

_DESIGN & ACCESS STATEMENT

14 Southwood Avenue, London N6 5RZ

Edition: December 2024

MALIN+LYNN

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1_EXECUTIVE SUMMARY

This Design & Access Statement provides supporting documentation for the proposed works to 14 Southwood Avenue, London N6 5RZ. We have considered carefully the architectural context of the site, local planning policies, structural requirements and the design proposal itself.

We are seeking approval for the construction and excavation of the existing cellar to create a new basement level with front lightwell towards the street. This basement level will provide additional habitable space for the occupants, including a recreational room to the front, with natural ventilation and light created from the open lightwell.

A new ground floor rear/side extension towards the rear of the property, with flat roof construction and new glazing will provide lots of natural light, with sliding rear doors to the garden creating a seamless transition between interior and exterior spaces.

Creation of new double glazed window to front gable roof at second floor level (to match neighbouring properties on the street).

All existing single glazed windows are also to be upgraded to double glazed, hardwood timber sash windows (design/aesthetic to match existing and neighbouring properties). See drawings for materiality and detail.

These alterations will increase the lifespan of the property and improve it's existing thermal performance, as well as usability for the occupants - a young family.

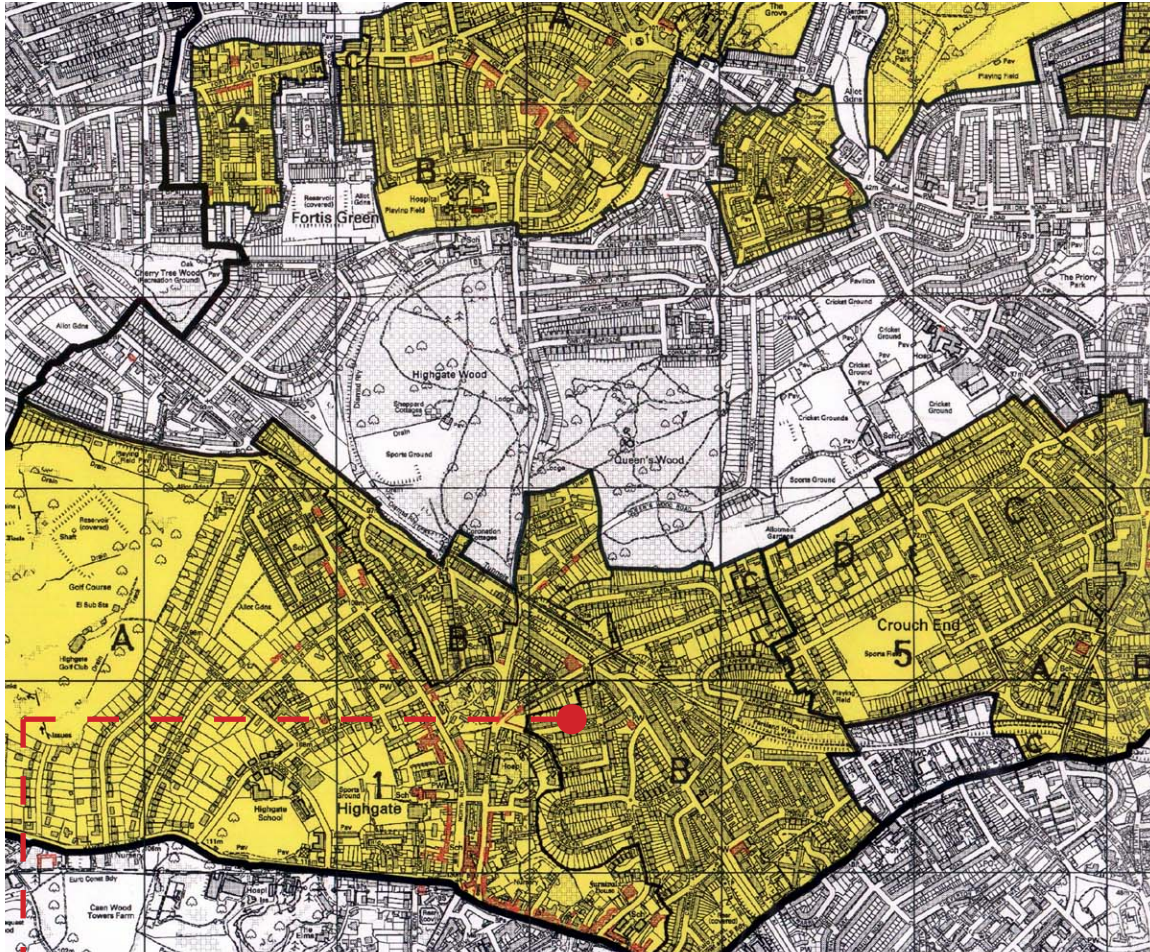
2_SITE CONTENT & LOCATION

No.14 Southwood Avenue lies within the Highgate Conservation Area, within the Borough of Haringey, North West London.

Southwood Avenue runs westerly from Archway Road to Southwood Lawn Road. The section from Highgate Avenue has one of the steepest gradients within the area, with the west end providing exceptional views encompassing much of East London with Epping Forest on the horizon.

The Avenue was constructed between approximately 1897 and 1904, and is of predominantly two storey red brick linked, semi-detached houses with attic floors lit by dormers or windows in gables and pitched red tiled roofs, with decorative clay ridge tiles. Although the houses vary, the overall details, decoration and scale form a consistent overall pattern of development and the retention of these original features make a positive contribution to the Conservation Area.

West of Highgate Avenue, No's 10-34 are single fronted, linked semi-detached houses matching No.2-12 Highgate Avenue, with 2-storey front bay windows, side entrances and porches roofed in clay tiles and support on timber framed detailing.



Above: Extract from Haringey Council - Borough Conservation Area Map - Highgate / Southwood Avenue Highlighted

The corner house (No.10) is considerably larger and has a square bay window effectively hanging the junction between Southwood Avenue and Highgate Avenue. Second Floor windows have been inserted in the gables at a later stage in a variety of style whereas No's 36-44 are constructed with original second floor windows and with gabled rather than hipped roofs.

