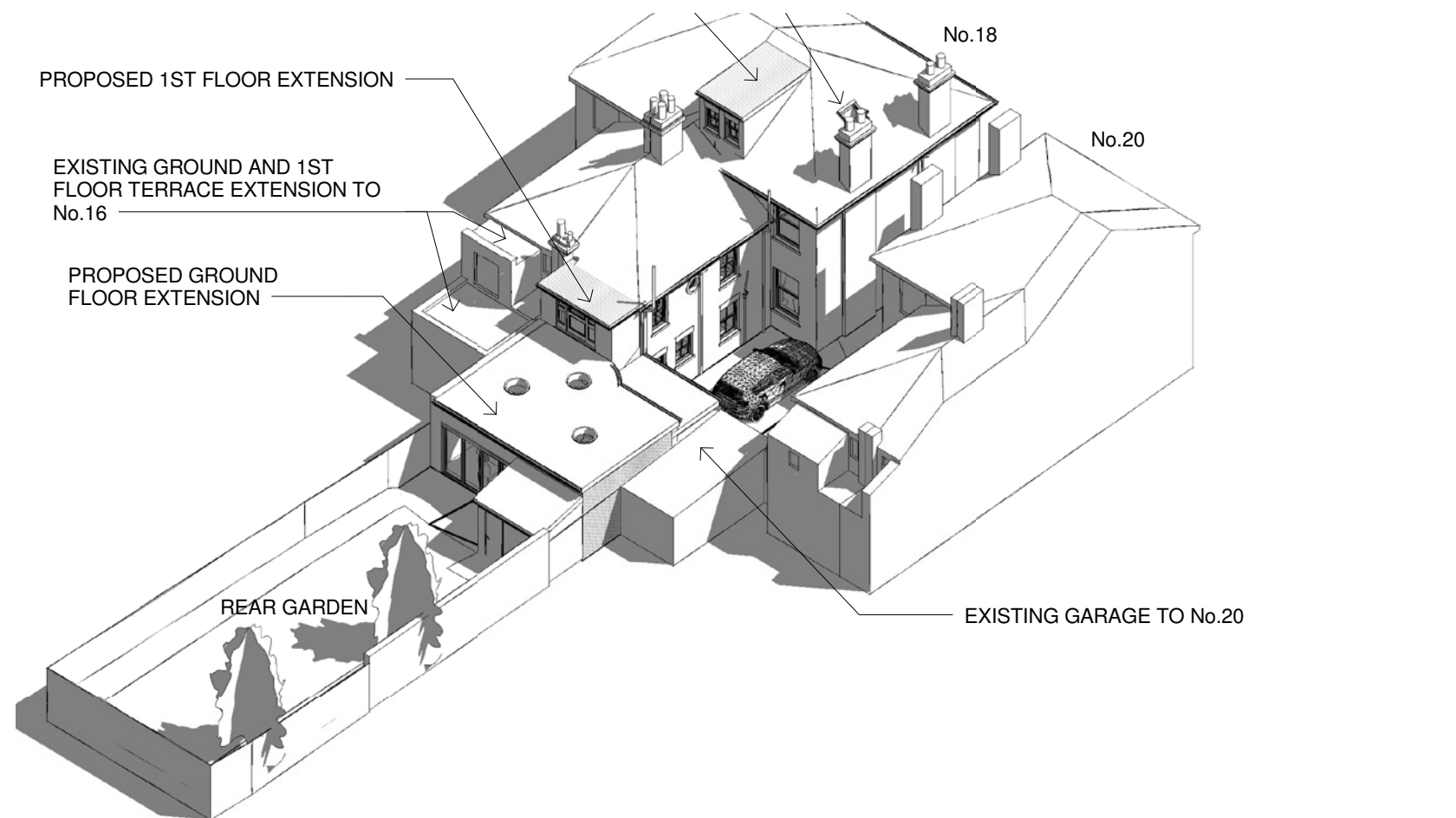
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Application HGY / 2021 / 2422
Approved with Conditions (12 November 2021)

Part single-storey and part two-storey rear extensions (following demolition of existing detached garage and rear lean-to).

The officer considered the approved scheme to be proportionate and subordinate to the host dwelling and acceptable in heritage and amenity terms.





