

DESIGN AND ACCESS STATEMENT - REAR EXTENSION

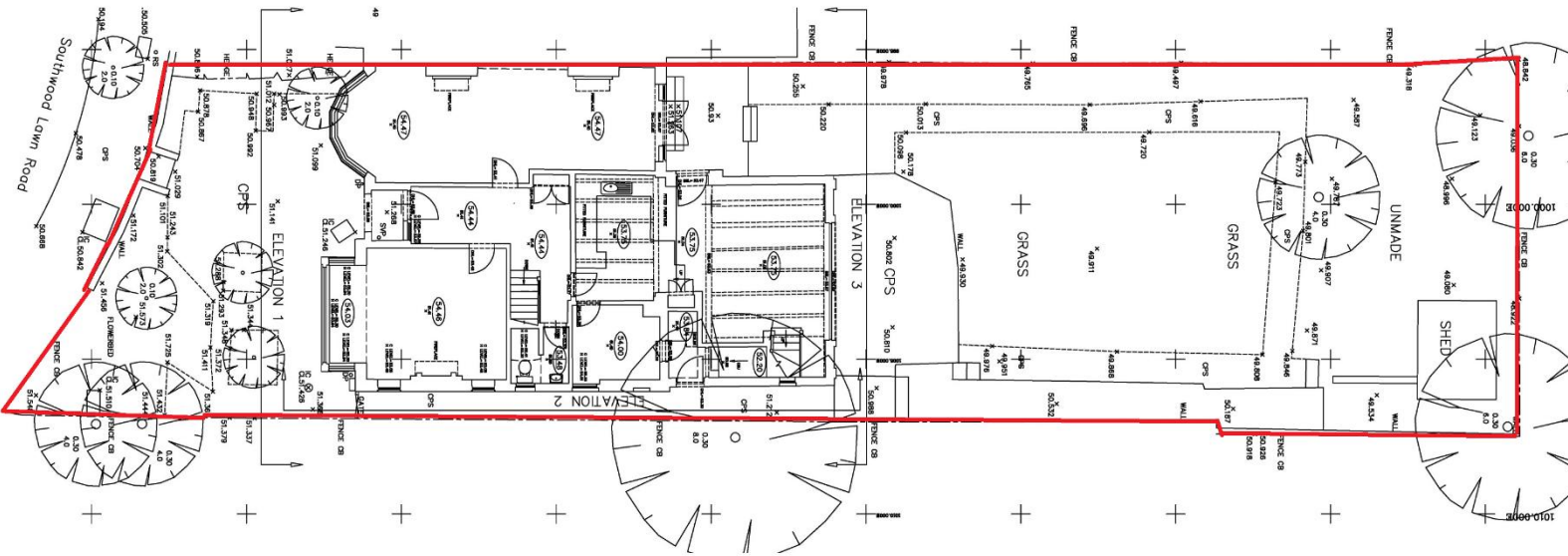
Site **27 Southwood Lawn Road N6 5SD**

Proposal **Construction of side infill extension to provide for an above ground pool**

SITE AND SURROUNDINGS

The application site is a semi-detached property located on the southern side of Southwood Lawn Road. The properties along this road are 1930's semi-detached properties and are similar in character and appearance. The subject property has been extended by way of a rear and ground and first floor rear extension. The application site falls within the Highgate Conservation Area.







PLANNING HISTORY

28/1/1972

Application Reference

OLD/1979/1275

Proposal

15/11/78 Erection of 2 Storey rear extension to provide dining area on ground floor + sun lounge on 1st floor.