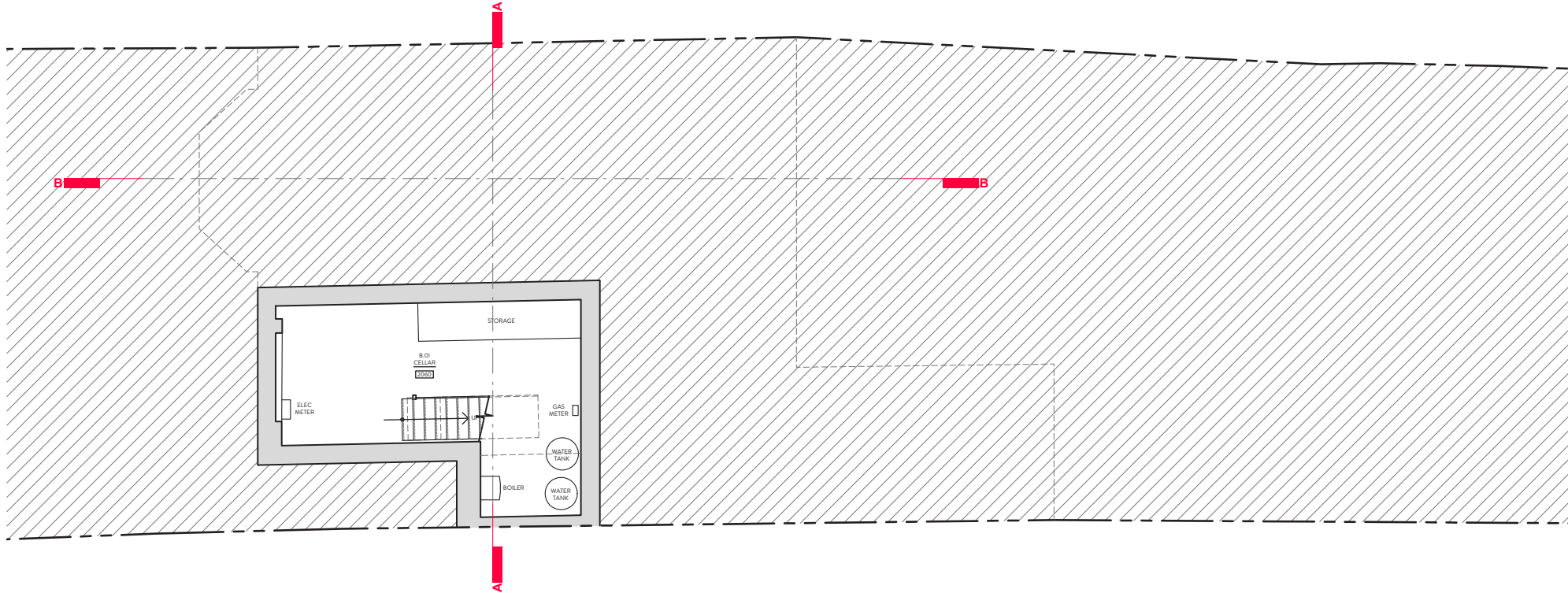
No's 12-46 have extensive rear gardens backing onto open land bounded by Highgate Avenue and Jackson's Lane, which is wooded and green and well regarded by the residents. Similarly on the south side, the house have extensive gardens backing onto the gardens of Southwood Lawn Road.

The front gardens historically had been planted and well maintained, and although many have been recently destroyed, particularly the middle section of the north side, where extensive hard paving and destruction of the boundary walls and planting to create off-street parking have created a negative effect.

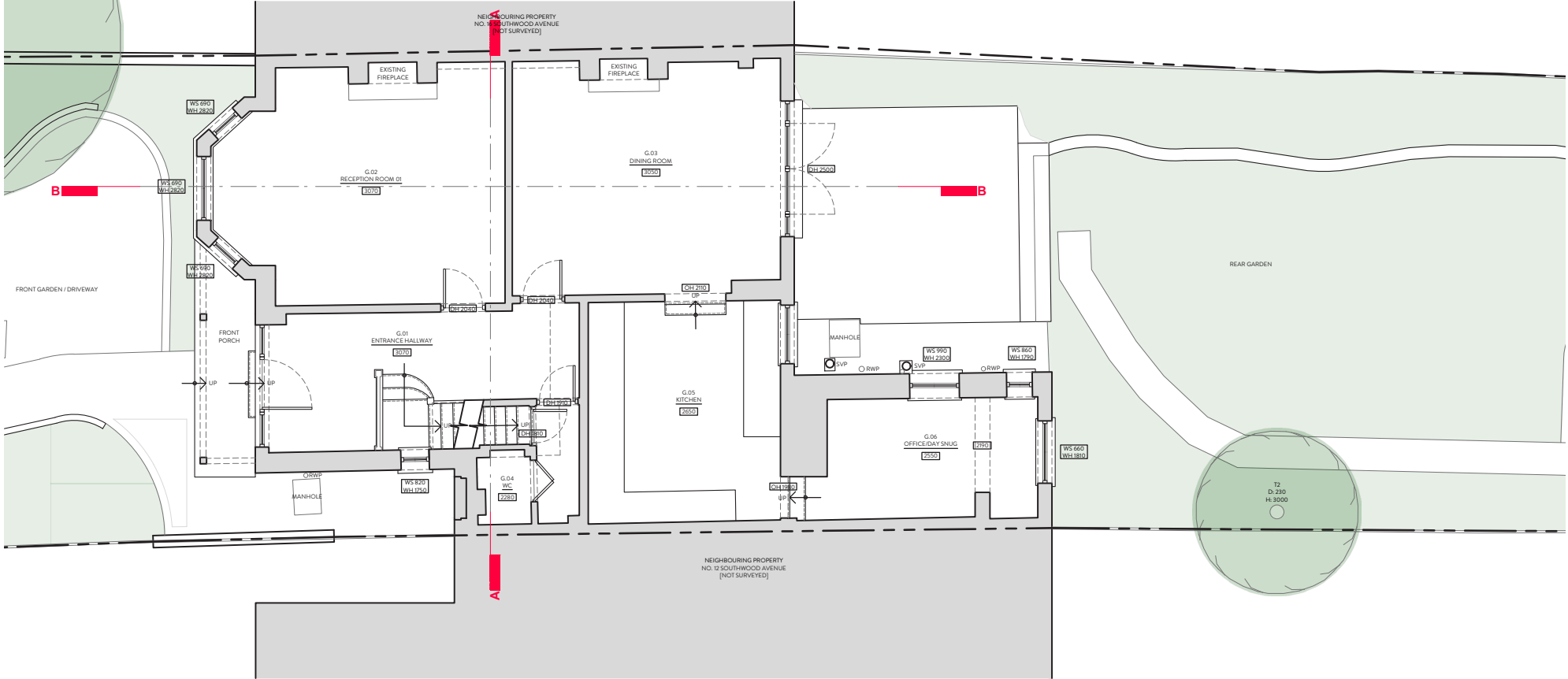


Above: Photograph of typical properties along Southwood Avenue, N6.

