GARDEN STUDIO

24 Southwood Lawn Road
London N6 5SF

Design & Access Statement

17 September 2026



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References

Local Authority Policies

The design follows Haringey Planning Guidance with particular reference to the Haringey Local Plan and all current SPD's.

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Introduction

This Design & Access Statement has been prepared to support the planning application for the proposed replacement of the existing garage at 24 Southwood Lawn Road, London, N6 5SF with a new ancillary garden building. The proposals also include improvements to the existing driveway, new steps connecting the driveway to the lower garden and a new vehicular access gate.

The new garden building is intended to provide a home gym and sauna, together with storage for bicycles and garden equipment. It will remain ancillary to the main house and will not create a separate residential unit.

The design has been developed by looking carefully at the existing site and its surroundings, including the character of the property, the existing garage, the changes in level across the site, neighbouring properties and the site's position within the Highgate Conservation Area.

A key part of the approach is to make use of the existing garage footprint rather than extending further into the garden. The new building will sit at garden level and will remain modest in scale, ensuring that it continues to sit comfortably alongside the main house.

The DAS explains how the proposals have developed in response to the site and sets out the main design and access considerations.

01 | SITE ANALYSIS & EVALUATION
An overview of the existing property and site, including its surroundings, planning history, relevant local examples and existing photographs.

02 | DESIGN STATEMENT
The design approach and the main principles behind the proposals, including the layout, scale, massing, appearance, materials and relationship with the existing house, garden and neighbouring properties.

03 | ACCESS PROPOSALS / SOLUTIONS
The proposed access arrangements, including the driveway, garden steps, access to the new building and cycle storage.

04 | CONCLUSION
A summary of the overall design approach and how the proposals respond to the site, its surroundings and the character of the Highgate Conservation Area.

KEY DESIGN PRINCIPLES

The proposals have been developed around a few simple principles:

- Work with the existing site – retain the existing garage footprint and respond to the site's natural levels.
- Keep the building secondary – ensure the new garden building remains clearly subordinate to the main house.
- Improve the existing structure– replace the existing utilitarian garage with a more considered and attractive building.
- Respect the conservation area – use a simple architectural approach and materials that sit comfortably within the local context.
- Consider neighbours– maintain a suitable relationship with neighbouring properties and protect residential amenity.



1.1 The Existing Building & Site

24 Southwood Lawn Road is a two-storey end-of-terrace dwelling with accommodation within the roof, located on the northern side of Southwood Lawn Road, London N6 5SF.
The property is situated within an established residential area characterised predominantly by semi-detached and terraced houses. Southwood Lawn Road is located within the Highgate Conservation Area and forms part of the Southwood Avenue sub-area.
The site occupies a prominent corner position where Southwood Lawn Road bends. The surrounding area has a strong residential character, with a mixture of architectural styles, including Edwardian properties with Arts and Crafts influences.

Existing Property

The property is currently used as a single dwelling house and has previously been extended through the addition of a single-storey side and rear extension.
The site slopes from west to east and from north to south. The existing changes in level are an important characteristic of the site and influence the relationship between the house, driveway, garage and garden.
An existing garage is located towards the rear of the property, accessed from the existing driveway.
The garage is a relatively utilitarian structure and appears to date principally from the mid-20th century. It has been altered and extended over time.
The existing garage is not readily visible from the public realm and is considered to have limited architectural merit. It does not make a positive contribution to the character and appearance of the Highgate Conservation Area.
The existing driveway is relatively narrow and provides access to the garage and the rear of the property. The existing garden is located at a lower level, with steps providing the connection between the driveway and garden.