PLANNING HISTORY

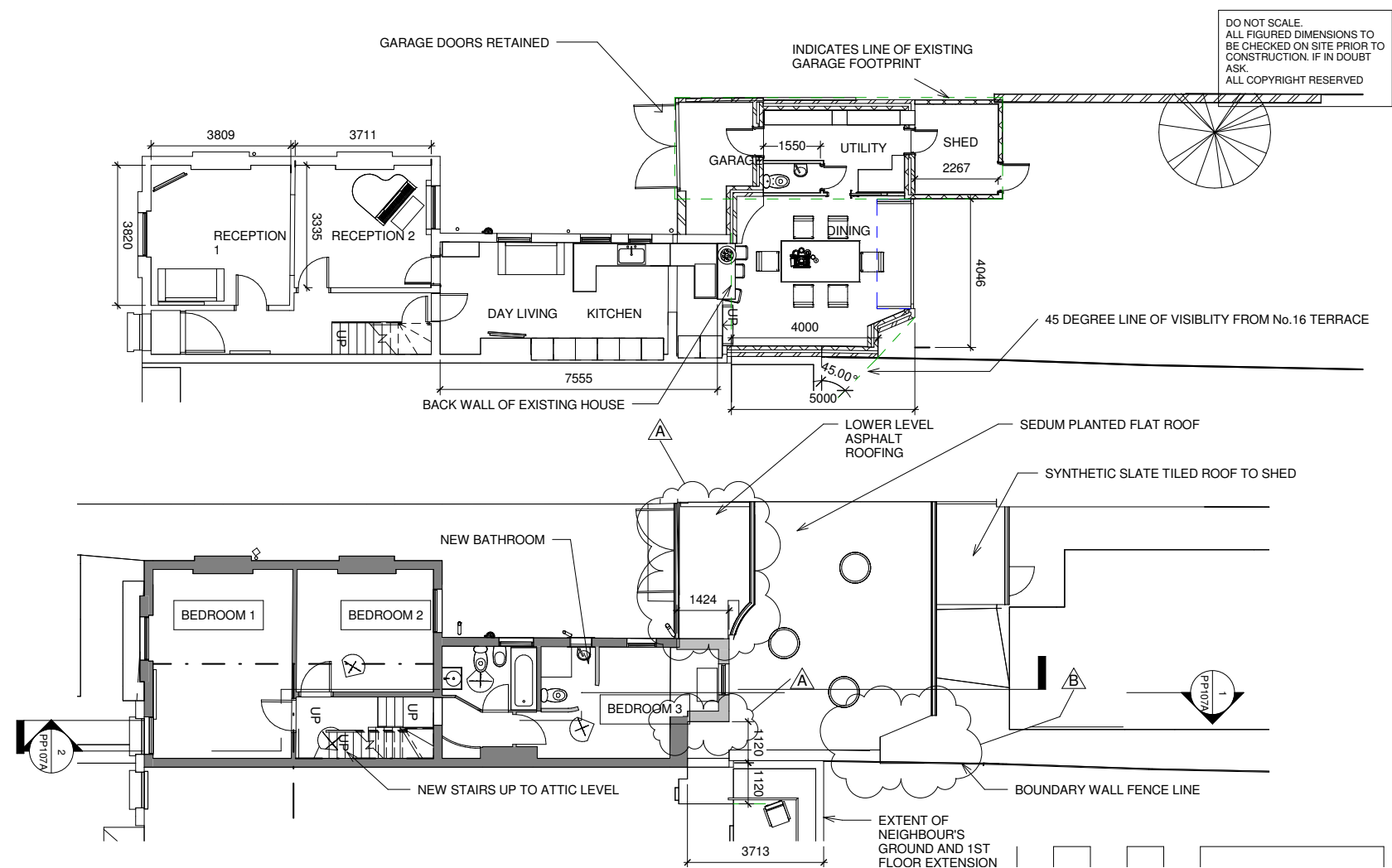
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Application HGY/2015/3812

Approved with Conditions (24 March 2016)

Demolition of garage and ground floor WC to create rear extensions at ground and first floor level, and insertion of a rear-facing dormer within the main roof.

The officer concluded that the works would preserve the character and appearance of the Conservation Area and would not result in significant harm to residential amenity



THE PROPOSAL

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Response to Pre-Application Advice

The scheme has been revised following pre-application advice from the London Borough of Haringey (Ref: PRE/2025/0321). In response to the officer's comments, the previously proposed first-floor extension has been omitted, the footprint of the rear extension has been reduced to align with the width of the host dwelling, and the proposed materials have been revised to high-quality London stock brickwork to ensure compatibility with the character of the Fortis Green Conservation Area.

