DESIGN, HERITAGE AND ACCESS STATEMENT

Addition of a new garden room at the back of the rear garden to be used as a gym.

8 Southwood Lawn Road, N6 5SF, London



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DESIGN AND ACCESS STATEMENT

This design and access statement has been prepared in support of a Householder application for the addition of garden gym room to the rear garden area of a single family dwelling at 8 Southwood Lawn Road, N6 5SF, London.

The proposed garden outbuilding is rather modest in size and designed to fit in with the rear garden and the existing planting in terms of size, shape, scale and sitting at the corner of the garden between the rear and side boundaries.

We believe that the materials proposed are sympathetic to the character of the area in terms of form, colours and texture, and that the proposed outbuilding will not affect the amenity of any neighbouring dwellings and they will not be visible from any public viewpoints.

We do not propose to alter the access around the front of the building or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.

HERITAGE STATEMENT

Highgate Conservation Area in Haringey

The application property (8 Southwood Lawn Road, N6 5SF, London) is within the boundaries of Sub area 3 – Archway of the Highgate Conservation Area.

With reference to “Highgate Conservation Area - Character Appraisal and Management Plan, December 2013”:

“Southwood Lawn Road

Southwood Lawn Road runs from the southern end of Highgate Avenue west before turning north east to join Jackson’s Lane just before the junction with Southwood Lane. The road rises to the west but not as steeply as the adjoining Southwood Avenue.

The street is characterized by mainly semi-detached and detached houses of the early late Edwardian era with an Arts and Crafts style influence, displaying a variety of details and decorative features. On the south side, the first 2 houses nos. 2 and 4, set the style for most of the rest of the street. There are a pair of 2 storey semi-detatched houses in a low key Arts and Crafts style, with prominent gables, ground floor bays and a cantilevered oriel bat at the first floor level. The windows are timber framed with leaded lights. The lower floors are soft red brick, terminating with a string course and upper floors are rendered, with brick quoins. The porch has an attractive timber turned columns supporting the leaded roof.

This style of house continues up the road in semi-detached and linked semi pairs, all with variants on the same theme, including 2 storey canted or square bays, oriel windows, brick or slot window details in the apex of the gable and many variations on the porches. The roofs are tiled although a couple in particular no.4 are marred by inappropriate roof extensions which are visible from the street and detract from the coherence of the streetscape.

On the north side, the first 2 houses in Southwood Lawn Road (nos. 2-4) are red brick to the similar pattern in Southwood Avenue. After this the style changes from the predominant redbrick late Victorian style to the semi-detached more suburban Arts and Crafts influence style of the south side of the road.

On the eastern side, prior to the junction with Southwood Avenue, there are two large detached mansions (No 28, 30) of the late Victorian era. These are three and four storeys tall and are built in red brick with fine decorative mouldings particularly around the front doors. The best example is Haddon Court, which is very well preserved, with a beautiful garden.”

HERITAGE STATEMENT

The proposed garden outbuilding is modest in size and it seeks to create a positive contribution to the character of the Conservation Area due to its sitting and to the relationship it establishes with the existing mature planting and the rear garden area itself.

The proposed garden outbuilding also matches the scale, proportions, materials, design and style to similar garden outbuildings previously approved across the Conservation Area and it adds a contemporary and considered space to be used as ancillary accommodation (gym space) that is close to but independent to the main single family dwelling.





View of the part of the garden for the proposed garden gym room