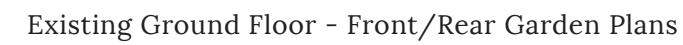
3_EXISTING BUILDING CONDITIONS

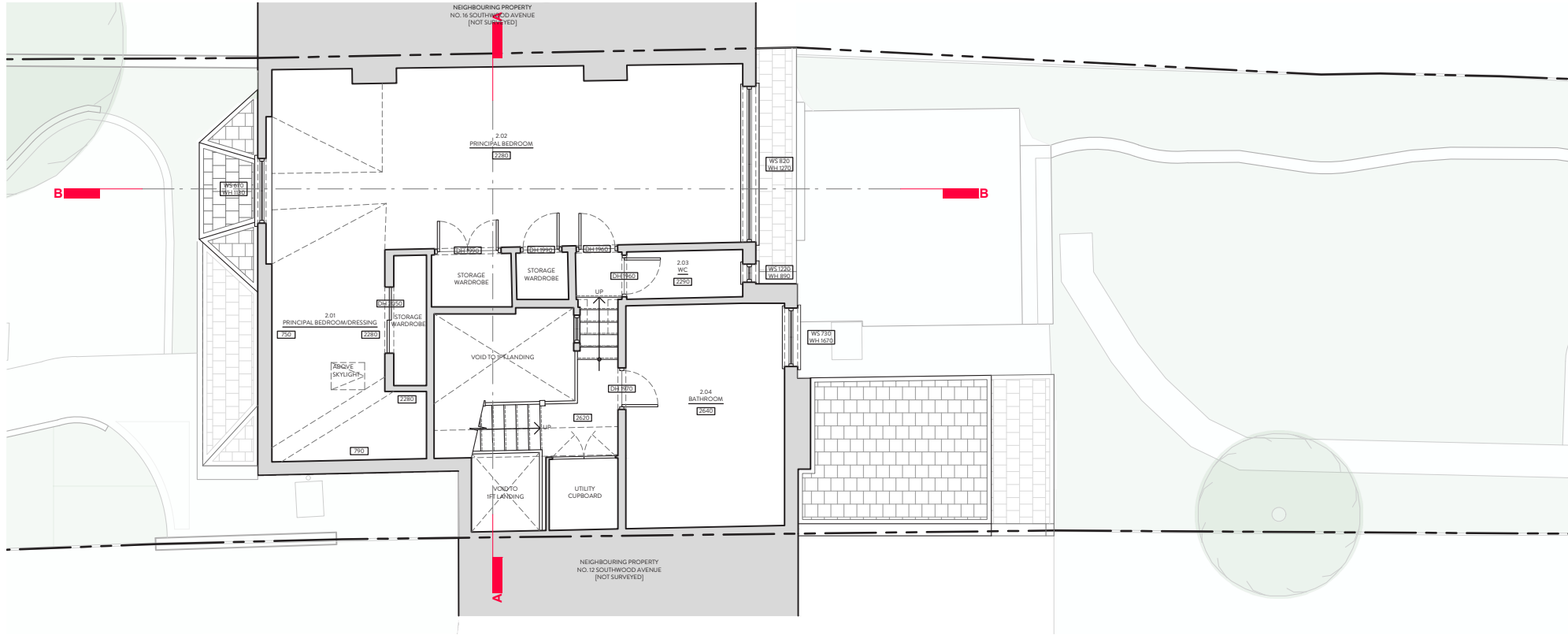


Existing Basement/Cellar Floor Plan

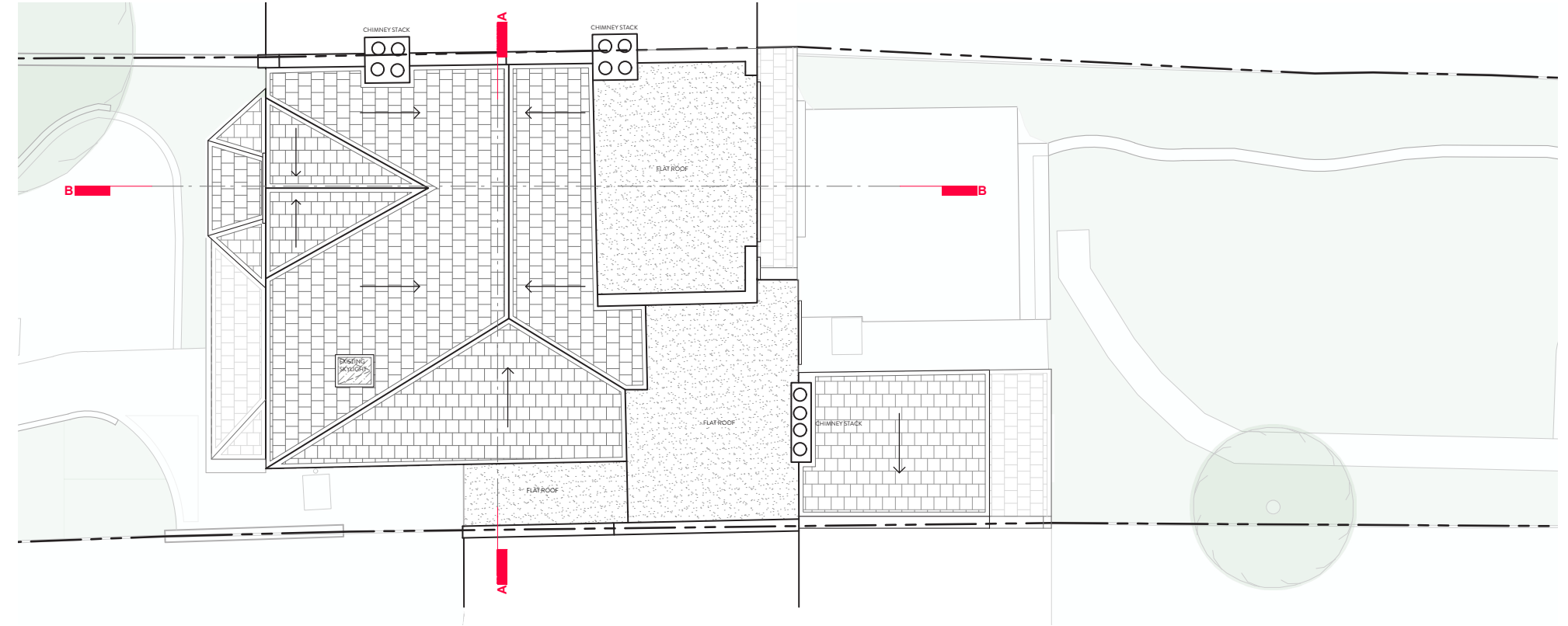


Existing Ground Floor Plan





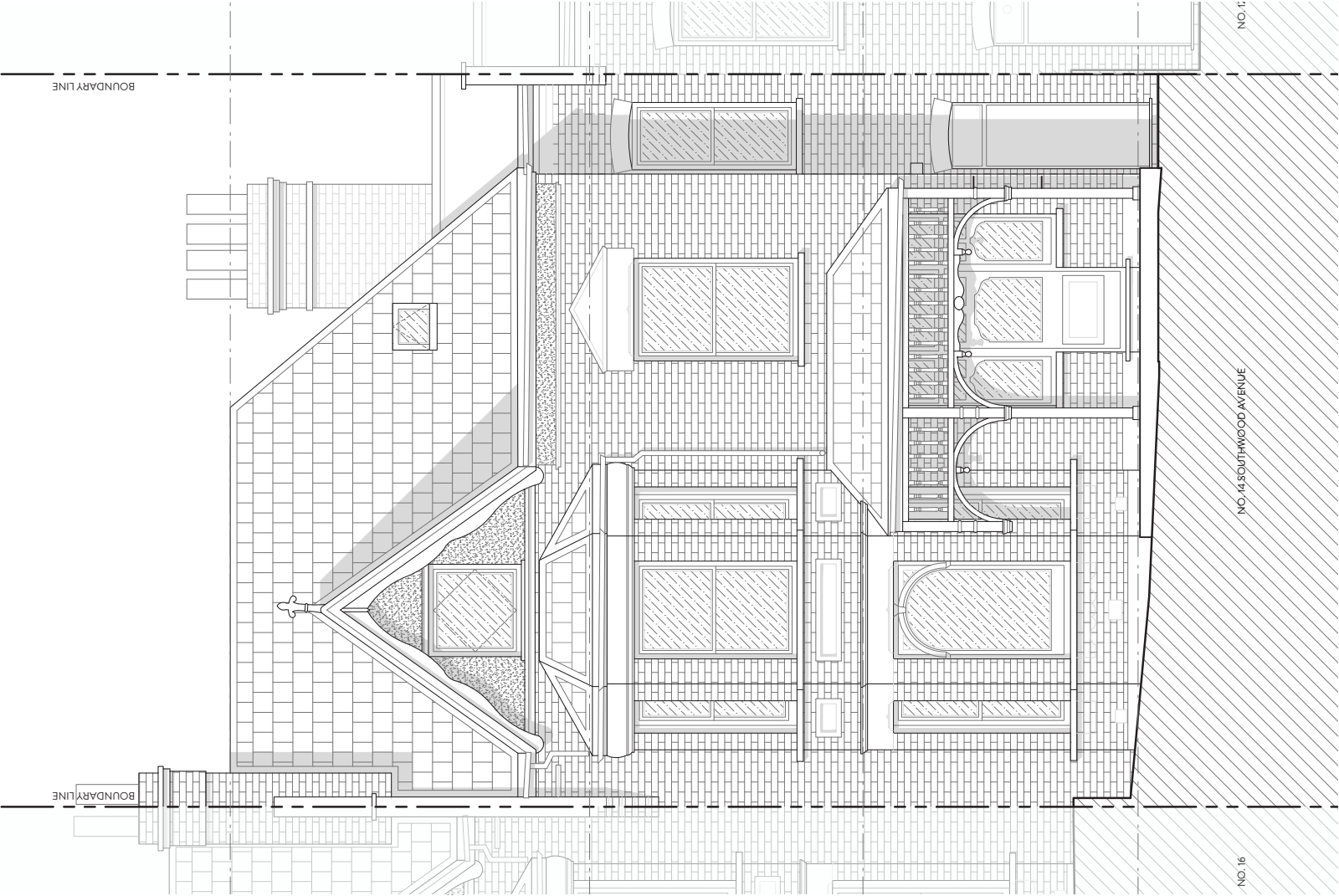
Existing Second Floor Plan



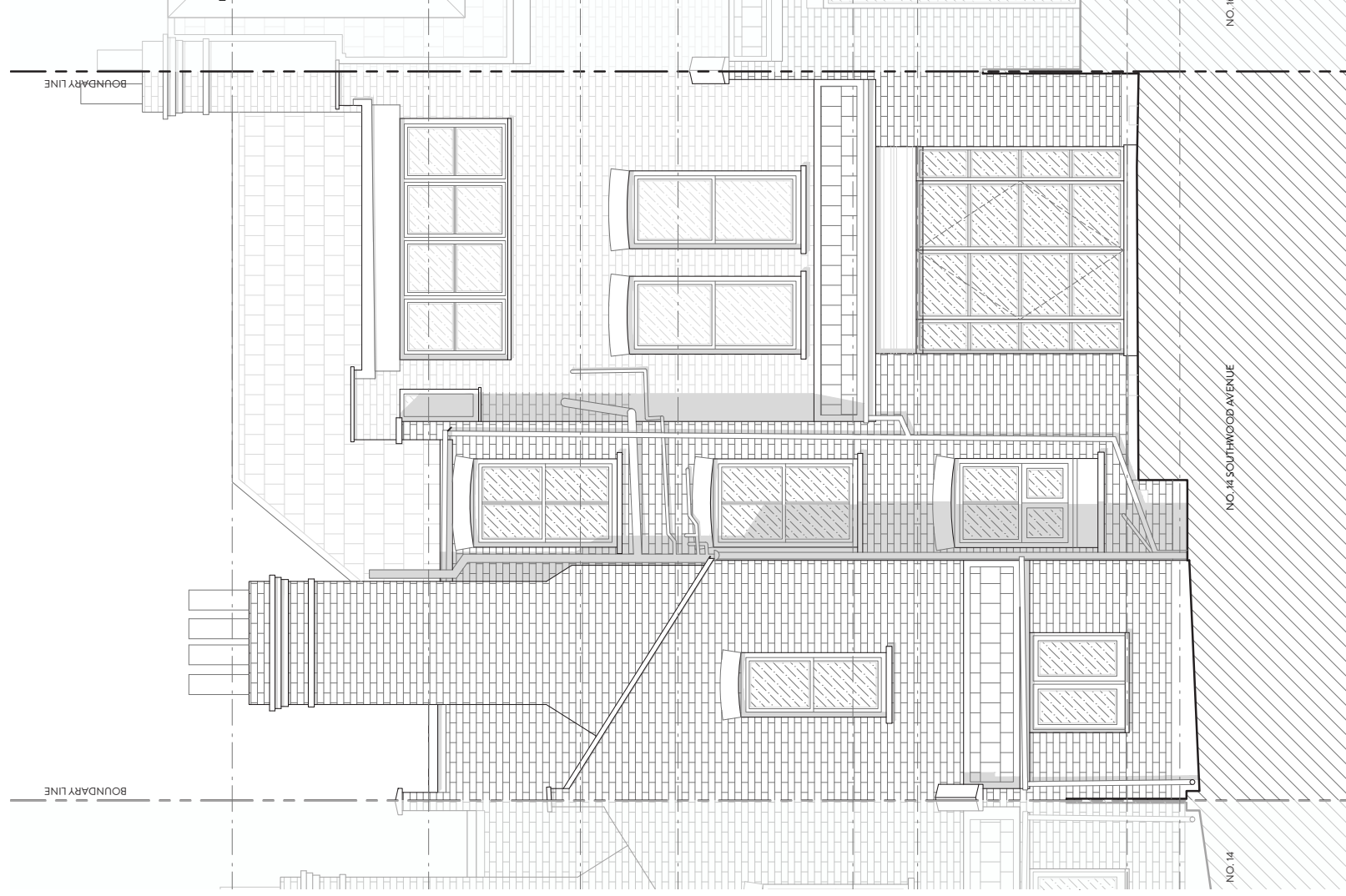
Existing Roof Plan



Existing Side Elevation



Existing Front Elevation