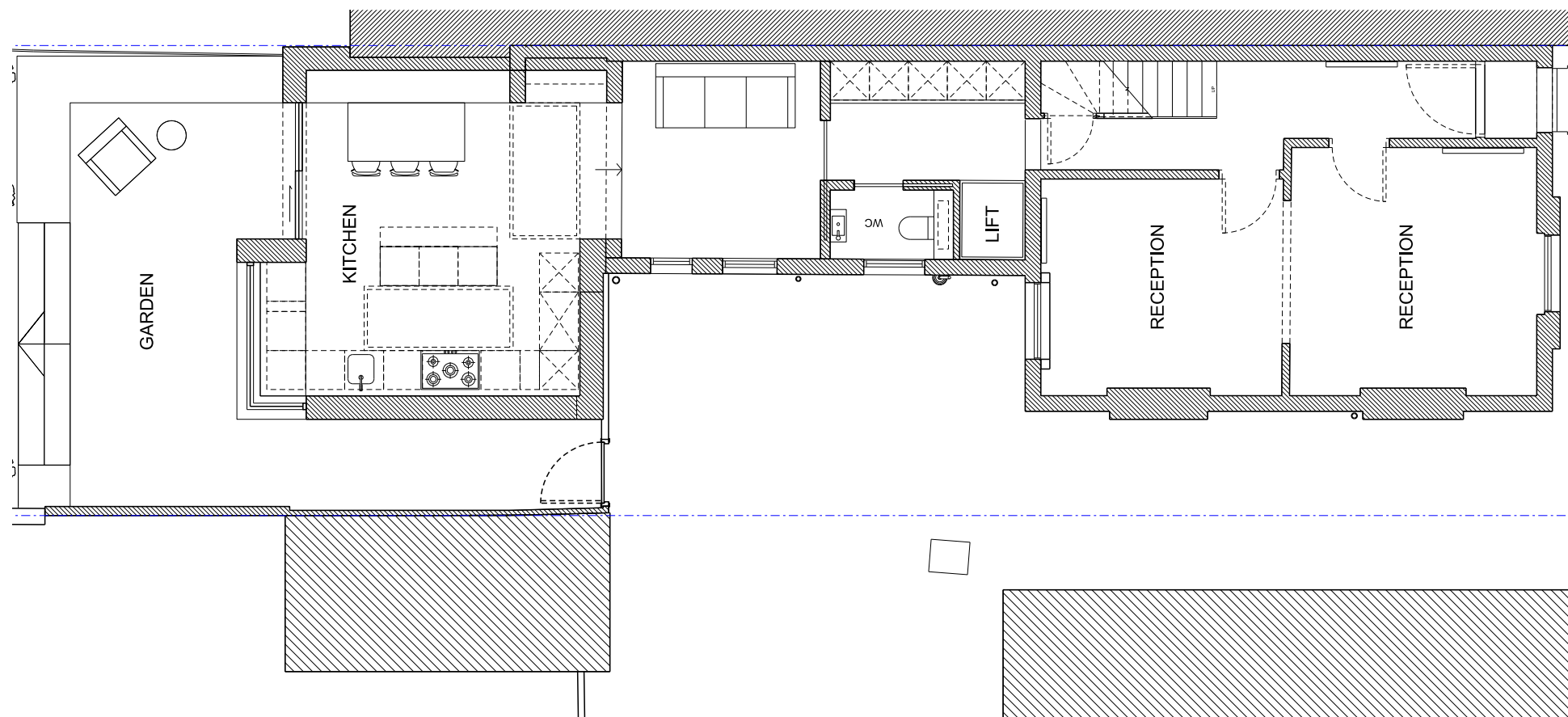
Proposed Scheme

The extension projects from the original rear wall and aligns with the width of the host dwelling, ensuring a coherent and balanced rear elevation. The flat-roofed form reflects the established pattern of rear additions within the surrounding context and remains clearly subordinate to the principal two-storey structure.

The development will be constructed in high-quality London stock brickwork selected to complement the tone and texture of the existing building. Fenestration has been carefully proportioned to respect the character and vertical emphasis of the original Victorian architecture. Rooflights, where proposed, will be flush with the roof surface and visually unobtrusive.

The proposal also includes the modest enlargement of an existing first-floor rear window within the original rear elevation. This adjustment has been sensitively designed to maintain appropriate proportions and does not materially alter the character of the dwelling.

The removal of the existing garage structure enhances openness within the site and improves the legibility of the original building form.



