

19 SOUTHERN ROAD LONDON N2 9LH

**DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT**

1 TYPE OF PLANNING APPLICATION

Number 19 Southern Road is one of a pair of semi-detached houses and it is a single family dwelling. It is not locally nor nationally Listed and it is within the Fortis Green Conservation Area. The application is for Full Planning Permission (Householder.)



2 SUMMARY OF THE PROPOSALS

Ground floor, rear, infill extension.
Landscaping to rear garden.
Ground floor, front, infill extension.
Landscaping to front garden, including new level access to ground floor.
New rooflights in existing ground floor extension.
New front door with sidelights to replace existing.
New window to first floor shower room in side elevation.
New double glazed windows to replace existing to front elevation.
Enlarged dormer extension at rear.
New velux rooflights at front.

3 PLANNING HISTORY

There are numerous records of recent Planning Grants for similar development in the area, including Planning Permission for 'Side and rear dormer roof extensions; 2 x front rooflights; single storey side to rear extension (following demolition of existing garage) and rear raised patio; and alterations to existing front, side and rear windows' at 17 Southern Road [HGY/2021/0926] which was granted in May 2021.

4 CONSULTATION

The Fortis Green Conservation Area does not have an Appraisal analysis, however; certain elements of local, London-wide and national Planning Policy and guidance have been consulted. Of particular relevance are:-

CHARACTER AND APPEARANCE OF THE STREETSCENE

1. DM Policy (2017) DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings will be required to be of a high, site specific and sensitive design quality, and respect and/or compliment the form, setting, period, architectural characteristics, detailing of the original building. High quality matching or complimentary materials should be used appropriately and sensitively in relation to the context.
2. Policy DM11 'Delivering High Quality Design' requires development proposals relate positively to their locality.
3. Local Plan (2017) Policy SP11 requires the highest standards of design that respects its local context and character and historic significance.
4. The above policies are supported by the London Plan (March 2021) Policies:-
 - D4 – Delivering Good Design
 - D6 – Housing Quality and Standards.

IMPACT ON THE AMENITY OF ADJOINING NEIGHBOURS

1. Haringey's Development Management Plan Document (July 2017) Policies DM1 and DM12 require that development proposals must ensure a high standard of privacy and amenity for the developments users and neighbours so as to ensure that the development:-

- Provides appropriate sunlight, daylight and open aspects to all parts of the development, adjacent buildings and land.
 - Provides an appropriate amount of privacy to their residents and neighbouring properties.
 - Address issues of vibration, noise, fumes, odour and light pollution
2. The above policies are supported by the London Plan (March 2021)

5 USE

The current house is a single family dwelling and will remain so. The proposals aim to enhance the rear, ground floor spaces and provide an improved relationship with the garden.

At the front, the aim is to create a level access from the street to the main ground floor living areas by altering the slope of part of the front garden, and to create a boot room/utility space by infilling the existing enclosed outdoor space and coming slightly forward in line with the front extension at No 17 Southern Road. The front elevation of the extension will be detailed to appear as a garage with double doors similar to No 17.

Likewise, the existing rear dormer is proposed enlarged to be in line with No 17's dormer, and the front door replaced with a new energy efficient front door with sidelights.

Finally, four new velux rooflights at the front, a small casement window in the side elevation at first floor level, and three new rooflights in the existing ground floor extension has been proposed to improve daylight and ventilation to the existing rooms.

6 AMOUNT

Existing GIA areas:

Existing house (all floors) = approx 167 msq.

Existing rear garden = approx. 328 msq.

Proposed GIA areas:

Resulting house (all floors) = 223 msq

Area of resultant rear garden = 273 msq

7 LAYOUT and SCALE

The new layout on the ground floor provides an open-plan family space suitable for cooking, dining, home-studying, home-working, socialising and entertaining in a family context. The space has a generous relationship with the landscaped rear garden.

The proposed rear extension is designed so as not to have an adverse effect on the neighbouring properties. It sits between the existing rear outrigger extension and the recently constructed extension to No 17. Adjacent to No 17 the height of the proposed extension matches the height on No 17's extension, and a 45-degree sightline is maintained from the glazed openings the extension.



