London Town Cabins Ltd (Planning)
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Design and Access Statement

Installation of timber-frame outbuilding in rear of garden at:

Flat 1, 35 South Avenue
London N6 5SA, UK

This is a supplementary document focused on the
Design and Access part of the planning application.

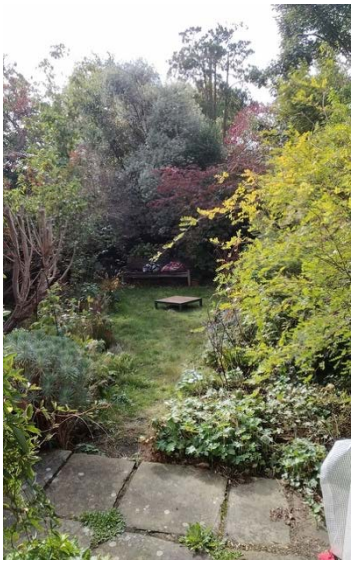


Image 1. Rear garden

This Design and Access Statement is supporting information for a planning application for the erection of a small timber garden outbuilding in the rear garden of a terraced house, located within the Haringey council. The use of which will be incidental to the enjoyment of the main dwelling house.

This statement should be read in conjunction with the planning application drawing.

THE PROPERTY

The application site is a residential property located on Southwood Avenue in Highgate. The property is a two-storey Victorian terraced house with a rear garden of typical proportions for the area. The postcode consists predominantly of terraced residential properties, of which many have been converted into flats and apartments.

Responsibility for Planning Permission lies with the Haringey Council.

The property is within a pleasant location and the applicant has been mindful to respect the architectural nature of nearby properties with a contemporary garden room, clad in symmetrical vertical battens of bare untreated wood.

Aerial View of site with proposed building area marked blue:



EFFECT OF THE PROPOSAL ON THE CHARACTER & APPEARANCE OF THE AREA

The new building will be located in the rear garden and will not be visible from the road or public access.

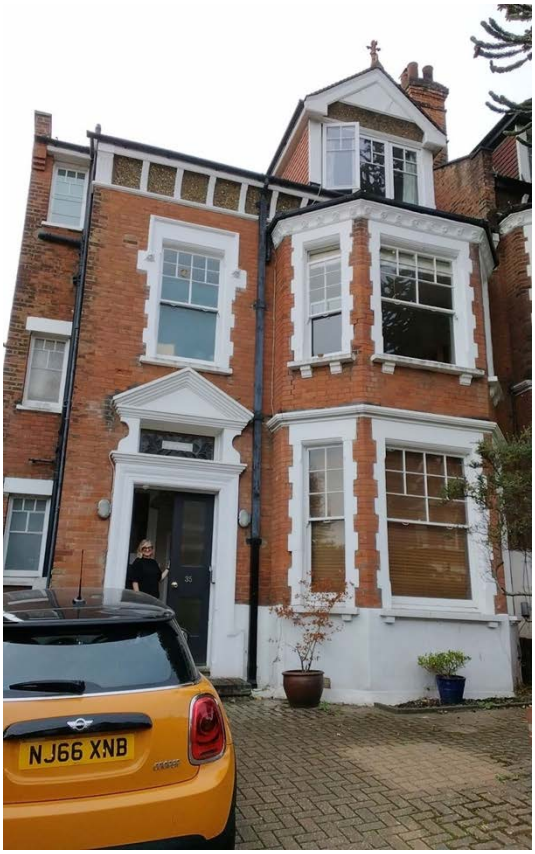
The new building will not block any light, it will not impact any rights of way or access to this or any other properties.