Application Status

Decision Made

Site Address

27 Southwood Lawn Road N6

Date Valid

Decision

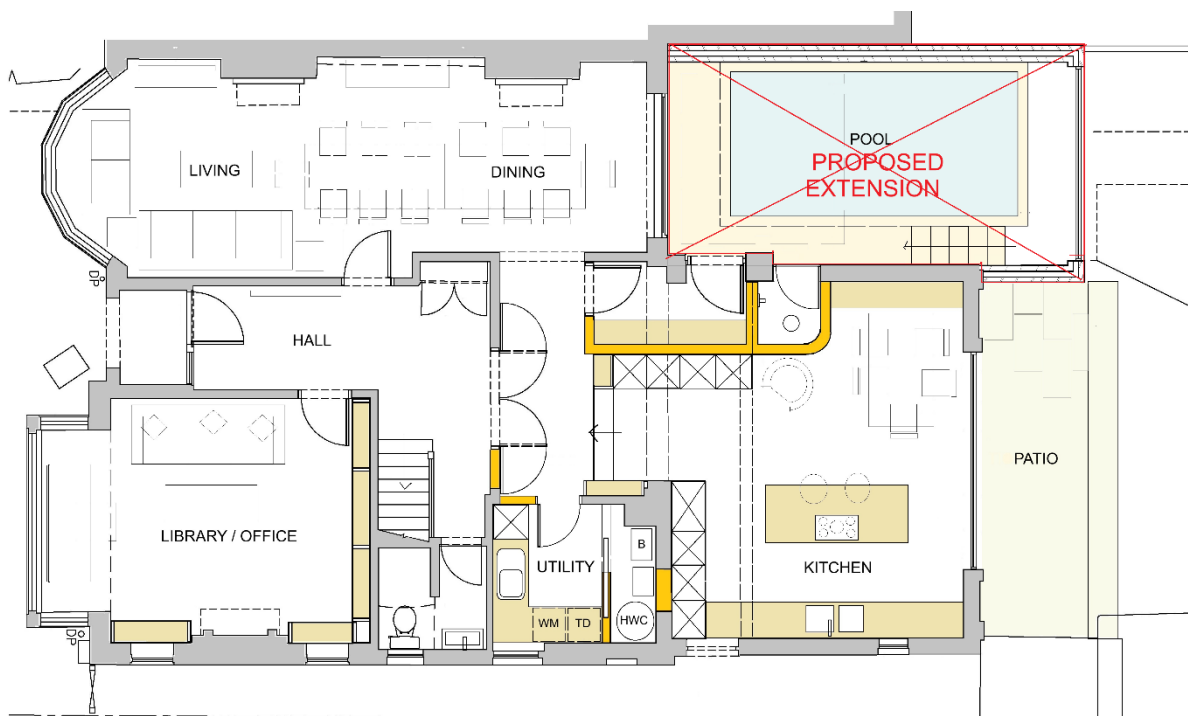
Approve with Conditions

Decision Notice Sent Date

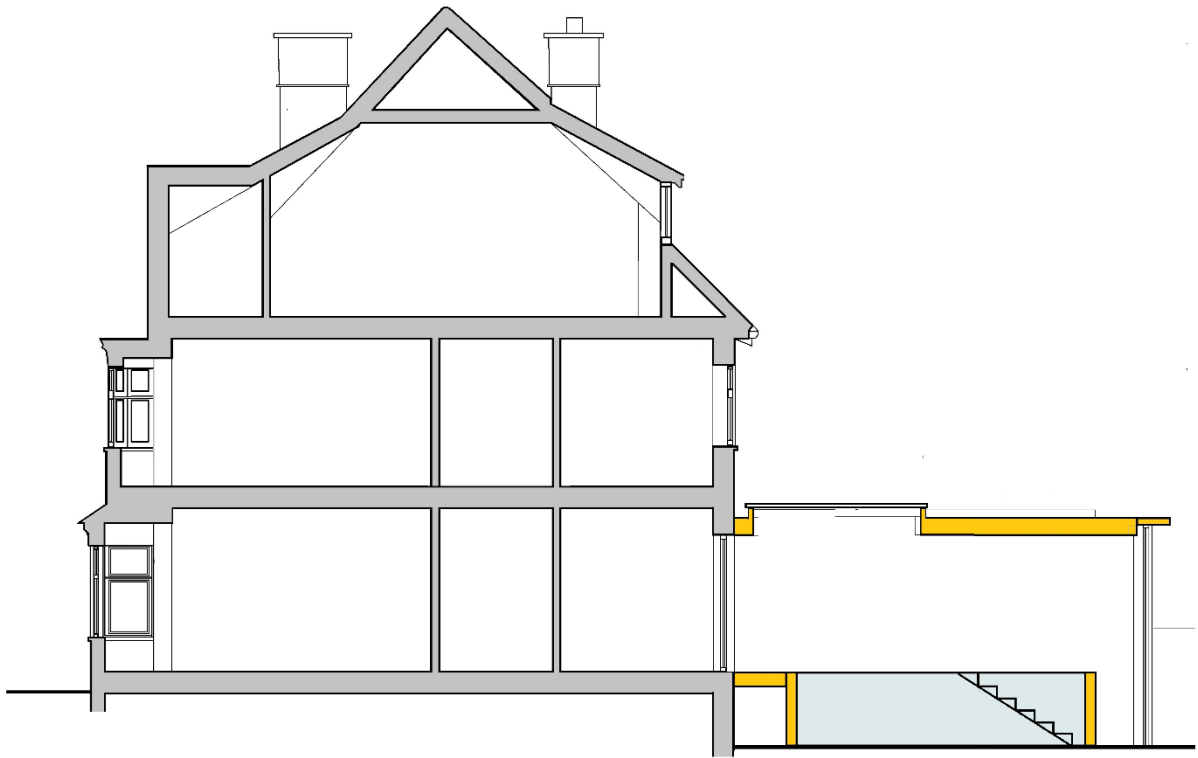
01/2/1979

PROPOSAL

The application proposes an infill rear extension between the rear addition to No 27 and the rear addition to the adjoining house at No 25 Southwood Lawn road. The addition would be single storey, and house an above ground pool of around 1.2m deep. There is a natural change in level between the internal ground level and the rear garden, which allows the floor levels to line through but no excavation required for the pool.



PROPOSED GROUND FLOOR PLAN SHOWING NEW EXTENSION



PROPOSED SECTION



PROPOSED REAR ELEVATION

In addition it is proposed to change the fenestration to the rear timber sliding windows to aluminum slim line windows to match the new extension, and insert a frameless glass balustrade to the first floor extension terrace.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and conservation;

Standard of accommodation;

Impact on neighbouring amenity;

Design and Appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Generous rear gardens are important features for these properties with large, grassed lawns and mixed vegetation undulating to the south.



The proposal is designed to infill a dead space between the rear extensions of the two adjoining houses, No25 and No27 to remain subordinate to the host dwelling. The height allows the floor level within the existing ground floor to run through to the new extension. Owing to its recessed position the height will not negatively impact the adjoining owner.

High quality materials will be used to incorporate a slimline glazed sliding doors to the extension, and replacement to the existing rear extension.



EXAMPLE OF SIMILAR
GLAZED EXTENSION TO
A LISTED PROPERTY

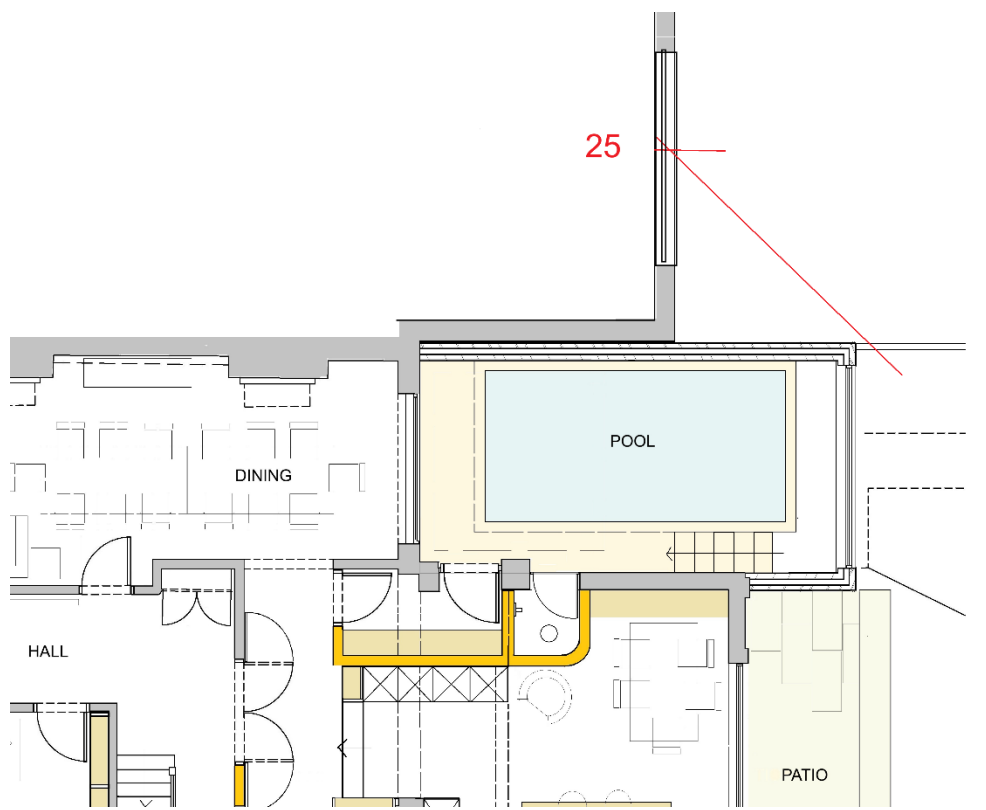
Standard of accommodation

The proposed pool room would not be a habitable room, so this would not generally apply.

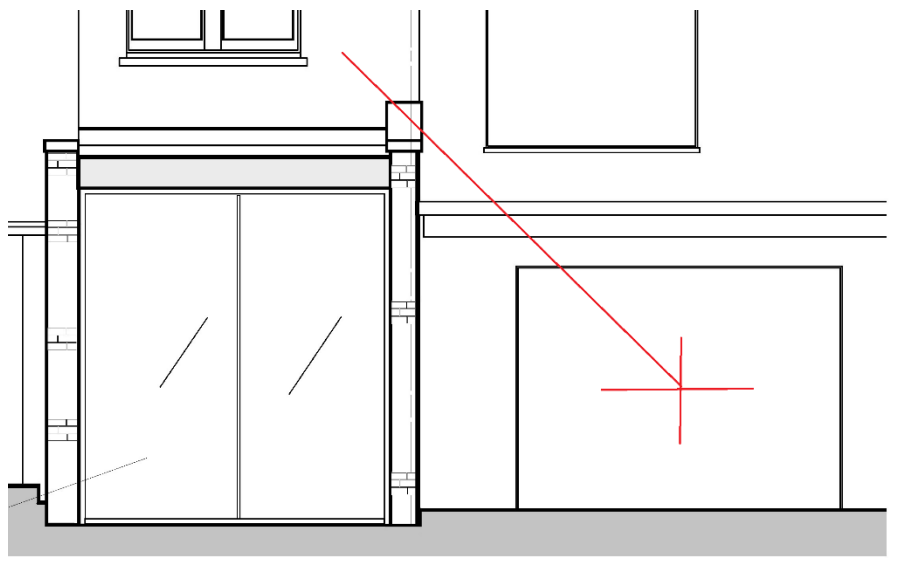
The roof to the pool would be partially glazed to allow light to filter into the ground floor dining room, and maintain adequate natural lighting.

Impact on neighbouring amenity

The projection of the new proposed extension is limited to fulfill the 45 degree rule in both plan and section, and as such there will be no loss of appreciable light to the rear extension to No 25.



PART PLAN SHOWING IMPACT ON NO 25 SOUTHWOOD LAWN ROAD



PART ELEVATION SHOWING IMPACT ON 25 SOUTHWOOD LAWN ROAD

Access

Access into the property would be unaffected.

Conclusion

The proposals comply with the policies of the Development Plan, the extension would remain subordinate to the host property and would not have a negative impact on the amenity of adjoining neighbours.