

DESIGN AND ACCESS/HERITAGE STATEMENT

32A Southwood Avenue, Hornsey
London N6 5RZ

Proposed Detached Garden Room
Outbuilding to Rear Garden

February 2026



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1.0 **INTRODUCTION**

- 1.1 This Design and Access/Heritage Statement is to be read in conjunction with the Full Planning Application dated 13th April 2026 and the drawings numbered:

Drawing No. L-01 Rev A – Location, site, and block plans.

English Heritage Buildings Drawing: -

Quote Ref: DB27281 Rev D – Proposed floor plan, elevations, and cross section.

1.2 **Use and Amount**

The proposal is to construct a detached garden room/implement store outbuilding in the rear garden, adjacent to the rear (north) boundary. This would replace an existing dilapidated timber shed. The use will be incidental to the existing residential use.



1.3 **Local and National Policies**

This proposal has been considered with regard to the relevant policies of the Haringey London Local Plan March 2013: 2013 - 2026 and the Haringey London Development Management DPD Adopted July 2017. The following Policies are therefore relevant: -

DM1: Delivering High Quality Design (Haringey Development Charter)

DM6: Building Heights

DM9: Management of the Historic Environment

DM12: Housing Design and Quality

DM19: Nature Conservation

DM21: Sustainable Design, layout, and Construction

DM23: Environmental Protection

DM26: Critical Drainage Areas

And relevant chapters of the National Planning Policy Framework (NPPF) December 2024 including: -

Section 2 of the NPPF describes achieving sustainable development, Section 12 describes achieving well-designed places, Section 15 describes conserving and enhancing the natural environment, all considered to be relevant and achievable to this application.

It is considered that the proposal for a detached garden room to the bottom of the garden replacing an existing timber shed and previous outbuilding in a similar location would be an acceptable addition considering its use as a quiet area away from the main house.

The proposed outbuilding would align with a neighbouring outbuilding (No. 34) and other outbuildings to the rear gardens of Southwood Avenue and Jacksons Lane.

Existing mature trees and screening in neighbouring gardens will be retained and not affected by this proposal.

In conclusion therefore, it is considered that the proposal would accord with the Local Plan & National Policies as there would be limited harm to the residential amenity of neighbouring properties and the application site.

In Section 2.0, we describe the site and its location.

In Section 3.0, we describe the layout and appearance of the proposal to demonstrate compliance with the above Policies.

1.4 **Relevant Previous Planning History.**

First Floor Flat at 32 Southwood Avenue - HGY/2025/0598 –

Loft conversion including erection of rear dormer, re-tiling of roof, insertion of 3 No. conservation rooflights and construction of glazed gable with surrounding vertical tiles at second floor level to an existing dwelling. Replacement of all existing sash windows to front and rear elevations at first floor level with double glazed timber sashes to match. New entrance door and decorative timber porch downstand to match the original design – Approved 21st May 2025.

HGY/2018/1164 – Construction of a single storey extension and internal alterations to ground floor garden flat – Approved 5th June 2018.

OLD/1984/1466 – Continuation of use of one room on first floor and one room on 2nd floor for Psychotherapy practice – Approved 1st May 1984.

OLD/1981/1434 – Use of two rooms for Psychotherapy practice – Approved 8th September 1981.

OLD/1961/0925 – Conversion into two self-contained flats – Approved 26th April 1961.

2.0 SITE ANALYSIS

- 2.1 The application site consists of a ground floor flat in a two storey mid-terraced property, characterised by a red brick finish and constructed in the local vernacular. The Applicant's retain the leasehold to the land around the perimeter of the building including the front and rear gardens.

The first floor flat is within separate ownership and has a right of way across the frontage to reach the separate front door and bin storage area.