Existing Rear Elevation

4_EXISTING SITE PHOTOGRAPHS



01. Existing Front Elevation



02. Existing Front Elevation - Street View



03. Neighbouring Property along Southwood Ave.



04. Existing Rear Elevation inc. Rear Garden



05. Existing Rear Elevation



06. Existing Rear Elevation - Neighbouring Property with Ground Floor Extension

5_PLANNING CONTEXT & HISTORY

Conservation Area: Yes, Highgate Conservation Area
Article 4 Direction: No
Listed Building: No

Similar applications to proposal at 14 Southwood Avenue:

HGY/2011/2249 - 16 Southwood Avenue
Decision Date: 24/01/2012
Granted Permission: Full Planning Permission

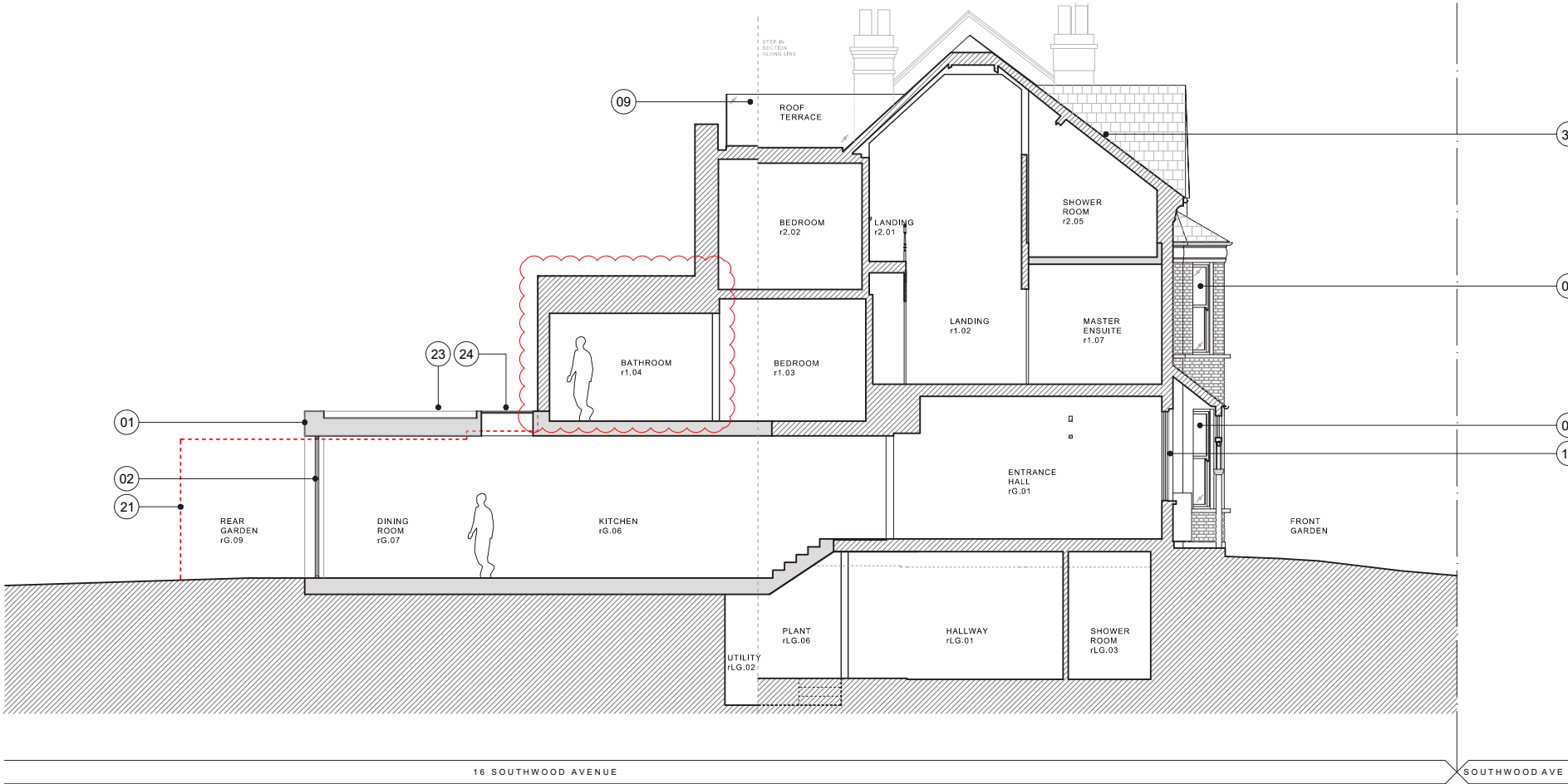
Excavation of existing basement, creation of new steps to access basement at front side of property, and creation of front and rear lightwells.