Heritage Context

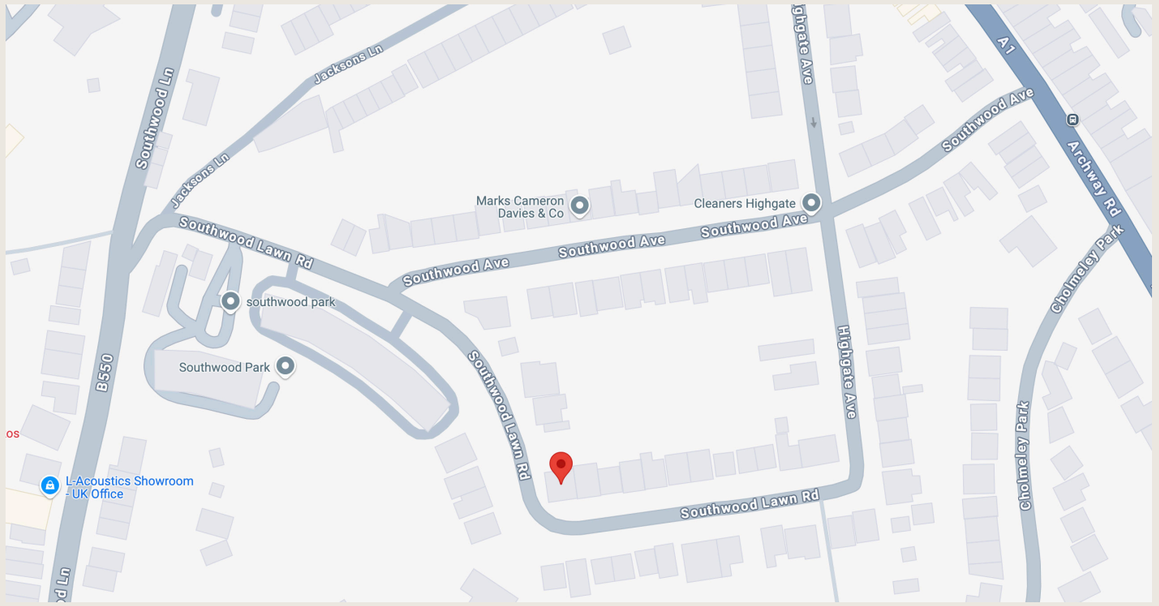
The application site is located within the Highgate Conservation Area but the property itself is not statutorily or locally listed.
The character of the Highgate Conservation Area is derived from its historic pattern of development, architectural quality, topography, green spaces and wider landscape setting.
Southwood Lawn Road lies within Sub-area 3, Southwood Avenue. The area is characterised by Edwardian residential development, including semi-detached and detached houses with Arts and Crafts influences.

The proposed development has therefore been considered in relation to the established architectural and landscape character of the area.

Existing Site Constraints and Opportunities

- *The site is located within the Highgate Conservation Area.*
- *The existing property is an established residential dwelling.*
- *The site has a noticeable change in level.*
- *The existing garage occupies a defined area at the rear of the property.*
- *The existing garage has limited architectural merit.*
- *The existing garage is not readily visible from the public realm.*
- *The existing driveway provides off-street parking.*
- *The relationship between the driveway and lower garden level requires careful consideration.*
- *The replacement building should remain subordinate to the main dwelling.*
- *Materials and architectural detailing should respond appropriately to the character of the conservation area.*
- *The amenity and privacy of neighbouring properties should be protected.*

These factors have informed the design development of the proposal.



Location Map



Aerial View of Southwood Lawn Road

1.2 Planning History

The planning history of 24 Southwood Lawn Road demonstrates that the property has undergone a number of alterations and extensions over time.
Relevant planning applications identified within the Planning and Heritage Statement include:

- HGY/2025/2343 – Formation of rear dormer window on the main roof. Approved – October 2025.

- HGY/2024/3060 – External alterations including replacement of the existing front porch, alterations to fenestration including a new rear bay, removal of render from the side elevation and replacement front and side boundary treatment. Approved – February 2025.

- HGY/2017/3331 – Demolition of existing side and rear extensions and erection of a single-storey side/rear extension. Approved – December 2017.

- OLD/1951/0458 – Conversion into two flats and construction of a new garage at the rear. Approved – June 1951.

The planning history demonstrates the incremental evolution of the property and its continued adaptation to meet the requirements of modern residential occupation.

1.3 Relevant Planning History

A review of the surrounding area has also identified relevant planning applications for garden buildings.