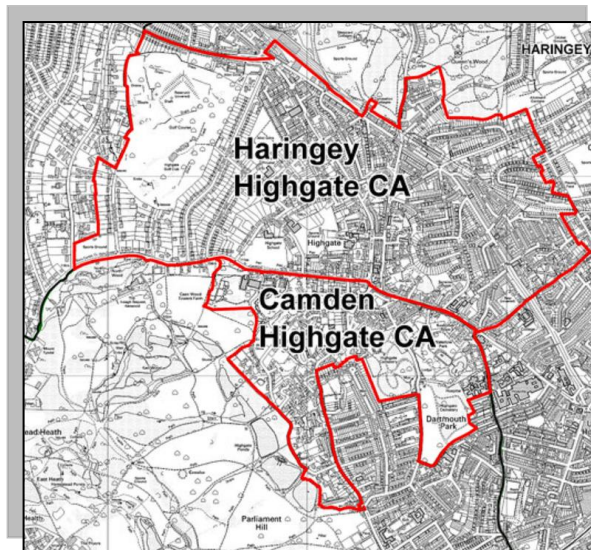
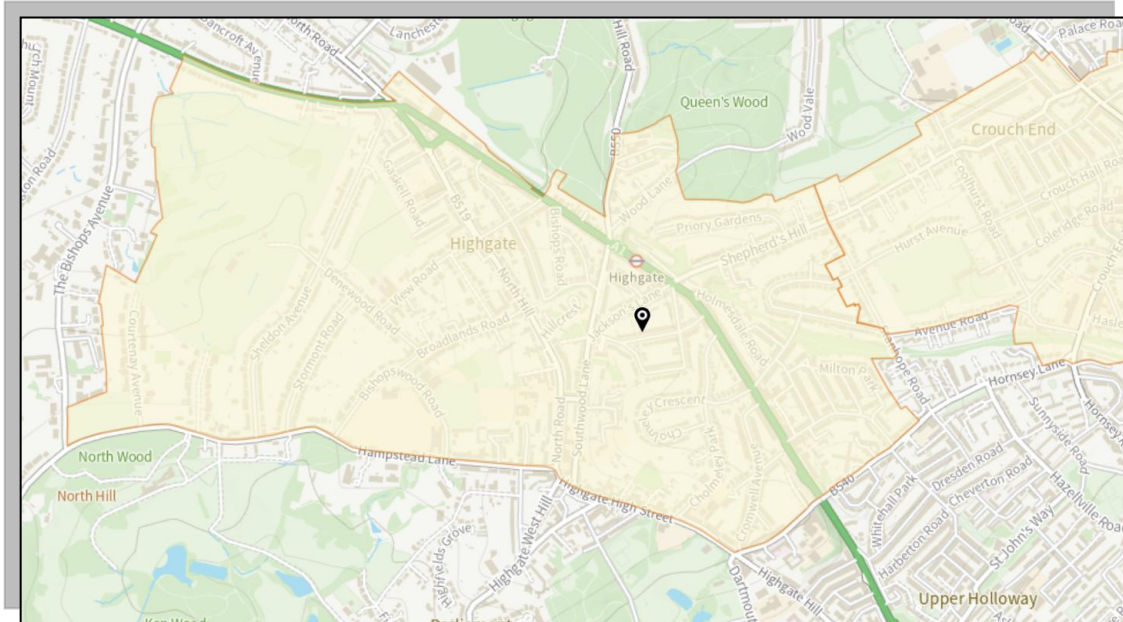
The property is located on the north side of Southwood Avenue, within the Highgate Conservation Area.

*Satellite image indicating the application site
in context with neighbouring properties*



In terms of relevant Planning Constraints, the application site is located within the defined settlement boundary, and within the Highgate Conservation Area but outside of any National Landscape (Area of Outstanding Natural Beauty [AONB]) and the Metropolitan Green Belt.

The property is not listed, and there are no listed buildings within the immediate location of the site.



Maps indicating the extent of the Highgate Conservation Area

HERITAGE STATEMENT

The Highgate Conservation Area was designated on 21st December 1967.

The Conservation Area is divided between the London Boroughs of Camden and Haringey. The boundary was extended on the eastern side on 27th September 1990, and the final smaller boundary extension made on 29th November 1994.

The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of historic merit, its topography, its green open spaces, and distant views.

Highgate is situated in north London and within the southwest corner of the borough of Haringey. The village of Highgate lies at the top of Highgate Hill, the highest parts of which are covered by sand and gravel, with the lower reaches changing to London clay.

The Highgate Village has a varied townscape and character and contains late Georgian and Victorian developments which conform to regular plot sizes. Large houses set within generous landscaped gardens are also typical.

Southwood Avenue falls within Sub Area 3: Archway and runs westerly from Archway Road to Southwood Lawn Road. The avenue was constructed between approximately 1897 and 1904 and predominantly consists of two storey red brick link semi-detached houses with attic rooms, dormers, and glazed gables under red tiled roofs with decorative clay ridge tiles.

