



Design, Access and Heritage Statement

29th April 2026

Planning Application for:

Single storey fully glazed rear extension, minor external alterations including installation of new windows and doors, installation of 1 no low profile rooflight to existing outrigger pitched roof, and minor pruning to existing Evergreen Magnolia tree lower lateral branches overhanging the application site, at;

5 Southwood Avenue, London, N6 5RY.

1.00 - Introduction

- 1.01 This Design, Access and Heritage Statement has been prepared to assist with the planning process in respect of the proposed development described above, at 5 Southwood Avenue, London, N6 5RY.
- 1.02 The proposed development includes the construction of new single storey fully glazed extension to the side of the existing rear outrigger, along with minor external alterations related to the fenestration and minor pruning to the existing Evergreen Magnolia tree overhanging the application site. The proposed external alterations are predominately to the rear of the property, and therefore are not visible from the public highway. The Evergreen Magnolia tree is located on the adjoining property and has undergone numerous pruning works in the past. The property is currently in use as a single dwelling house.

2.00 - Location and Existing Use

- 2.01 The existing site is currently in use as a mid-terrace 4 storey property, including cellar. The front part of the property is 3 storey and to the rear of the property there is a 2 storey rear outrigger. The property has not previously been extended. The property sits on the south side of Southwood Avenue and the surrounding area is characterised by similar terraced properties. The application site is located within the Highgate Conservation Area. The property is not listed.

- 2.02 The property is set back from the public highway and has a small forecourt to the front, along with access to ground floor level. To the rear of the property, there is a decent sized garden incorporating a patio with hardstand and a raised lawn/planted area.
- 2.03 Please see Appendixes A and B for existing photographs of the exterior of the property.

3.00 - Proposed Development

- 3.01 The proposed development allows for the following changes:

Single Storey Fully Glazed Rear Extension

- 3.02 The application proposes the construction of new single storey fully glazed extension to the side of the outrigger. A small courtyard would be formed between the rear wall of the main part of the house and the proposed extension. The rear glazed wall of the proposed extension would align with the existing rear wall of the rear outrigger. The proposal allows for an external paved path between the courtyard and rear patio/garden area, which ensures the side glazed wall of the proposed extension is set well back from the adjacent site boundary and existing Evergreen Magnolia tree located on the land of the adjoining property. The proposed extension would allow for the existing ground floor level interior of the outrigger to be opened up to provide a new open plan style kitchen/dining/living area. Rear extensions of a larger scale and massing are a common feature within the immediate and surrounding area.

External Alterations; Installation of new external windows and doors

- 3.03 The proposal allows for changes to the outrigger external opening, including enlarging the existing ground floor door opening to the rear and installing a new set of double glazed aluminium sliding doors, forming a new ground floor window opening to the side and installing a new double glazed aluminium window, and bricking up an existing side facing window opening at first floor level. It is also proposed to replace the existing rear facing single glazed timber French doors with side panels to the ground floor level Dining Room with a new double glazed aluminium pivot door. The proposal also allows for existing timber sash and casement single glazed windows to be replaced where indicated, with timber sash and casement windows (like-for-like) to match the existing exactly in terms of finishes, appearance and components.

External Alterations; Installation of 1no new low profile rooflight to existing outrigger pitched roof

- 3.04 This application includes the installation of 1no new low profile rooflight to the roof plane of the existing rear outrigger. The low profile of the rooflight will ensure the rooflight is inline with the existing roofline, and therefore not protrude from the roof. The inclusion of the new rooflight will increase the amount of natural light entering the bedroom below. The new rooflight will not be visible from the public highway as it is to be installed on the roof plane of the outrigger.

Minor pruning to existing Evergreen Magnolia tree overhanging lower lateral branches

- 3.05 Please refer to the Tree Report (AIA, AMS, TPP) submitted as part of this application for further information in relation to the proposed minor pruning of the existing Evergreen Magnolia tree overhanging lower lateral branches.

4.00 - Scale & Massing

- 4.01 The proposed works will have minimal impact on the overall scale and massing of the existing site, and is in keeping with other properties in the area which have undergone rear extensions.

5.00 - Amenity & Privacy

- 5.01 To the front of the property, no changes are proposed except for the installation of replacement windows which will not impact on the amenity and privacy of the adjoining properties.
- 5.02 To the rear of the property, the proposed extension and alterations should have no impact on the amenity and privacy of the adjoining properties. The rear garden will remain largely as it currently is.

6.00 - Access & Parking

- 6.01 No changes are proposed in relation to access and parking at the property.

7.00 - Landscaping

- 7.01 In general, no changes are proposed in relation to landscaping.
- 7.02 Please refer to the Tree Report (AIA, AMS, TPP) submitted as part of this application for further information in relation to trees.
- 7.03 The proposed development will have no adverse affect on the environment.

8.00 - Fire Escape

- 8.01 The existing stairwell currently acts as the main fire escape route, and no changes are proposed to this. All new doors, walls and ceilings between the existing stairwell and adjoining habitable rooms will be constructed from 30 minute fire resisting materials. Interlinked mains fed battery backed up smoke alarms will be installed to the stairwell at all levels, and an interlinked mains fed battery backed up heat alarm will be installed to the kitchen area - All smoke/heat alarms are to be installed in accordance with current regulations.

9.00 - Refuse & Recycling

- 9.01 No changes are proposed in relation to refuse and recycling.

10.00 - Appraisal & Conclusion

When preparing the proposed documentation and in consultation with the applicant, it was felt that the proposal should be acceptable to the Local Authority and should not have a negative impact on the environment and the amenities of the adjoining owners and nearby neighbours. In addition, it is important to note, that the majority of the proposed external alterations are to the rear of the property and therefore not visible from the public highway. With this in mind, we hope that the proposal will be acceptable.

A Location Plan, Block Plans, Existing Drawings, Proposed Drawings, Completed CIL Form 1, and Existing Photographs have been provided as part of this application.