Street scene





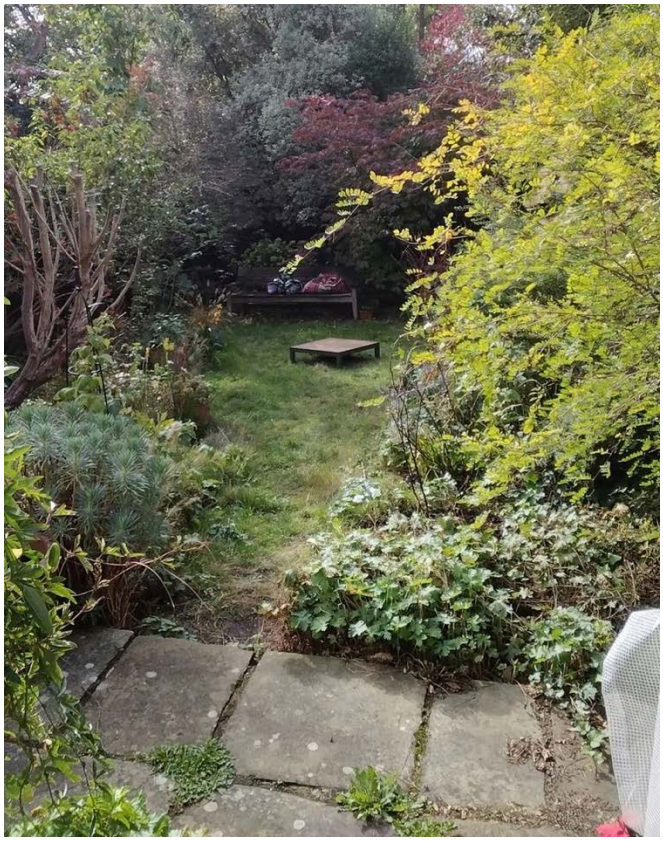
Front elevation of main property



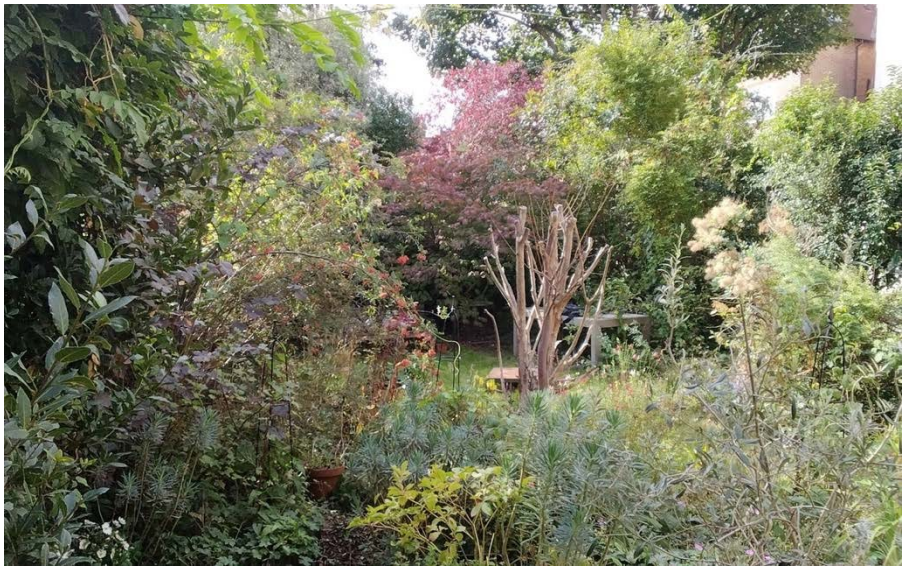
Rear elevation of main home



Rear garden view



Rear garden view



PLANNING CONSTRAINTS REVIEWS

A review of the national planning data layers and the environmental agency has been undertaken for the application site at Flat 1, 35 Southwood Avenue, London N6 5SA. The findings are set out below.