- 2.2 The photograph on the front of this Statement indicates the principal elevation of the host dwelling facing south.
- 2.3 The site frontage is mostly level with a gradual fall in the back garden towards the rear boundary.
- 2.4 Photographs below indicate the rear elevation of the ground and first floor flats, and views towards the rear (north) site boundary.



An existing timber shed with a footprint area of 3.9sq m and height of 1.9m, is to be removed in this location as it is no longer weather tight.

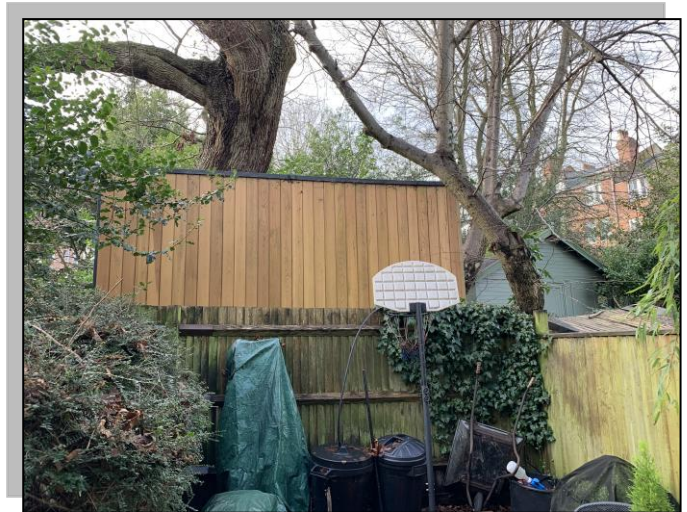
2.5 Access

There would be no change to the existing access into the property.