DESIGN RATIONALE

Form, Scale and Heritage

The proposal comprises a single-storey rear extension designed to remain clearly subordinate to the host dwelling. The extension aligns with the width of the existing house and adopts a simple flat-roofed form consistent with established rear additions in the surrounding context.

The extension will be constructed in high-quality London stock brickwork selected to complement the tone and texture of the existing building, ensuring material continuity with the semi-detached pair and the wider character of the Fortis Green Conservation Area.

The development is located to the rear of the property and will not be readily perceptible from Southern Road. Any limited views from within the side driveway are contained and do not materially affect the character of the streetscene.

The removal of the existing garage enhances openness within the site and improves the legibility of the original building form. The proposal therefore preserves the character and appearance of the Conservation Area.

Amenity

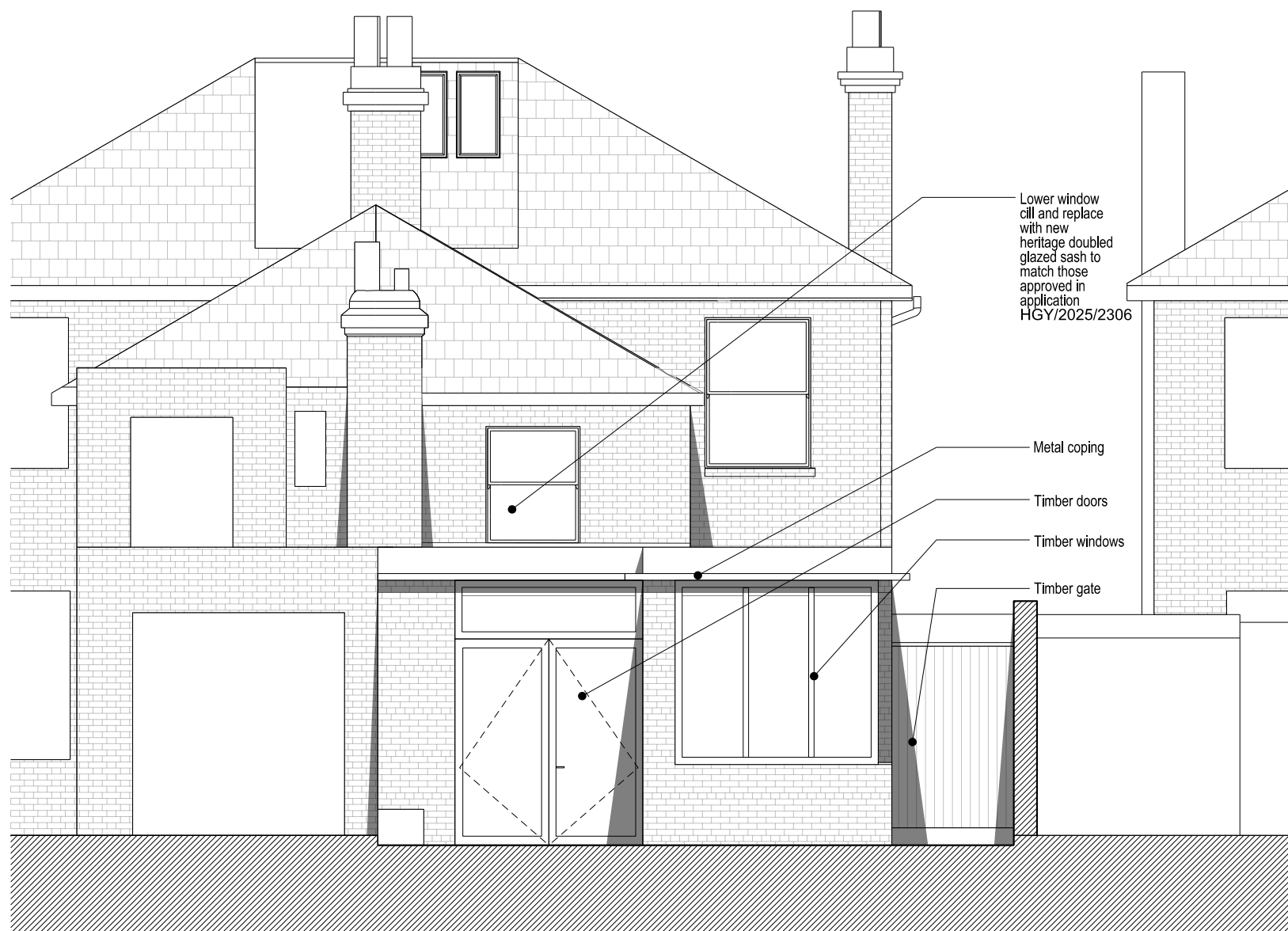
The extension remains single-storey in form and comparable in scale to established rear additions within the immediate context.