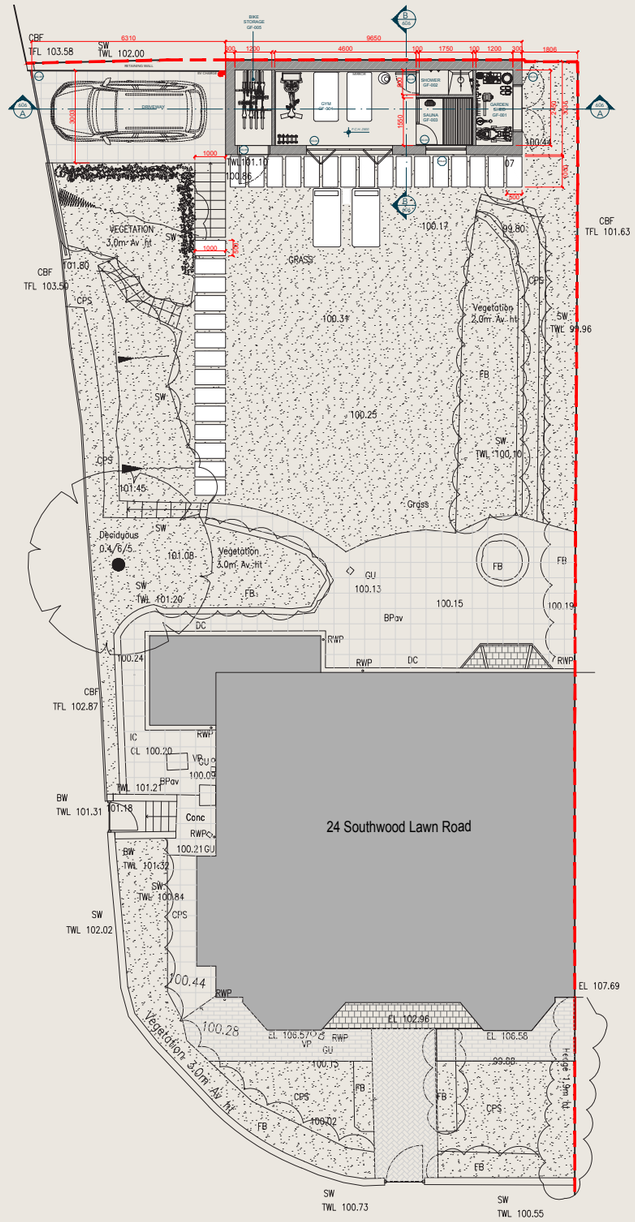
Of particular relevance is:

42 Southwood Lane, N6 5EB – HGY/2023/2997
Proposal for the erection of a timber-framed outbuilding/garden studio within the rear garden. Approved – January 2024.

This demonstrates that appropriately designed ancillary garden buildings can be accommodated within the wider residential context, subject to consideration of their scale, design, relationship with neighbouring properties and impact on the conservation area.

The current proposal has similarly been developed as a subordinate ancillary building within the existing garden environment.
proved 3 December 2018

2 Southwood Lawn Road (HGY/2015/3605)- Replacement of existing side brick garden boundary wall and timber fence. Approved 29 January 2016



01 SITE PLAN - PROPOSED
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Front of the Garage



Side of the Garage



Side Facade



External Gate

2.1 Main Design Principles

The design has been developed in response to the physical characteristics of the site, the existing dwelling, the surrounding residential context and the site's location within the Highgate Conservation Area.

The principal design objectives are:

- Retain the Established Footprint – The proposed garden building will occupy the same footprint as the existing garage. This avoids unnecessary encroachment into the garden and ensures that the development remains within an established area of built form.

- Remain Subordinate to the Main Dwelling – The new building will remain clearly ancillary to the principal house. Its scale, position and height have been carefully considered to ensure that the main dwelling remains the dominant element within the site.

- Respond to Existing Levels – The building will be positioned at garden level, responding to the existing topography of the site. This approach reduces the visual prominence of the building and avoids unnecessary alteration of the site's natural levels.

- Provide a Simple Architectural Response – The proposed building adopts a simple and restrained architectural language appropriate to an ancillary garden structure. The intention is not to compete with the main house, but to provide a high-quality and appropriately detailed replacement for the existing garage.

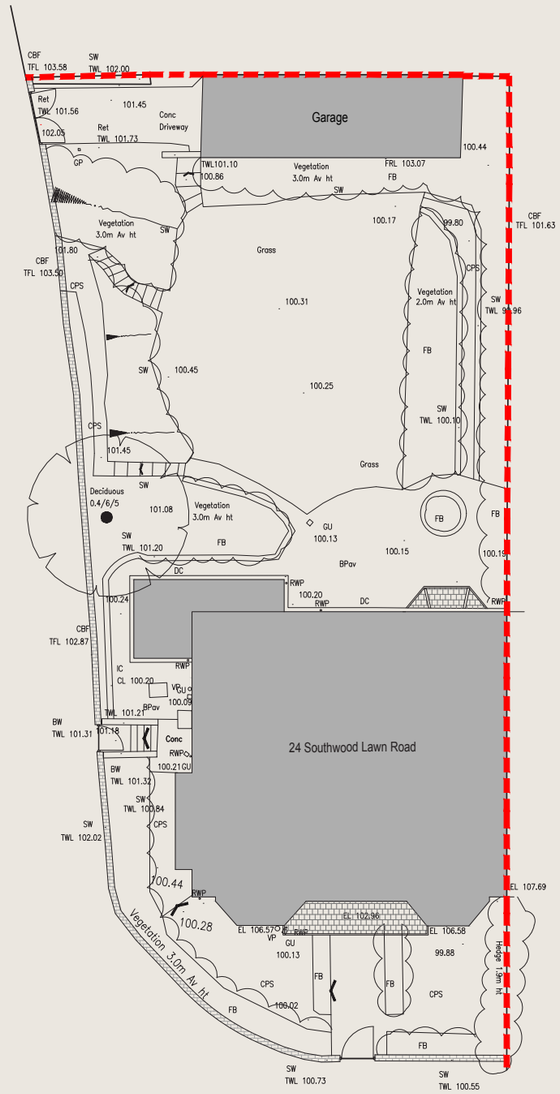
- Respond to the Conservation Area – The design and material palette have been selected to complement the established character of the surrounding area. Brickwork and simple glazing provide a durable and contextually appropriate appearance.