Conservation Area: Yes, Highgate Conservation Area
Article 4 Direction: No
Listed Building: No

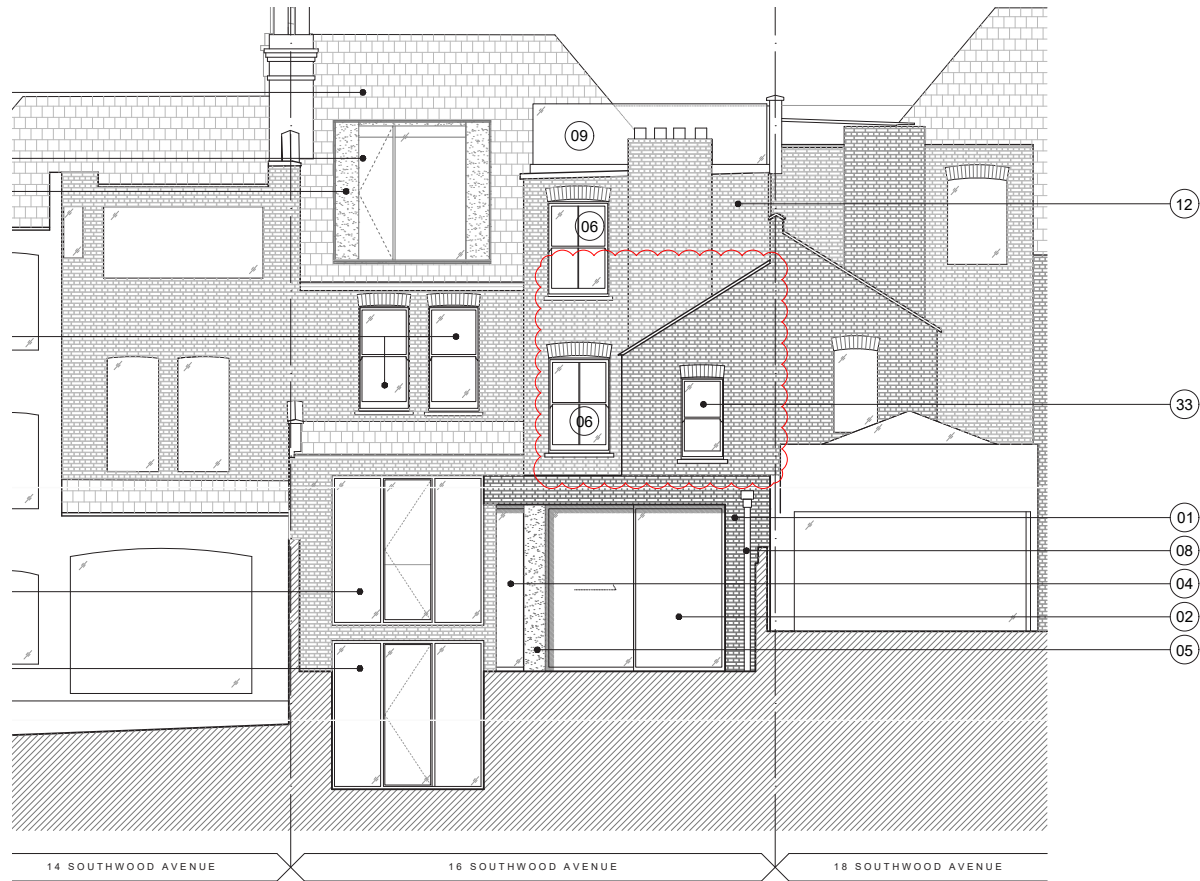
Similar applications to proposal at 14 Southwood Avenue:

HGY/2021/2732 - 16 Southwood Avenue
Decision Date: 04/11/2021
Granted Permission: Full Planning Permission

Remodeling and re-designing the existing rear projection at ground floor level, demolition of existing and erection of replacement single storey rear extension, provision of a new rear patio area, erection of rear dormer, re-tiling of roof, removal of existing front roof terrace, creation of new hatch access to existing rear roof terrace, removal of existing metal railings to rear roof terrace and replacement with glazed balustrades, replacement of all the existing sash windows from ground to second floors with new double-glazed timber sashes to match, replacement of existing lower ground floor windows to front and side elevations with new double-glazed windows, replacement double-glazed sash window at lower ground level on front elevation, removal of 3 no. rooflights and addition of 2no. new roof lights, re-landscaping of the front garden.



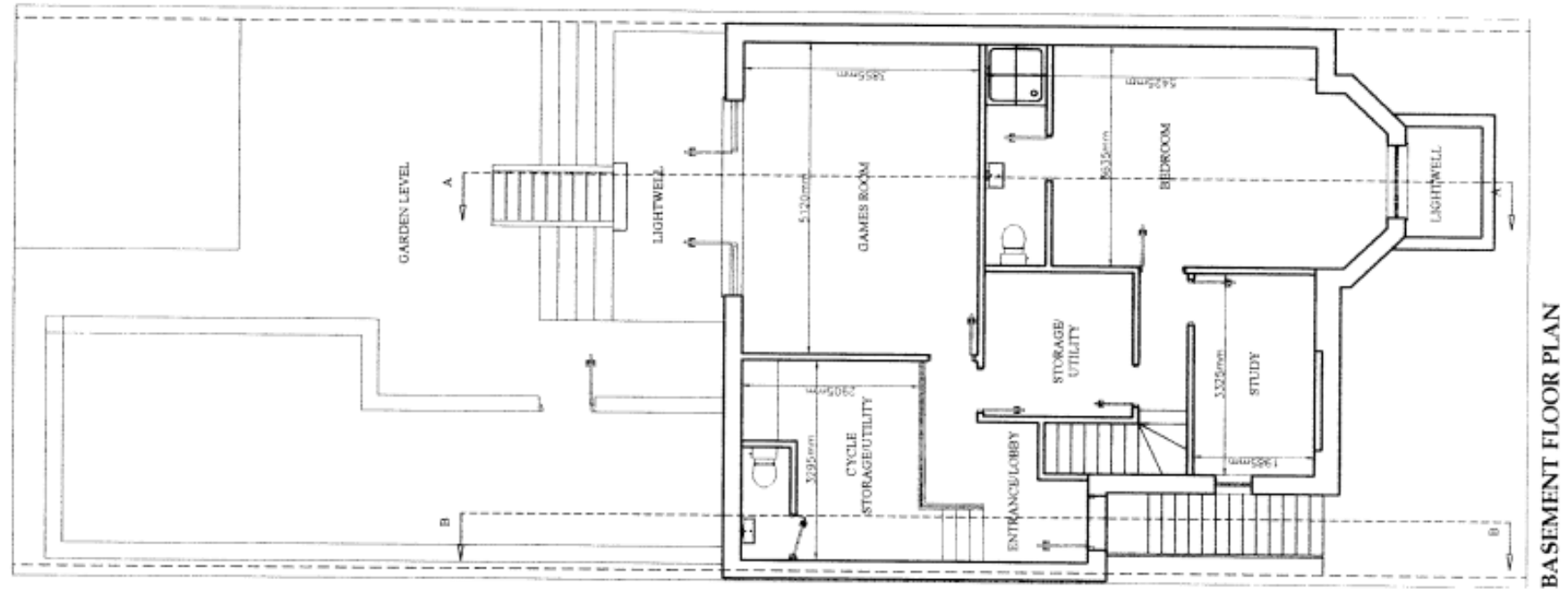
HGY/2021/2732 - 16 Southwood Avenue - Proposed Section



