

Design, Access & Heritage Statement

Project: Extension & Alterations
at 12 Southern Road,
London, N2 9LE

Reference: 2608_R004

Date: 10/09/26

Applicants: Jeremy Mardon,
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(Fig. 01) Street facing elevation of 12 Southern Road.

The Proposal

The existing property is located in the Fortis Green Conservation Area. It is a seven-bedroom, semi-detached house with a large rear garden.

The applicants would like to improve the living space within their family home by adding a single storey extension with a courtyard to the rear of the property. Other alterations include a new rooflight to the rear extension, a green roof, replacement windows/doors to improve thermal comfort, amongst other minor alterations.



(Fig. 02) Aerial View of Southern Road
Image courtesy Google Maps

Planning History and Local Precedent

Along Southern Road, there's good precedent for schemes that have involved similar works to those proposed at No.12. Please see references to a selection of these planning applications below.

18 Southern Road (HGY/2026/0782)

'Demolition of the existing garage and ground floor WC and erection of single-storey rear extension. Enlargement of first-floor rear window'. Approved in May 2026.

19 Southern Road (HGY/2024/0212)

'Ground floor rear infill extension...' Approved in July 2024.

6 Southern Road (HGY/2022/0744)

'Ground floor rear extension'. Approved in May 2022.

16 Southern Road (HGY/2021/1083)

'Single storey rear infill extension'. Approved in May 2021.

Design Overview

The proposed alterations have been designed to appear subordinate to the existing building, fitting in well with the rear elevation and wider context, while being articulated honestly as a good quality and finely proportioned addition to the building fabric. The external alterations are largely contained to the rear of the property; the form and materials aim to compliment and improve the existing building, rationalising the rear elevation while respecting the character and appearance of the area. The key changes are:

Rear Ground Floor Extension and Alterations

- The extension is set back from the neighbouring property, as to minimise impact at No.14. This also creates a new courtyard area that will provide additional amenity space for the applicants.
- The extension will be constructed from brick to complement the existing building.
- Good quality, double-glazed aluminium windows and doors will replace the existing uPVC rear doors, improving both the thermal comfort and views into the garden.
- To increase biodiversity and help reduce peak water flow into sewers during storms, a portion of the roof to the rear extension will include a green roof. The green roof will also provide a pleasant outlook from the existing garden-facing rooms to the existing property and neighbours.
- To avoid overpowering the existing house and neighbouring properties, the size of the extension has been designed to extend only ~1m from the existing rear line of the house.
- A new roof with brick parapet detail is proposed to improve insulation levels and thermal comfort, with a rooflight and enlarged rear doors to improve natural light levels and reduce the need for artificial lighting.

Other Alterations

- Replacement of windows to the dormers in Bedroom 04 and Bedroom 05 with double-glazed painted aluminium windows to improve the thermal efficiency.
- Replacement of single-glazed double doors to rear courtyard from Dining with double-glazed painted aluminium doors to improve the thermal efficiency.
- New painted timber window on the north-east side elevation to replace existing glazed door.
- New secure bike and bin stores are proposed to the front garden.

Access

The main entrance into the building will remain as existing.

Existing & Proposed Rear Elevation Drawings



(Fig. 03) Existing Rear Elevation Drawing.



(Fig. 04) Proposed Rear Elevation Drawing.

Conservation Area/ Heritage

The property is situated in the Fortis Green Conservation Area. The proposal has been designed sensitively given its location, in line with local planning guidelines, and will not negatively impact the conservation area. The existing non-sympathetic rear extension is proposed to be replaced to form a more coherent elevation that reflects the character of the building. The changes that are visible from the public realm have been minimised.

Daylight & Sunlight

The proposed works have been designed to limit any negative impact on the daylight or sunlight available to neighbouring windows or external spaces, with the extension set back from No.14 to prevent breaking the 45 degree angle in accordance with the BRE guidelines.

Flood Risk

The Environment Agency's flood risk maps show the site to be at no risk of flooding by sea, rivers, reservoirs or surface water. The proposals will have no significant effect on the overall drainage condition of the property, site, or surrounding area, therefore a more detailed Flood Risk Assessment is not necessary.

Sustainability/ Energy

The proposed works will be designed to contemporary building regulations standard, providing a more insulated external envelope and reducing the overall energy requirements of the property. Generous amounts of natural light will be provided via enlarged double doors, windows and a rooflight to the rear extension, reducing the need to artificially light the space during hours of daylight.

Parking Provision

Parking will not be impacted by the proposed works.

Final Note

With all the above information and drawings attached to this application we trust the scheme can be supported, especially considering the surrounding precedents. If the council have any queries regarding the proposed scheme while processing the application, please contact the agents who will be more than happy to discuss any details further.