- Improve the Existing Built Form – The existing garage is of limited architectural merit. Its replacement provides an opportunity to introduce a more coherent and carefully considered structure which improves the appearance and functionality of this part of the site.

- Protect Neighbouring Amenity – The scale and position of the building have been considered in relation to neighbouring properties. The building will remain below the level of the side windows of No. 26 and will not introduce materially greater bulk than the existing garage.

- Improve Functionality – The proposals provide a more useful and flexible ancillary space while also improving the functionality of the existing driveway and the connection between the driveway and garden.

All proposals are in compliance with local and national guidance.



01 SITE PLAN - PROPOSED
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2.2 Design Proposals

Proposed Garden Building

The proposal involves the demolition of the existing garage and its replacement with a new ancillary garden building.
The new building will provide:

- Home gym;
- Sauna;
- Bicycle storage; and
- Garden equipment storage.

The building will remain ancillary to the main residential use of 24 Southwood Lawn Road and will not form an independent residential unit.

Scale

The proposed garden building will occupy the same footprint as the existing garage. It will be positioned at garden level and will be 2.8 metres high, similar to the height of the lower secton of the existing garage roof.

The resulting building will therefore have a controlled and modest scale, remaining subordinate to the principal dwelling.

The proposal does not introduce a material increase in built footprint or massing.

Layout

The internal layout has been developed around the intended ancillary uses. The principal gym and sauna accommodation is contained within the garden building, with dedicated storage areas for bicycles and garden equipment. The building's location at the rear of the property allows it to function independently from the main house while remaining clearly associated with the dwelling.

Appearance

The architectural treatment is deliberately simple. The building will use brickwork as the principal external material, complemented by simple glazed openings. The restrained material palette is intended to sit comfortably within the existing residential and garden setting. The design avoids unnecessary architectural complexity and allows the building to remain visually subordinate to the main dwelling.

Materials

The principal proposed materials include:

- Brick external walls;
- Simple glazed openings;
- Appropriate roof construction and finishes as shown on the submitted archi tectural drawings
- Complementary external finishes to the driveway and garden steps.
- Timber for the new vehicular access gate.

The final materials and finishes should be read in conjunction with the proposed elevations and material information submitted as part of the application.

2.3 Driveway and landscape

Vehicular Access Gate

The proposal includes the replacement of the existing vehicular access gates with a new timber gliding gate. The new gate has been designed to match the height of the existing gate and will be finished in timber to complement the material palette proposed for the garden building. The replacement gate is not considered to have any adverse impact on the character or appearance of the Highgate Conservation Area or on the amenity of neighbouring properties.

Garden Steps

New steps are proposed to provide a direct connection between the driveway and the lower garden level. The steps respond to the existing site topography and allow the different levels of the site to be connected in a clear and practical manner.