The removal of the existing garage reduces built form along the boundary with No.20. Along the boundary with No.16, the extension projects modestly beyond the neighbouring rear addition but remains limited in height, ensuring no material harm to daylight, outlook or privacy.

The minor enlargement of the existing first-floor rear window does not introduce additional overlooking.

Access and Use

Access to the property will remain unchanged from Southern Road. The proposal does not alter site levels or the principal entrance.

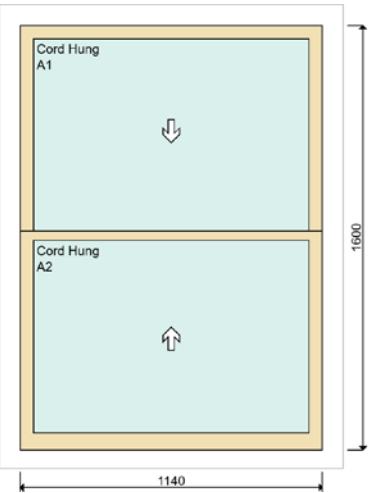


TYPICAL WINDOW SPECIFICATION FOR ALL WINDOWS

Estimate

All drawings are viewed from the inside

The opening sash symbol (or arrow head) points to the hinge position



Fit 1 New Pair of Sashes in Sapele Hardwood with Heritage Double Glazed Units Including Draught Proofing and Overhaul (Installation: Ventrolla Perimeter Sealing System (VPSS) with Sash Removal System (SRS))

- Moulding
Ovolo
- Sash Horn
Top: No horn, Bottom: No horn
- Heritage Double Glazing - Top
4mm K Glass Toughened - Argon Filled, White spacer - 4mm float Toughened
- Heritage Double Glazing - Bottom
4mm K Glass Toughened - Argon Filled, White spacer - 4mm float Toughened
- Paint / Finish
Internal: Final Finish Teknos Standard White, External: Final Finish Teknos Standard White
- Ironmongery
1 x Sash Catch Brighton, 2 x Sash Lift, 2 x Sash Restrictor in Polished Brass
- Notes
Traditional Range. Multiple panes, solid bars.

Item Weight: 46.2 Kg



WINDOW DESIGN

Window Replacement (Rear Elevation)

The proposal includes the replacement and modest enlargement of an existing rear first-floor sash window. The new window will be timber-framed and designed to match the proportions, detailing and appearance of the original Victorian sash windows, ensuring consistency with the host dwelling.

Slim-profile double glazing will be used to improve thermal performance while maintaining the traditional character of the window. As the alteration is confined to the rear elevation, it will not be prominent within the public realm and will preserve the character and appearance of the Fortis Green Conservation Area.

The works will enhance the energy efficiency of the dwelling without compromising its architectural integrity.

SUSTAINABILITY

The proposal adopts a fabric-first approach to improve the environmental performance of the existing dwelling while minimising material waste.

Sustainability is achieved through:

- High-performance insulation to new walls, roof and floor construction, improving thermal efficiency;
- Energy-efficient timber-framed windows and glazing;
- The removal of the existing garage and replacement with a more efficient building envelope; and
- The use of durable, high-quality materials, including London stock brickwork, ensuring longevity and reducing maintenance over time.

The proposal focuses on enhancing the performance of the existing building rather than extensive redevelopment, thereby reducing embodied carbon. Construction methods will seek to minimise waste and support responsible material use.

These measures align with Haringey’s sustainability objectives and support the long-term environmental performance of the dwelling.

CONCLUSION

The proposed demolition of the existing garage and ground floor WC and the erection of a single-storey rear extension at 18 Southern Road represent a carefully considered and proportionate form of development.

The scheme:

- Removes the existing garage structure, enhancing openness and improving the legibility of the original building form;
- Aligns with the width and scale of the host dwelling, maintaining a balanced and subordinate rear addition;
- Utilises high-quality London stock brickwork to ensure material continuity with the existing building and surrounding context;
- Safeguards neighbouring amenity, with no material loss of daylight, outlook or privacy; and
- Preserves the character and appearance of the Fortis Green Conservation Area.

The proposal has been refined following pre-application advice and accords with the National Planning Policy Framework (2023), London Plan (2021) Policies D3 and HC1, Haringey Local Plan Policies SP11 and SP12, and Development Management Policies DM1, DM9 and DM12.