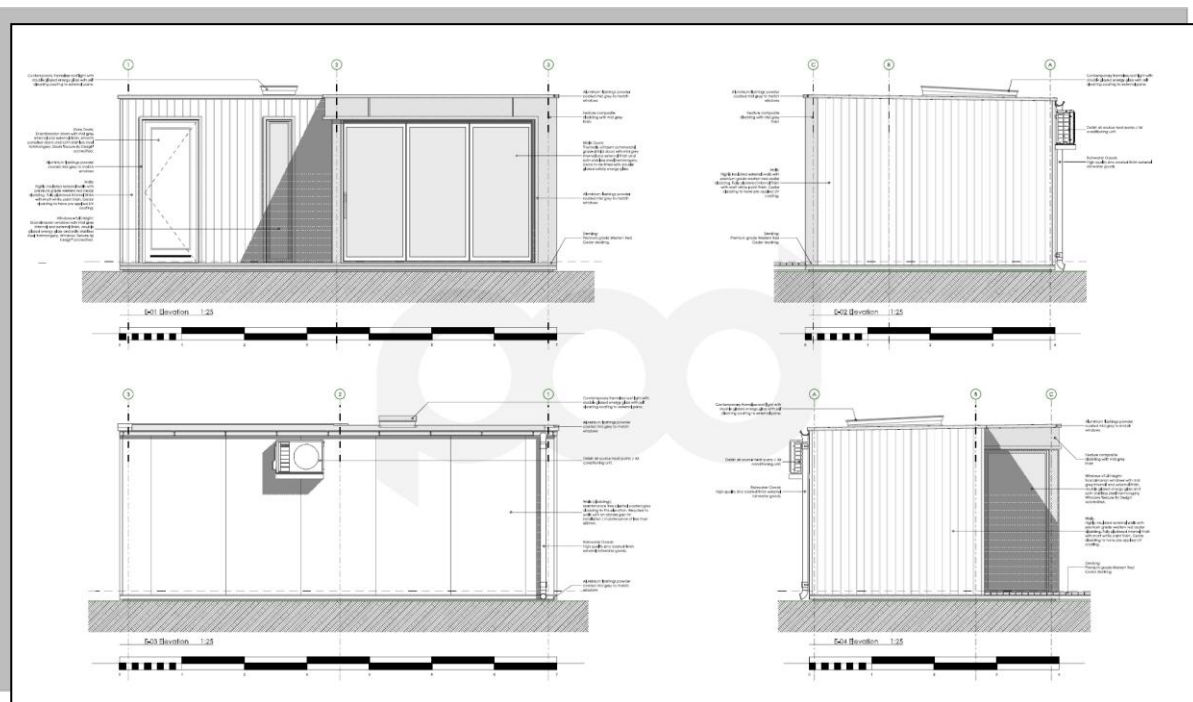
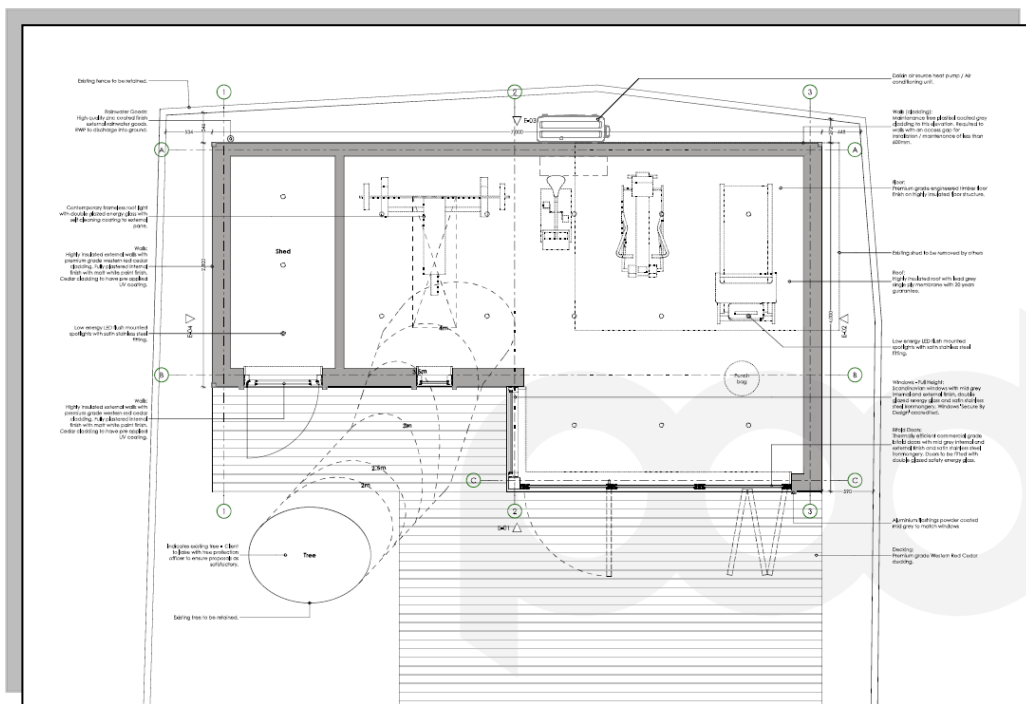
The proposed outbuilding floor level would be approximately 150mm above the current paving level. There will be no change to the existing ground levels around the proposed outbuilding.

2.6 A number of outbuildings have been constructed in the rear gardens of Southwood Avenue and Jacksons Lane.

Most notably, planning permission was granted in 2015 (HGY/2015/1096) for an eco-garden building (for use as home gym and shed) with air conditioning unit included. The proposed outbuilding would be sited adjacent to the neighbouring outbuilding, close to rear boundary, albeit ground levels are a little higher within the curtilage of 34 Southwood Avenue.



Photographs of outbuilding at No. 34 Southwood Avenue



Plans and elevations of outbuilding at No. 34 Southwood Avenue



Photograph of outbuilding in rear garden of Jacksons Lane to rear of 34 Southwood Avenue.

A historic planning application for a summer house in the garden of No. 22 Southwood Avenue was approved after an Appeal in July 2000.

2.7 Landscaping

The application site contains one category C1 tree (Ref: T5 – Magnolia) closer to the rear of the property, a small category C1 Hazel tree and low-level general shrubbery. There are several mature trees located within neighbouring gardens, in relatively close proximity to the proposed outbuilding. The small category C1 Hazel tree will be removed in the location for the proposed outbuilding, but as this has limited growth potential and unlikely to reach maturity, it is not deemed to be a significant loss.

No mature trees or hedges located within neighbouring gardens will be

removed or detrimentally affected in association with this planning submission.

The foundation design for the structure has been carefully considered to ensure that the engineering solution would cause the least impact in this sensitive area.

A 'screw pile' system has therefore been identified to minimise ground disturbance and to support the main posts of the lightweight Oak framed outbuilding structure.