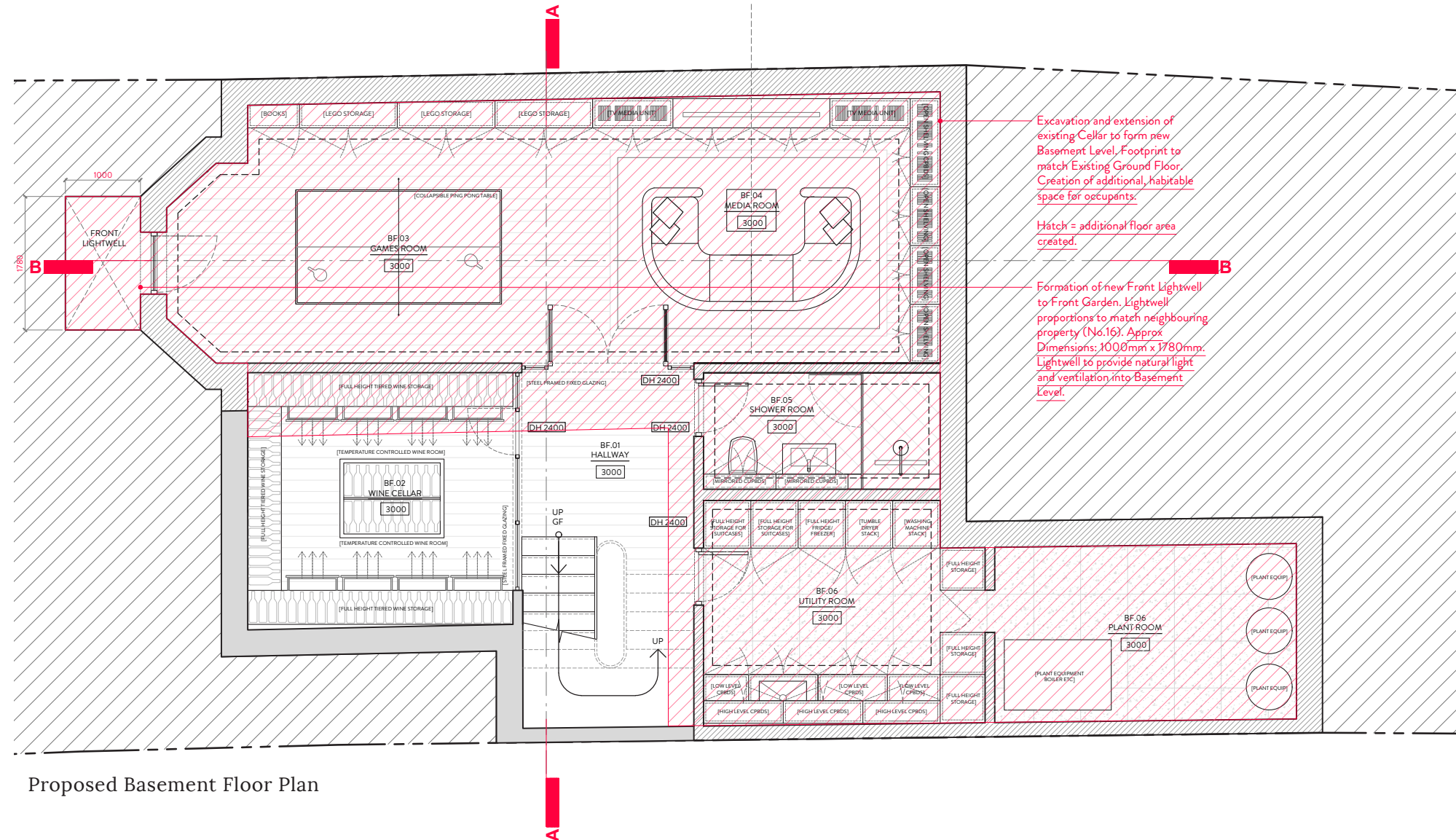
KEY PLAN
NOTES

- 01 Brickwork to proposed extension at ground and first floor to match existing
- 02 Proposed new proprietary double glazed aluminium sliding door system in dark metal colour to match proposed 2nd Floor dormer
- 03 Proposed new proprietary double glazed frameless window system
- 04 Proposed new proprietary double glazed frameless fixed corner profile window system
- 05 Proposed new dark metal cladding panel to match proprietary doubled glazed doors
- 06 Proposed new double glazed painted timber sash window with mullion profiles to match existing
- 07 Proposed new double glazed windows with hinged door
- 08 Proposed new metal rainwater pipe in dark metal to match new sliding door frames
- 09 Proposed new structurally glazed balustrade to existing rear roof terrace
- 10 Proposed new dormer extension with dark metal cladding
- 11 Proposed new proprietary double glazed aluminium window with glazed operable ventilation panel. Colour of frames to match dormer cladding
- 12 Existing window opening infilled. Brickwork to match existing and be toothed and bonded into existing coursing
- 32 Proposed new roof coverings to match existing tiles
- 33 Existing door opening to be remodelled as window opening to original proportions with new double glazed painted timber sash window with mullion profiles to match existing