Landscape

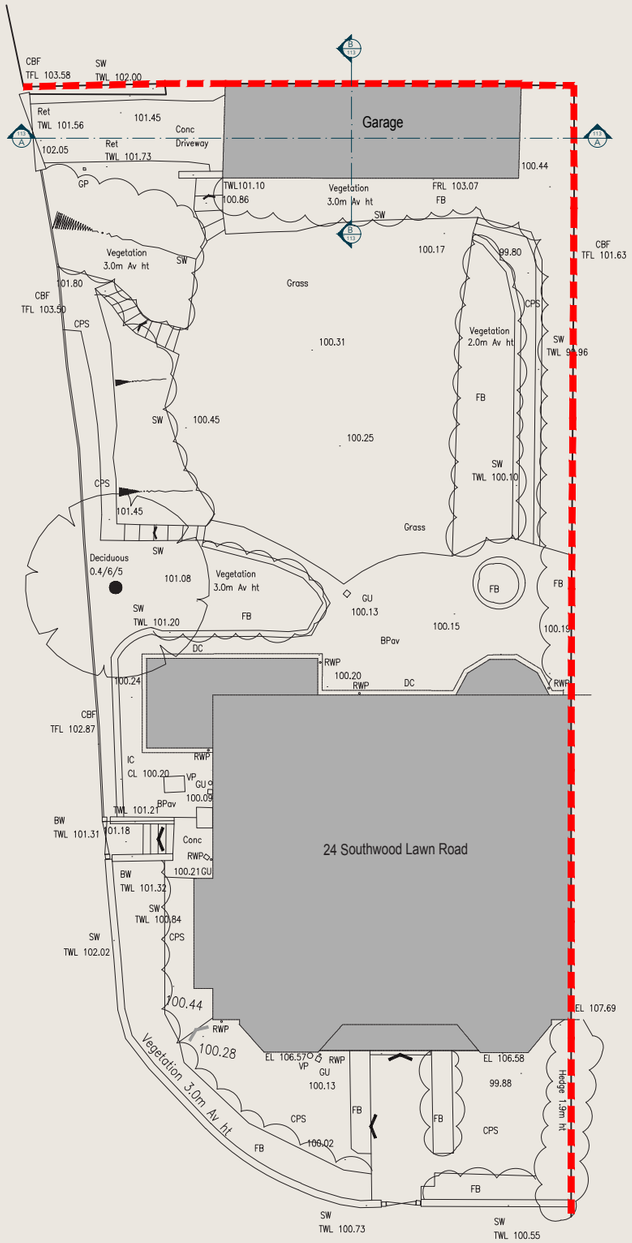
The proposals retain the established garden setting around the new building. The replacement building will remain contained within the existing developed area occupied by the garage, limiting the impact on the wider garden. The detailed treatment of the garden and any planting should be considered alongside the landscape information and architectural drawings submitted with the application.

Neighbouring Amenity

The design has been developed to minimise the impact on neighbouring properties. The building remains similar in scale to the existing garage and is positioned below the level of the side windows of No. 26. The proposed ancillary use is not expected to materially intensify activity within the site. The proposal therefore seeks to maintain appropriate levels of privacy and residential amenity for neighbouring occupiers.

Heritage and Visual Impact

The proposed development has been carefully considered in relation to the site's location within the Highgate Conservation Area. The existing garage is not considered to make a positive contribution to the conservation area's character. The replacement building will retain the existing footprint and broadly similar scale while providing a more carefully designed architectural response. The proposed brickwork and simple glazing are compatible with the established character of the area. Given its location, scale and limited visibility from the public realm, the proposal is not expected to harm the character or appearance of the Highgate Conservation Area.



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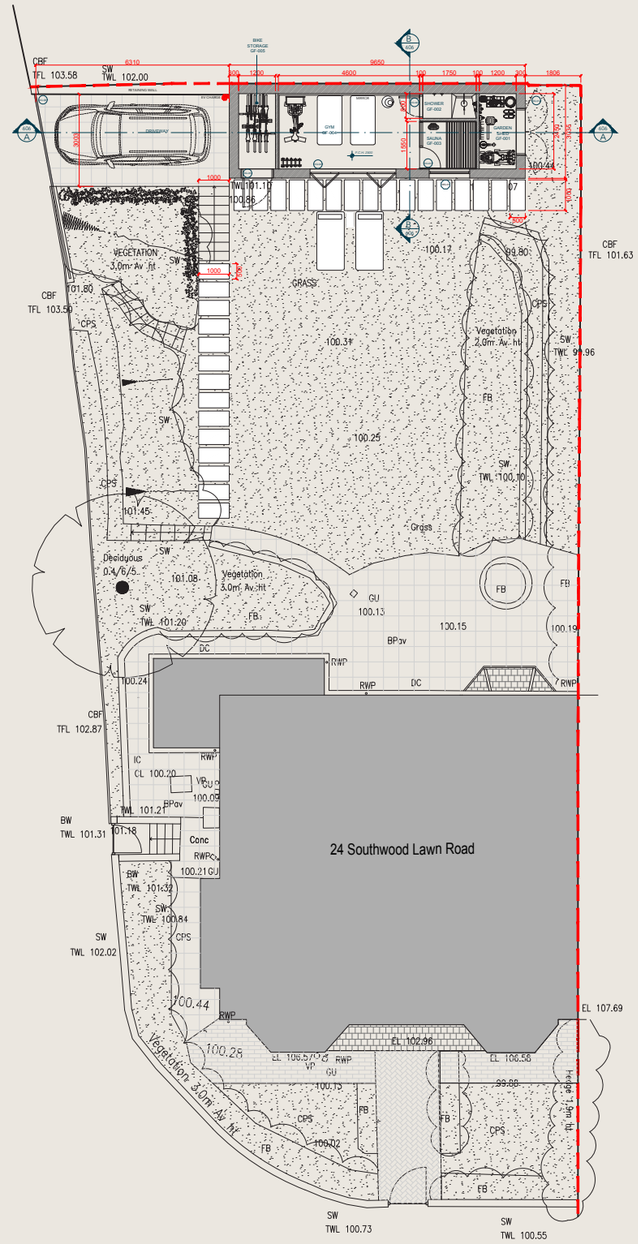