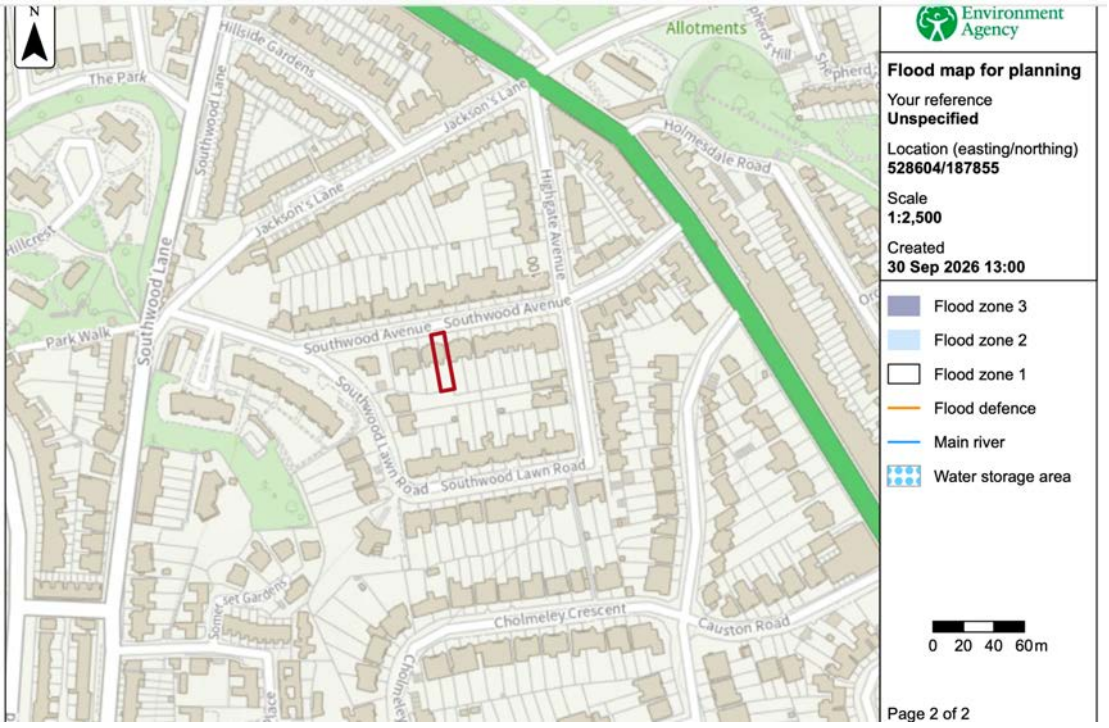
Flood Risk: According to the Environment Agency, the property is located within flood zone 1. This indicates that the property has a low probability of flooding. Given that classification, a full flood risk assessment has not been considered necessary for this development.

Environment Agency

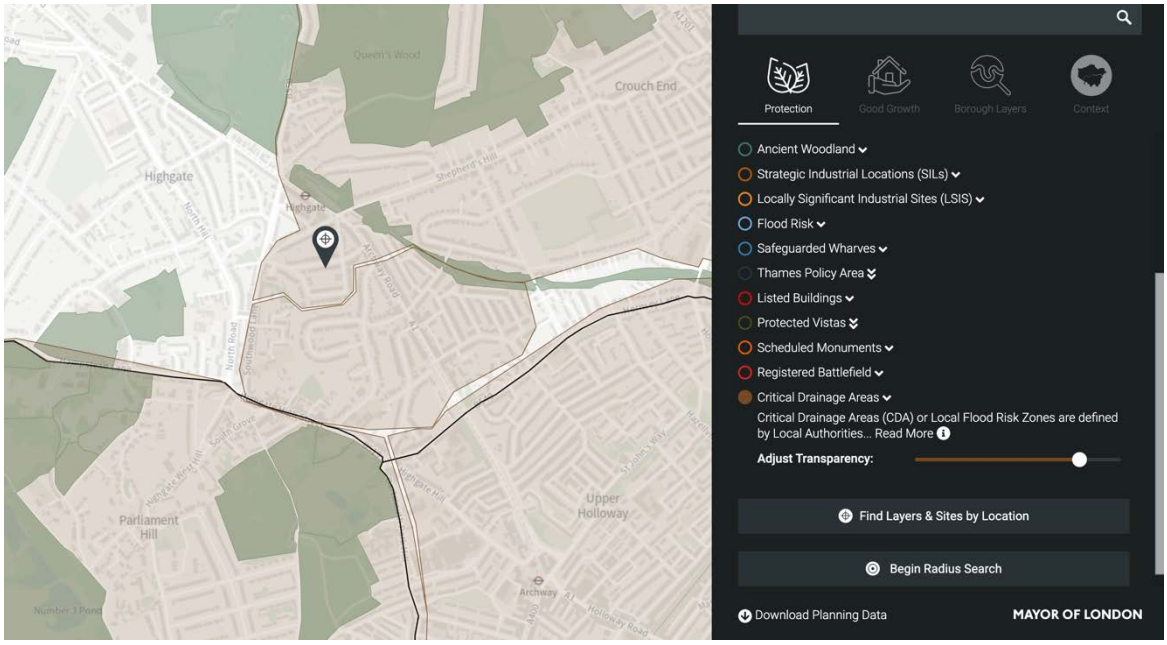
Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**528604/187855**	**30 September 2026 13:00**