View of existing rear extensions to No 19 and 17



View of existing rear extension to No 17

The new extension towards the front provides a generous and practical boot room and utility space with room for prams, bicycles etc, and the altered slope to part of the front garden allows it to be level with the new main living areas including a bedroom and accessible shower room, allowing the house to be future proof.

The extension is set back from the main front elevation of the house and is designed to appear as a garage in a similar manner to the existing front extension to No 17.



View of existing front extension to No 17



View of existing front area to No 19

The extended dormer allows for a better layout of the loft bedroom and more usable shower room, and the new windows and rooflights improves views and daylight.

The new dormer is designed to match the dormer at No 17 in size.

The overall energy performance of the house is also improved by replacing the existing, poor performance, front door and windows, with new energy efficient doors and windows.



View of existing rear dormers to No 19 and No 17



View of existing front doors to No 17 and No 19

8 APPEARANCE/ MATERIALS:

Some of external materials and detailing will follow those of the existing building.

The replacement windows to the front façade will be double glazed casement windows in keeping with the house and the neighbouring buildings, as will the new velux rooflights and replacement front door and sidelights.

The front extension will also be detailed to be in keeping with the existing building with bricks to match the existing house and painted timber glazed garage doors similar to those at No 17.



Elevation showing proposed front extension, velux rooflights and replacement front door with sidelights



Section/elevation showing proposed front extension, velux rooflights and new window in Side elevation

The enlarged dormer at the rear will be finished in hung tiles to match the tiles of existing dormer and roof. The new glazing in the dormer will be double glazed, with detailing and proportions similar to the existing house.

The materials to the ground floor rear extension however are intentionally contemporary so that the new addition is distinct from the historic house – the extension will be metal clad with metal/timber framed windows and doors, and the new windows and doors to the rear façade will have full height glass and minimal framing.



Elevation showing proposed rear extension and enlarged dormer

9 ACCESS AND SUSTAINABILITY:

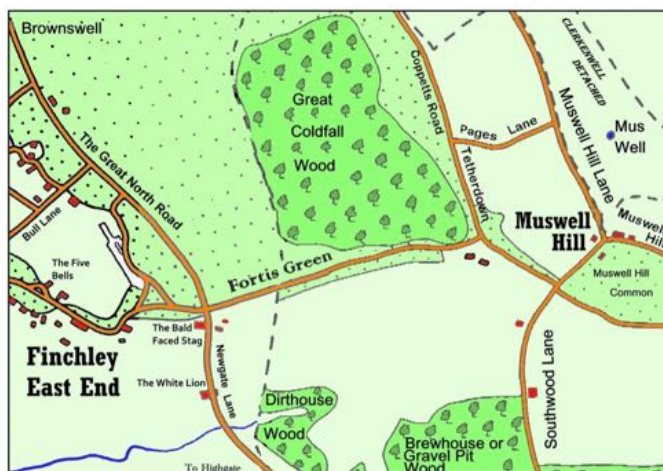
The access provision at the house will be much improved as the changes to the front garden provides a new level wheelchair access to the majority of the ground floor, including the kitchen/dining/living area, the patio, the utility/boot room, a bedroom and an accessible shower room

The improved thermal performance of the new structures will enhance the energy performance of the existing house.

10 HERITAGE.

Although Fortis Green is now seen as being an integral part of Greater London this is quite a recent development. Before the 19th century the area was completely rural with an expanse of common land to the north and farmland to the south.

Fortis Green was affected by the construction of the Great Northern Railway stations at East Finchley (1867) and Muswell Hill (1872), and by the opening of Alexandra Park in 1872. Twenty houses were built in the decade to 1861, most of them on the Haswell Park estate to the south of the road which was acquired in 1852 by the National Freehold Land Society. Meant for superior villas, it was divided into 180 plots facing Eastern, Western, and Southern roads and the paths later called Haswell Passage, Francis Road, and Shakespeare Gardens. The development of the area then slowed down a little until the expansion of London in the 1890s. Most of the buildings in the area were built between 1890s and 1920s.



1815 map



Map of Fortis Green Conservation Area

Over the years most of the houses have been considerably altered and extended, particularly to the rear. The proposals in this Application aim to continue this pattern of modifying the rear of the house while retaining the aesthetic at the street façade.

END