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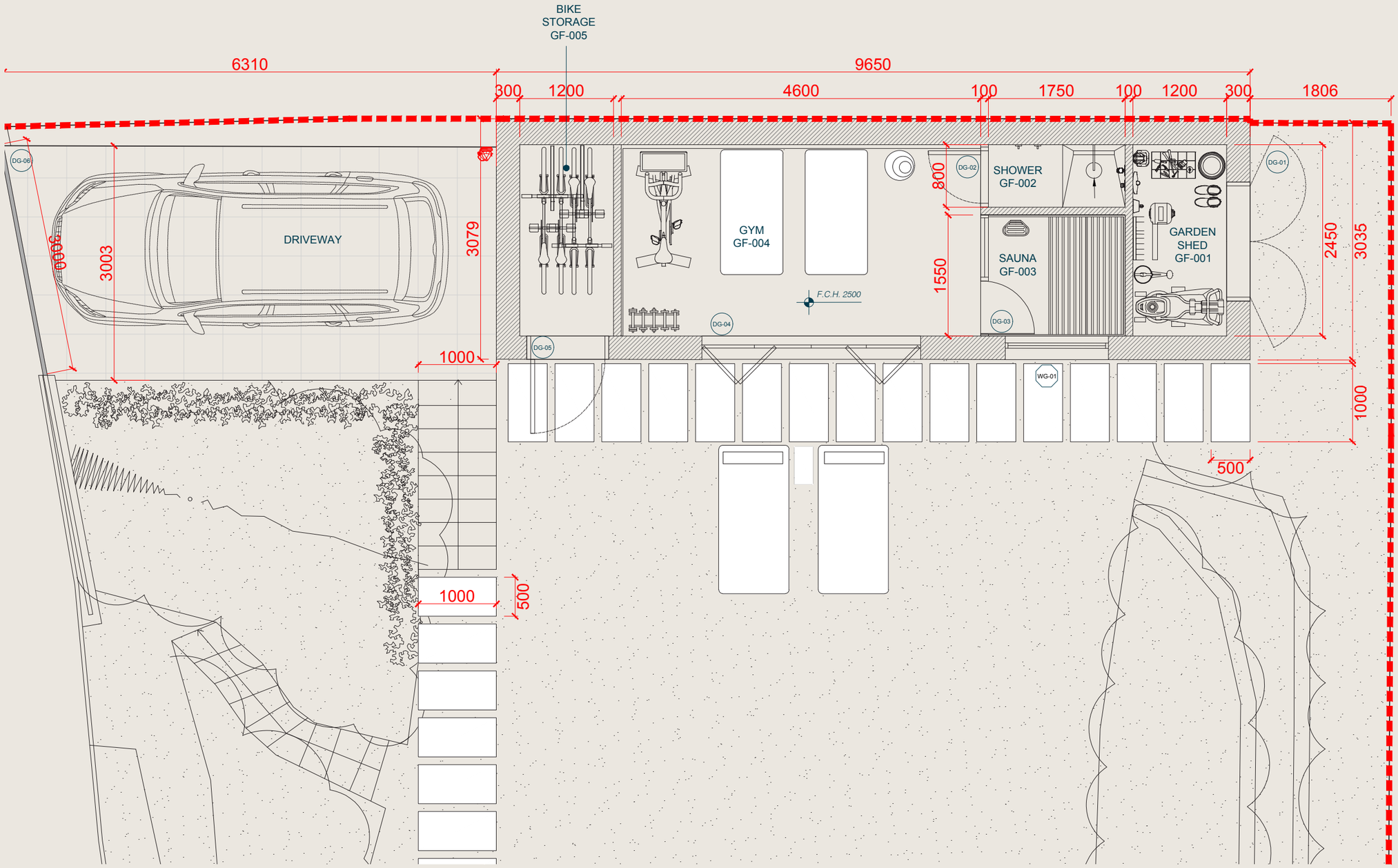