Your selected location is in flood zone 1, an area with a low probability of flooding.



Critical Drainage Area: While the Environment Agency maps show this general area as Flood Zone 1 (low risk from sea and rivers), its CDA designation highlights a specific vulnerability to surface water flooding. A Minor SuDS Statement is provided as part of this planning application.



Conservation Area: The site is in the Highgate Conservation Area. As part of this planning application, we provide a tree protection plan and a heritage statement.



Check if you live in a conservation area

35 Southwood Avenue, London, N6 5SA

This property is in the Highgate conservation area. Find out about development in a conservation area.

The character and appearance of conservation areas should be preserved and improved, and local authorities have a responsibility to identify which places should be conservation areas.

Map of conservation areas

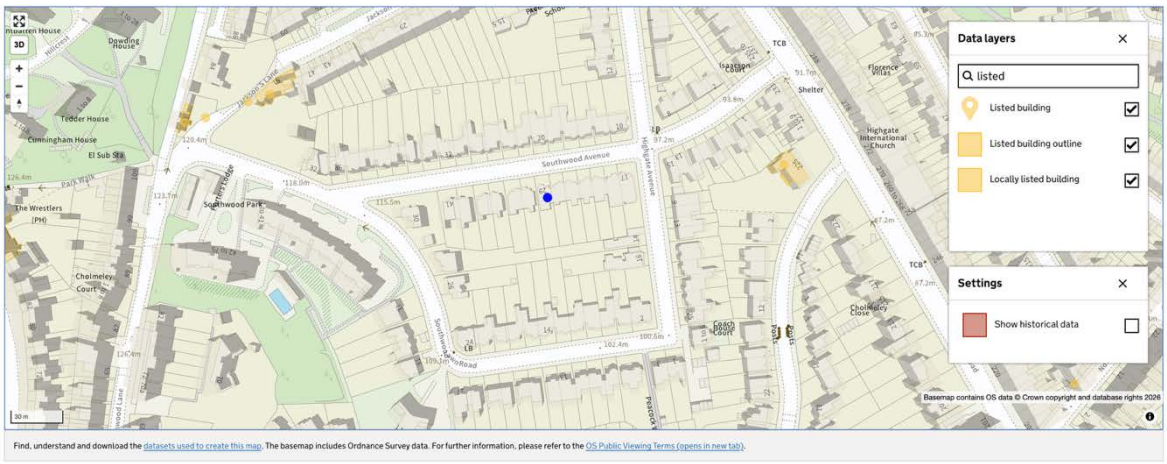
You can download a map of conservation areas in Haringey (PDF, 1 page(s), 4.01 MB).

You can also view the conservation areas in Haringey on the interactive map.

Listed Buildings: The listed building and listed building outline data layers were enabled during the review. There are no listed buildings that would be directly affected by the proposed development.