This groundwork solution and construction methodology employed would ensure minimised disturbance to the soil, ensuring that the ecosystem is maintained.

In all other respects, suitable methods of excavation utilising British Standard "Works adjacent to trees BS5837:2012" will be utilised for the ground works elsewhere.

Refer to the submitted Tree Report (Arboricultural Impact Assessment) and Tree Plan prepared by GHA Trees Arboricultural Consultancy dated 27th March 2026 for the tree survey undertaken, and tree and ground protection measures to be installed prior to any commencement of building works.

Therefore, this proposal would be in accordance with the relevant Policy of the Local Plan.

Soils Management Plan

The proposal is for a detached lightweight Oak framed outbuilding structure which would involve lifting existing patio slabs and minimal ground disturbance, therefore, not affecting the root protection areas of any mature trees within neighbouring gardens.

Should planning permission be granted, the area in the location of the proposed structure will be stripped of topsoil and stored on part of the site over which building operations will not take place.

All excavated soil in the location of the screw pile foundations will be retained and re-distributed on site. This should be achievable considering the extensive site curtilage. However, if there is a surplus of material, this will be removed from site by recognised contractors for recycling or re-use elsewhere.

On completion of the building works, ground levels will be restored by re-importing the previously excavated topsoil.

2.8 Protected Species

Although there is no evidence of bat roosts or bird nesting within the immediate locality, should bats or any other protected species be discovered during development; works will stop immediately and Natural England contacted for further advice.

The dilapidated existing timber shed is not conducive to bird or bat habitats.

Ecological enhancements including bird boxes will be installed to

the outbuilding structure on completion of the building works.

A hedgehog dome and bug biome are also to be installed after completion of the development.

These biodiversity features are indicated on the submitted block plan.

No permanent external lighting is proposed; only minimal movement controlled outdoor lighting to provide safe access to and from the outbuilding.

2.9 Discharge of Surface Water

Basic SuDS solutions will be incorporated to include the provision of a suitably sized water butt with any overflow into a soakaway.

The above measures will ensure that the proposal will mitigate against any flood risk. The site falls within Flood Risk Zone 1 (Low Probability of Flood Risk) and a critical drainage area as previously identified.

A drainage channel would be installed across the frontage of the outbuilding to prevent surface water entering the building.

2.10 No new water supply is required with this proposal.

An electrical supply from the house will be easily provided to the outbuilding to provide internal lighting.

3.0 DESIGN SOLUTION

Layout, Scale and Appearance

- 3.1 The proposal is to construct a detached garden room/implement store outbuilding in the rear garden, adjacent to the rear (north) boundary. This would replace an existing dilapidated timber shed. The use will be incidental to the existing residential use.
- 3.2 The proposed structure will be supplied and constructed by English Heritage Buildings, a company which specialises in oak framed buildings. English Heritage Buildings are the UK's leading oak framed specialist and are the only company providing a BM TRADA Q-mark assured design, manufacture, and assembly of their buildings. This ensures that the building will be constructed of the highest quality, essential in this location. English Heritage Buildings have recently been awarded the coveted BUILD Award 2017, naming it the Best Timber Construction Company in the UK based on its use of specialist machinery that utilises traditional construction techniques and the eco-qualities of its materials and their work with Green Oak.
- 3.3 The outbuilding will utilise oak framing for the main structure based on traditional carpentry skills using mortice and tenon joints and wooden pegs.
- 3.4 The proposed structure will have an overall external footprint area of 40.8m² and would consist of an open garden room area and separate implement store for mowers and garden equipment.

The eaves beam of the garden room structure will be at a height of 2.5m from floor level and would have a maximum ridge height of

4.05m. The roof would be fully hipped and pitched at 22.5 degrees which would suit the selected pantiles. In addition, a rear catslide roof would keep the ridge level as low as possible.

The design of the garden room structure also considers the use of appropriate rustic external materials including Oak weatherboarding requiring no decoration.

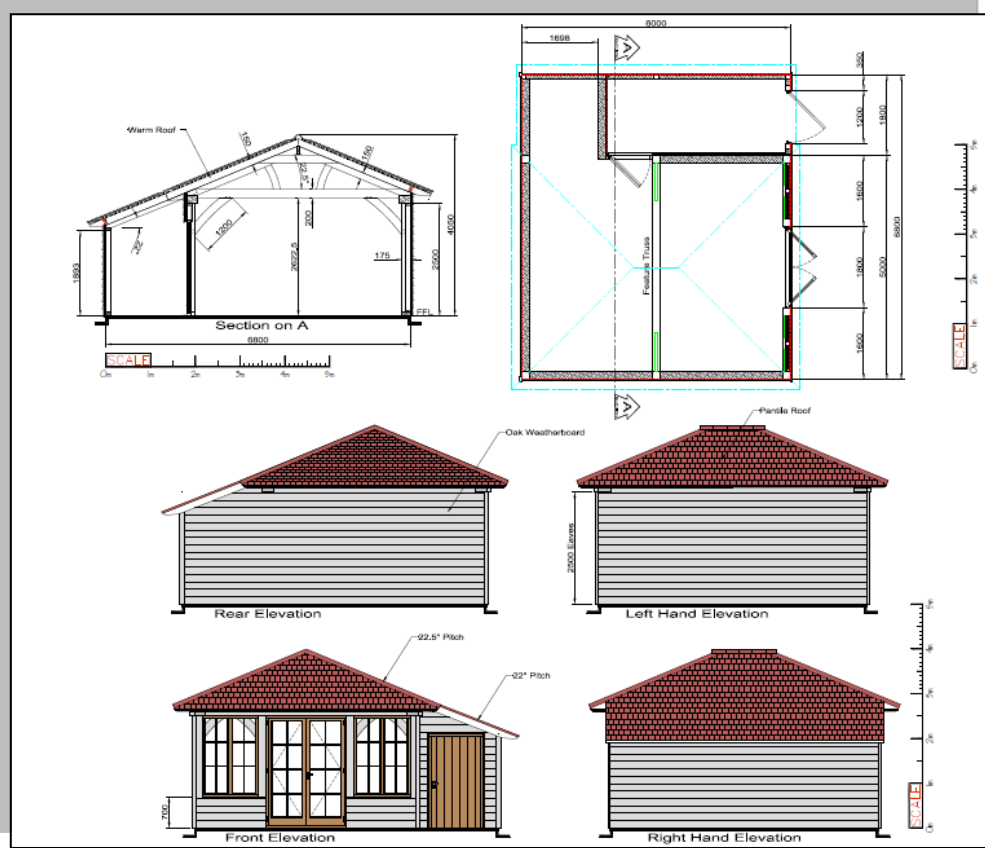
- 3.5 The exposed weatherboarding, framework and joinery will be allowed to weather and silver naturally which is appropriate in this location.

Glazed Cottage style French doors and windows would be located to the front elevation of the garden room, and a separate solid timber door provided to access the implement store.

- 3.6 There would be no impact to the street scene and wider Conservation Area, and it is considered that there would be little impact of views from neighbouring gardens and properties due to the distance away from the host dwelling close to the rear garden boundary, existing surrounding outbuildings, and existing mature trees which will be retained.

It is therefore considered that the size, bulk, and external materials proposed for the outbuilding would respect the setting of the overall site.

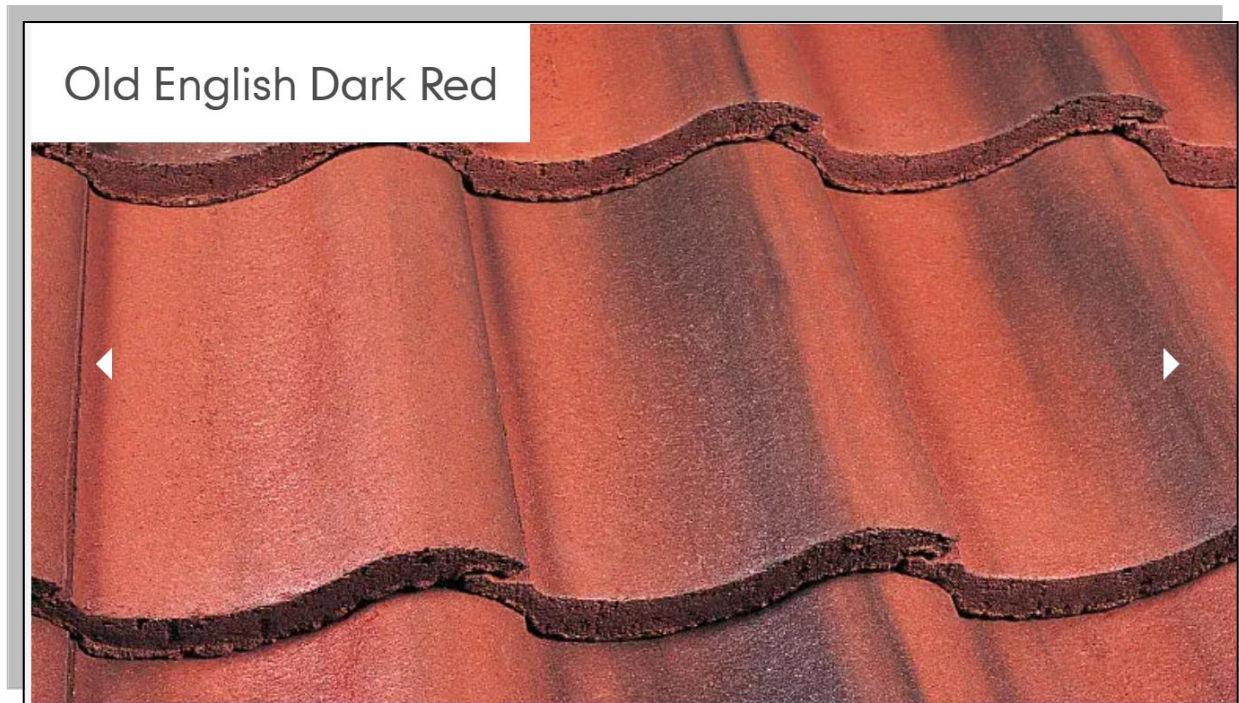
- 3.7 A plan, elevations and section drawing of the proposed structure is indicated overleaf.



**SCHEDULE OF EXTERNAL MATERIALS AND
SURFACE FINISHES**

ROOF TILES –

MARLEY OLD ENGLISH DARK RED PANTILES
(OR SIMILAR APPROVED)



OAK WEATHERBOARDING –

Specification for EHB Oak weatherboarding:

200mm board 30-6mm Taper

Sound Knots up 15mm considered no defect.

Four knots less than 40mm are permitted in lengths up to four meters.

No Wayne.

One dead knot less than 25mm allowed.

No Bark pockets Brown stain, pith, no hole of boxed hart.

Sapwood to be limited. Clear finish.



EXTERNAL JOINERY FOR FRENCH DOORS & WINDOWS
(TYPICAL) –
HARDWOOD SIDE HUNG GLAZED DOORS AND FRAMES
WITH TRADITIONAL BLACK FURNITURE



HARDWOOD SIDE HUNG SOLID TIMBER DOOR AND
FRAME WITH TRADITIONAL BLACK FURNITURE
TO IMPLEMENT STORE



RAINWATER GOODS – OSMA BLACK ROUNDLINE UPVC
GUTTERS & RAINWATER PIPES



4.0 CONCLUSION

- 4.1 The proposed Oak framed garden room structure would provide the Applicant's with a detached quiet space away from the host dwelling, and an opportunity to enjoy the garden.

The outbuilding would be sited adjacent to the rear garden boundary, and next to other outbuilding structures within neighbouring curtilages. The proposed structure would replace an existing dilapidated timber shed.

- 4.2 The proposal has been sensitively designed to represent a subservient outbuilding in context with the host dwelling and the overall setting.

The rustic external materials palette proposed would be in keeping with the locality.

- 4.3 The proposed structure would not be seen from the street scene, and there would be limited views from neighbouring properties considering the retained tree screening in this area.

- 4.4 It is considered that the proposal will not unduly affect any mature trees and hedges within or immediately outside of the site. No mature trees or hedges are to be removed, and no new soft or hard landscaping is proposed except for a small, paved area to the frontage of the outbuilding.

A Tree Survey has been undertaken, and an Arboricultural Impact Assessment and Tree Plan has been prepared by a specialist consultant (GHA Trees Arboricultural Consultancy – dated 27th March 2026) and included with this submission.

- 4.5 Several examples of outbuildings located to the rear gardens of nearby and adjacent properties have been identified within this statement.
- 4.6 It is therefore considered that the proposal does not conflict with the National Planning Policy Framework and relevant Policies of the Local Plan as previously described.

The use of the proposed garden room will be ancillary and incidental to the enjoyment of the dwelling house.

Inigo Architecture