01 GROUND FLOOR - PROPOSED
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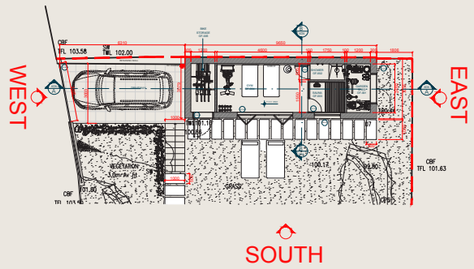

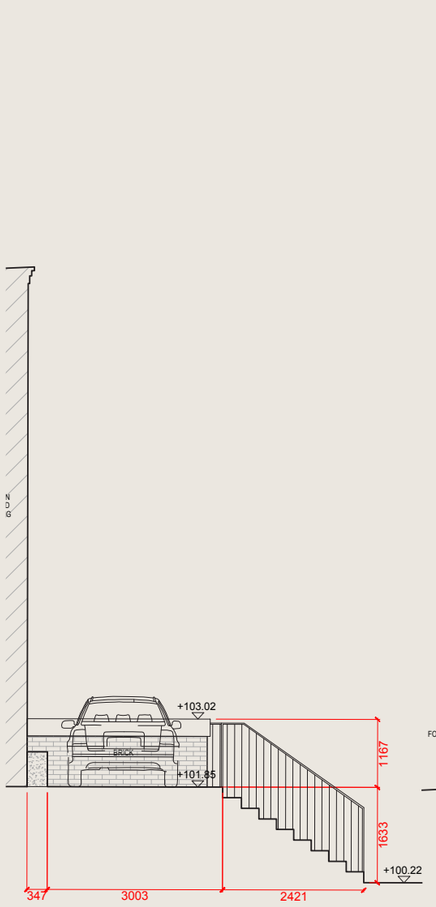

01 WEST ELEVATION- PROPOSED
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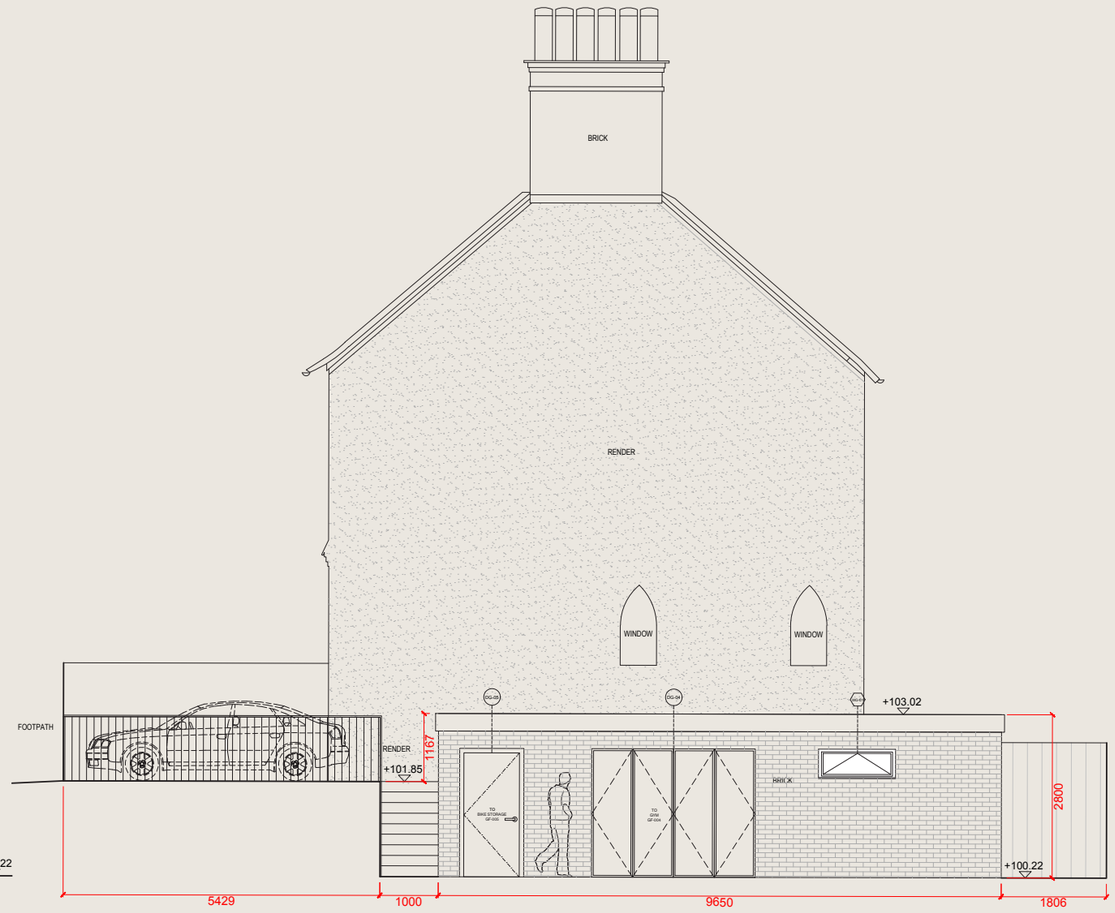

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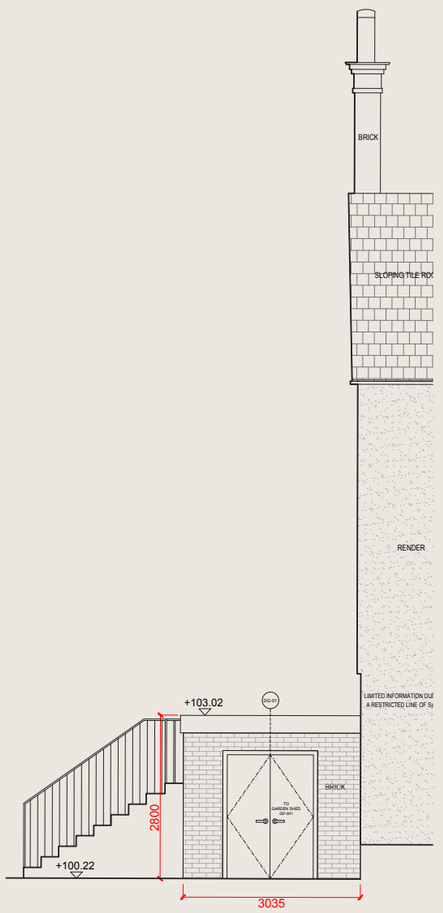

03 EAST ELEVATION- PROPOSED
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3.0 Access Proposals/ Solutions

Vehicular Access

The existing vehicular access to the property will be retained. The proposal does not require the creation of a new access onto Southwood Lawn Road. The existing driveway will be widened to provide improved functionality and a more practical parking arrangement. An off-street parking space will continue to be provided within the site.
As part of these works, the existing vehicular access gates will be replaced with a new timber gliding gate of matching height, maintaining the established point of access from Southwood Lawn Road.

Pedestrian Access

The existing pedestrian relationship between the house, driveway and garden will be maintained.
New garden steps will provide a clear and practical route between the driveway and lower garden level.
The arrangement responds to the existing topography of the site and provides an appropriate connection between the different external levels.

Access to the Garden Building

The garden building will be accessed from the garden/driveway area.
The arrangement provides convenient access to the proposed gym, sauna and storage areas without requiring a change to the established principal access to the dwelling.

Cycle Access and Storage

Dedicated bicycle storage is incorporated within the proposed garden building.
This provides secure and convenient cycle storage for the occupants and supports the use of sustainable modes of transport.

Accessibility

The external access arrangements have been developed with consideration of the existing levels and constraints of the site.
The proposed steps provide a practical means of navigating the level difference between the driveway and garden.
The detailed dimensions, gradients, thresholds and access arrangements should be read in conjunction with the submitted architectural drawings and will be constructed in accordance with relevant Building Regulations requirements where applicable.

The house is within a Controlled Parking Zone (CPZ) and the proposals will have no impact on the current parking arrangements.

4.0 Conclusion

The proposal seeks to replace an existing utilitarian garage at 24 Southwood Lawn Road with a carefully designed ancillary garden building, together with associated improvements to the driveway and garden access.

The design has been informed by a detailed consideration of the existing site, its topography, the character of the surrounding residential area and the site's location within the Highgate Conservation Area.

The proposed building retains the existing garage footprint and is positioned at garden level, with a similar height to the lower section of the existing garage roof.
The building will remain clearly subordinate to the principal dwelling and will provide a useful combination of home gym, sauna, bicycle storage and garden equipment storage.

The architectural approach is intentionally simple and restrained. Brickwork and simple glazing provide a durable and contextually appropriate material palette which responds to the character of the surrounding area.
The associated driveway and garden step works improve the functionality and accessibility of the site while retaining off-street parking and providing dedicated cycle storage.

The scale, position and use of the proposed building have also been carefully considered in relation to neighbouring properties. The proposal does not introduce materially greater bulk than the existing garage and remains below the level of the side windows of No. 26.

Overall, the proposal represents an appropriate and proportionate response to the site. It replaces a building of limited architectural merit with a better-designed ancillary structure while maintaining the established relationship between the main dwelling, garden and surrounding properties.

The proposal therefore provides a positive design response which respects the character and appearance of the Highgate Conservation Area, protects neighbouring residential amenity and provides a functional improvement to the existing property.
The scheme has also been designed to respect the amenity of neighbouring occupiers.

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