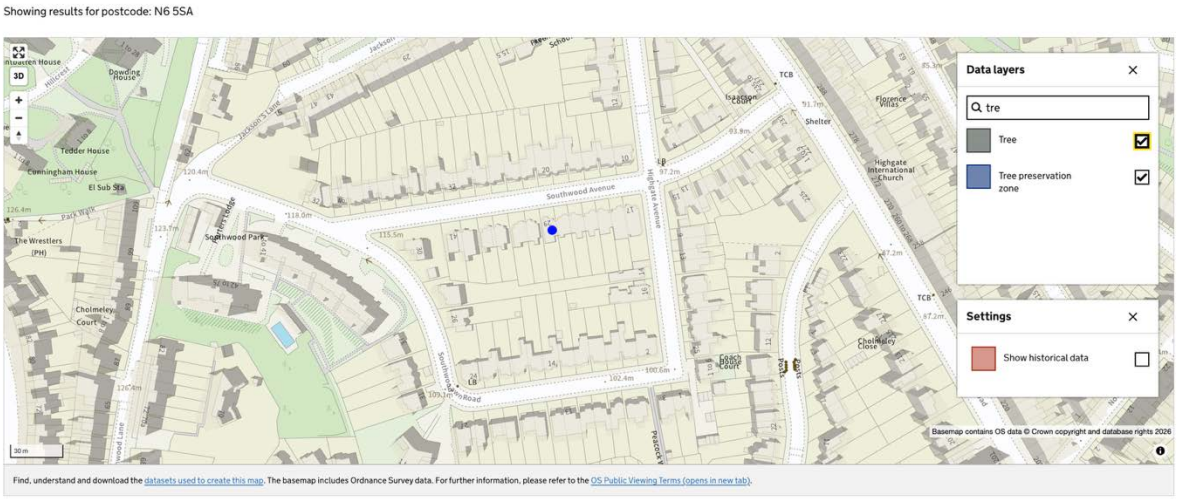
Search results

Showing results for postcode: N6 5SA



Find, understand and download the datasets used to create this map. The basemap includes Ordnance Survey data. For further information, please refer to the OS Public Viewing Terms (opens in new tab).

Tree Preservation Orders: The tree and tree preservation zone layers were enabled. No Tree Preservation Orders were identified at the application site or within the immediate rear garden area. No arboricultural assessment is therefore required as a prerequisite for this application.



Haringey Website Map of Tree Preservation Orders

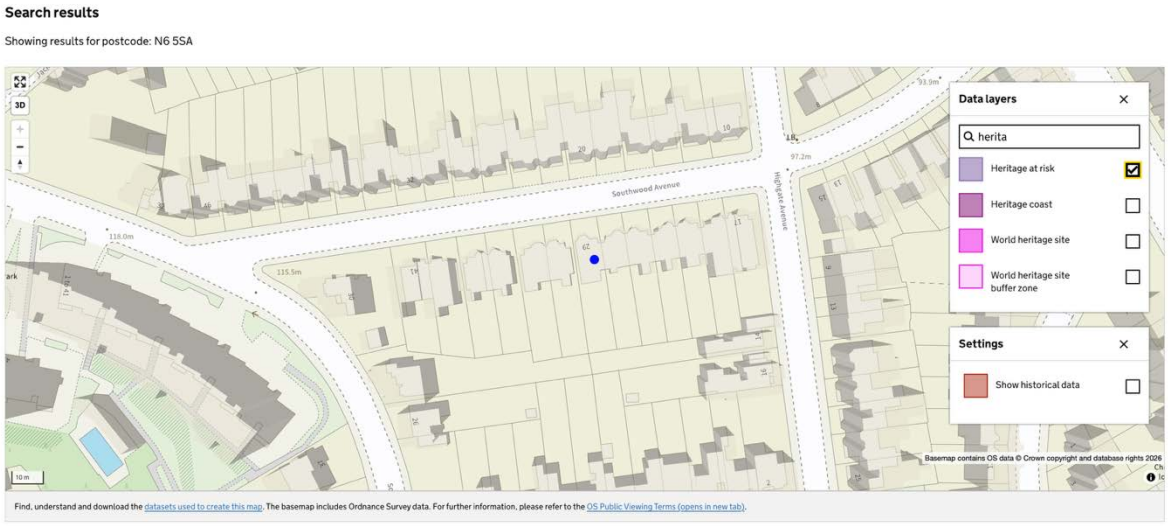
You can also:

- search the Haringey public register by selecting 'Tree Preservation Orders' in the category list
- contact our planning team

Map of tree preservation orders



Heritage at Risk: This layer was enabled during the review. No heritage at risk designation was rendered at the application site.



DESIGN OF THE BUILDING – SCALE, BULK, DESIGN APPROACH:

Designed and manufactured in London, the building has a low-key design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Internal area: 17.3m^2

Ceiling height: 2400-2000mm

External footprint: 20.0m^2

Roof height: 2500mm

Access to the building is via a simple set of aluminium doors.

Walls	North elevation and east elevation walls are clad in Burnt Larch. West and South elevation walls are clad in TGV treated timber. All is left untreated to weather naturally. 80mm insulated internal walls with white silk finish.
Doors and windows	Two sets of sliding doors. Black painted aluminium exterior and interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking.
Roof	Insulated steel roof panels in anthracite grey. Guttering fixed to rear with downpipes positioned to ground.

All London Town Cabins are partially modular, which means that they can be installed on site in a matter of 1-2 weeks, rather than months.

AMENITY OF NEIGHBOURING OCCUPIERS:

The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.

The rear garden is bordered by fencing and neighbouring properties retain established trees and substantial shrubbery to shield the site well.

The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.

EFFECT ON TREES AND LANDSCAPE / BIODIVERSITY:

The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation.

It is therefore considered to be acceptable in relation to trees and landscape/biodiversity.

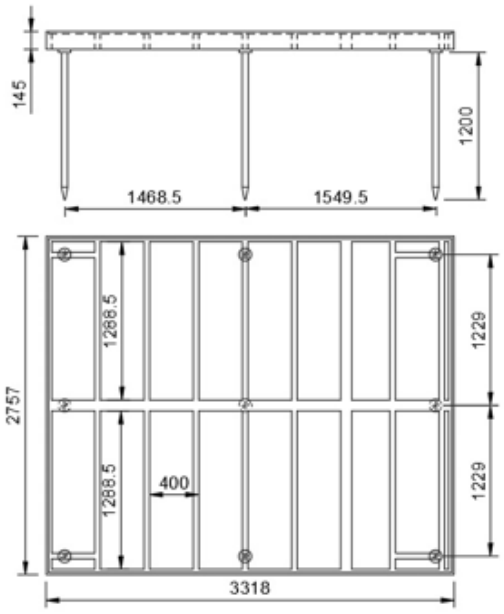
Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Development below the de minimis threshold, meaning development which:

- (i)does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

GROUNDSCREW BASE:

The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.



NB: This is for reference only and does not reflect the size of building in this application

Screws are placed at approx. 1.5m apart in order to evenly distribute the load.

CONCLUSION:

The proposed garden outbuilding will provide the applicant with a dedicated room in the garden of the property, which will benefit from all year-round use. It will also allow the applicant the flexibility to study from home, if necessary, independently to the main house.

The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area. Existing parking arrangements will be unaffected by this proposal. Accessibility to the existing ground floor will be unaffected.

The garden is privately owned, surrounded by mature trees and hedges. A significant proportion of existing garden would be retained.

The proposal would not result in any amenity issues above or beyond the existing situation in terms of enclosure, loss of sunlight/daylight or privacy/overlooking issues to the neighbouring properties.

Following advice received, we believe that the scheme proposed would not result in a detrimental impact on the character of the area.

Typical London Town Cabin and landscaping after 2 years weathering:

