

**25 Hillside Gardens
Highgate
London N6 5SU**

Design & Access Statement Rev. A
Section 73 Application (in reference to HGY/2025/2999)

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Introduction

Summary Statement

This design & access statement has been prepared by Maich Swift Architects in support of the applicant’s Section 73 application; this is in reference to the previous planning application HGY/2025/2999 that was permitted in January 2026. This supersedes the need for a separate application for the discharge of conditions.

The proposed scope of works for the previous planning application is outlined in detail on the following page. Proposed amendments forming part of the Section 73 application are identified in red.

Location

The property is situated within the Highgate Conservation Area; it is not a listed building and there is no Article 4 Direction. The majority of the proposed works are believed to meet the criteria for Permitted Development.

Architect

Maich Swift Architects is an award-winning architectural practice based in London. The practice work collaboratively with clients and consultant designers on a broad range of projects, scales and budgets, new-build and renovation projects, permanent and temporary, and are committed to making characterful architecture that is practical, carefully detailed and robust, using environmentally responsible materials and construction methods.

The practice has experience working on residential projects in scenically and ecologically sensitive locations and take pride in finding appropriate contextual solutions to complex projects. In 2022 their practice was named Young Architect of the Year. They are the recipients of RIBA Regional and National Awards, and in 2023 were shortlisted for the National Eisteddfod of Wales Gold Medal for Architecture, the Manser Medal, and Building Design’s Individual House Architect of the Year. Their Rhossili House in Gower, Wales was longlisted for RIBA House of the Year and won the RSAW’s Project Architect of the Year Award in 2023.



Rhossili House, Wales, Maich Swift Architects 2021



Potemkin Theatre, London, Maich Swift Architects 2019

Proposed Works

Rear garden shed:

A small garden shed is proposed in the rear garden, sized in line with Permitted Development criteria: 2.0m (width) x 2.5m (depth) x 2.5m (height). The shed will be white-painted timber structure, using materials of a similar appearance to those in the house. The shed is positioned below the trellis and set back from the rear wall of the property. Due to existing ground levels, the level of the shed is approximately 1.5-2m below that of the communal footpath. The total area of ground covered by buildings, enclosures and containers within the curtilage does not exceed 50% of the total area of the curtilage.

Air Source Heat Pump (ASHP) Amended:

Technical information for the proposed ASHP was not included within the previous planning application and it was agreed for this to be subject to a condition (Condition 5). The position of the proposed ASHP has been amended as part of this Section 73 application and all supplementary information is now provided.

The ASHP is located in the rear garden, to be installed approximately 0.5-1m below the level of the communal footpath which runs along the boundary. It will be screened by existing vegetation and is not likely to be visible from any neighbouring property, positioned approximately 7m to the nearest neighbouring window. Installation of the ASHP will comply with statutory requirements for noise emissions (MCS Planning Standards and Permitted Development noise limits of 42dB at 1m from the boundary). A specification and noise assessment report have been provided. Installation will adhere to the manufacturer’s guidance.

An ASHP unit has been permitted by Haringey Council at 112 Southwood Lane (i.e. Southwood House Estate) in an equivalent location (ref: HGY/2025/0771).

Rear garden trellis:

A white-painted timber structure is proposed at the rear of the property. This is sensitive to the property’s original detailing, with a number of similar examples still present on the estate (see reference). Consistent with others, the top of the trellis is 2.7m from ground level.

Rear garden open fence:

A painted timber fence with wires for climbing plants is proposed along the existing boundary wall, at a height to match that of the trellis. The existing shrubbery and fencing to the communal footpath will be retained.

Front garden bike store:

A free-standing bike store is located in the front garden, positioned behind the raised plant bed and screened by existing planting. It will be white-painted timber, and approximately 1.9m (width) x 1.0m (depth) x 1.2m (height) in size.

A bike store has been permitted by Haringey Council at 112 Southwood Lane in an equivalent location (ref: HGY/2025/0771).

Replacement windows and doors:

The existing windows/doors are a combination of single and double glazed units. To meet the criteria for Permitted Development, replacement windows/doors should be of a similar visual appearance to the existing in terms of their overall shape, and the colour and size of frames. The proposed windows/doors are to be high performance white timber and powder-coated aluminium triple glazed windows.

Replacement windows/doors of this type have been permitted by Haringey Council at 112 Southwood Lane (ref: HGY/2024/0189).

Solar photovoltaic (PV) system Amended:

The previous planning application permitted 2no. PV panels to the flat roof at the front of the property and 3no. PV panels to the flat roof at the rear.

The front PV panels have been omitted as part of this Section 73 application - confirmed unviable by the M&E consultant due to their orientation. An additional 6no. PV panels are proposed to the pitched roof at the rear. Installation will meet the criteria for Permitted Development, projecting no more than 0.2m above the roof and complying with G98/G99 connection requirements.. The effect on the external appearance of the building and the amenity of the area is considered to be negligible.

Replacement rainwater goods:

Existing plastic gutters and downpipes will be replaced with new mill-finish aluminium elements.



Archival image of Southwood House Estate, indicating original timber trellis structure.



Existing white-painted windows/doors at 25 Hillside Gardens.

Conclusion

The proposed amendments included in this Section 73 application are minor and are not believed to have a significant impact on the development permitted by planning application HGY/2025/2999.

Furthermore, this application provides all supplementary information in relation to Condition 5 of the prior planning permission, and as such supersedes the need for a separate application for the discharge of conditions.