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Heritage Statement

Proposal: Erection of a 5.0m x 4.0m garden outbuilding for incidental domestic use

Site Address: Flat 1, 35 Southwood Avenue, London N6 5SA.

Conservation Area: Highgate Conservation Area

1. Introduction

This Heritage Statement is submitted in support of a planning application for the construction of a single-storey garden room at Flat 1, 35 Southwood Avenue, London N6 5SA, which lies within the Highgate Conservation Area. The proposal has been carefully developed to ensure it is sympathetic to the character and appearance of the host property and its historic setting.

2. Site Context and Heritage Designation

The application site forms part of a Late Victorian/ Edwardian two-storey semi-detached property on Southwood Avenue. The rear garden is long and enclosed by mature planting and boundary walls.

Although the site is not directly adjacent to any listed buildings and is not itself locally listed, it falls within a designated Conservation Area, thus requiring development to preserve or enhance the area's special character and appearance.

3. Proposal Description

The application proposes the erection of a modest garden outbuilding, measuring 5.0m wide x 4.0m deep, with a maximum height of 2.5m, situated to

the rear of the private garden. The structure will be used as a home office and family space incidental to the main house.

4. Design Response to Heritage Setting

a. Scale and Siting

- The building is subordinate in scale to the host dwelling and carefully positioned at the far end of the garden, where it does not affect the openness or character of the outdoor space.

- The structure remains hidden from public view, with no visibility from roads or footpaths, maintaining the secluded, green character of the rear gardens.

b. Materials and Appearance

- The exterior will be clad in burnt larch timber battens, a natural, durable finish that blends with existing trees and planting.

- A dark grey metal roof with a low profile ensures minimal visual impact and long-term resilience.

- Black aluminium-framed doors are contemporary yet unobtrusive, echoing the tones of the cladding and harmonising with other elements of the house.

c. Landscaping and Trees

- All existing trees and vegetation are retained and will be protected during works.

- The layout avoids root zones of key trees, and soft landscaping will be preserved to retain the rear garden's leafy character.

5. Impact on the Conservation Area

The garden room will cause no harm to the significance of the Highgate Conservation Area, as it does not involve any modification of the following:

Aspect of Significance	Effects	Impact
Street frontage	No change. The garden room is in the rear garden	None
Townscape gaps between houses	Garden room not seen through side gaps from the street. Positioned back behind the house and below boundary height lines	None
Green character of rear gardens	The proposed development is small. Trees and plants are all to be maintained and not impacted by the installation.	None
Trees	Ground screw foundation that minimised root damage. All trees are to be maintained and protected during installation	None. Tree protection planned

6. Conclusion

The proposed outbuilding:

- Preserves the spatial character of the rear garden. Introduces no harm to views, architectural detailing, or the integrity of the conservation area.

- Uses high-quality, sensitive materials and scale to complement the setting.

- Supports sustainable use of the property through improved home-working capacity while respecting historic heritage.

- Its low height, materials, and unobtrusive position ensure that the significance and special interest of the area are preserved. The proposal accords with local and national heritage policies and represents an appropriate form of development.