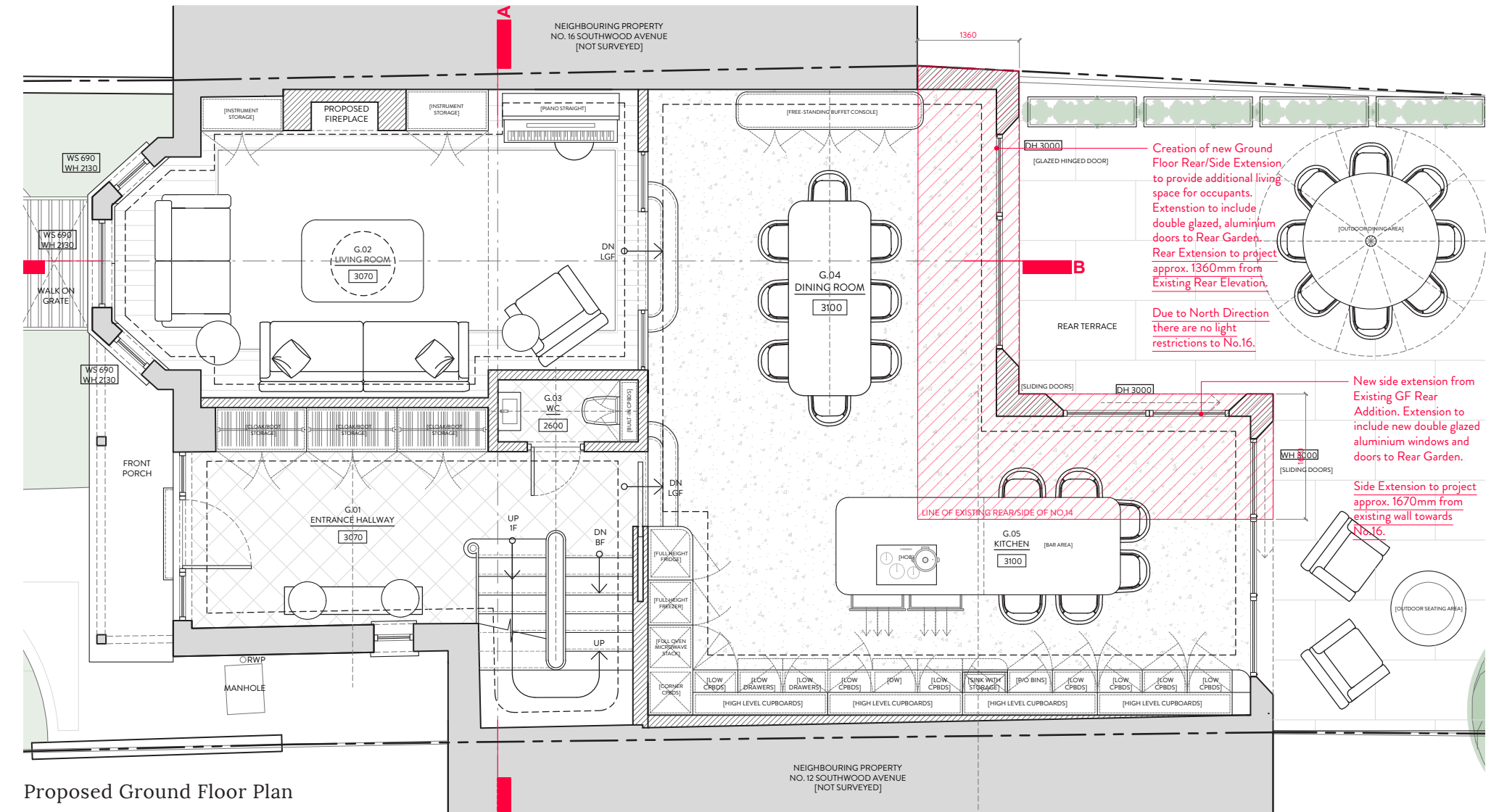
Rev	Date / Info
REV A	01/11/2021
-	1ST FLOOR REAR EXTENSION OMITTED



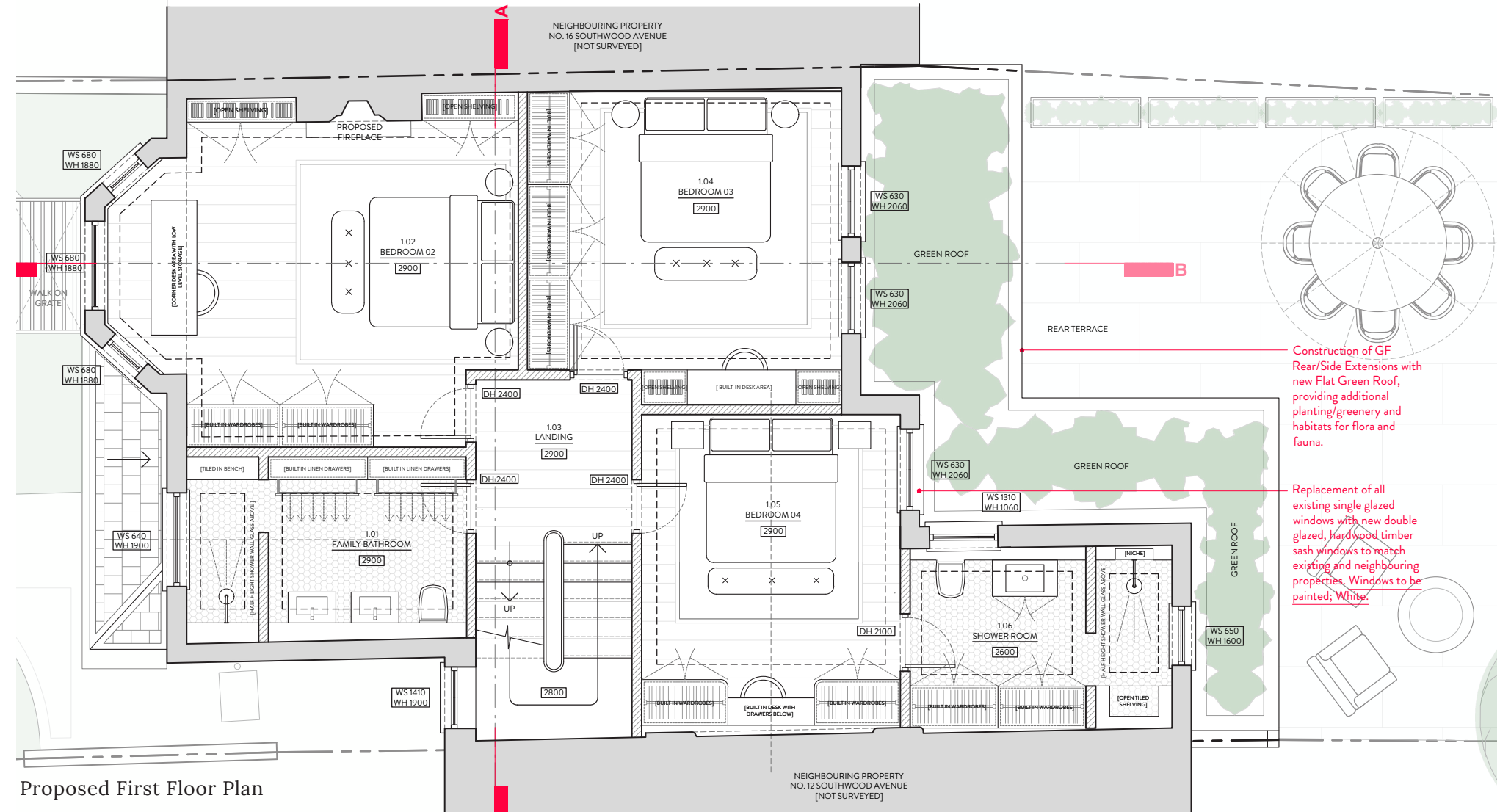
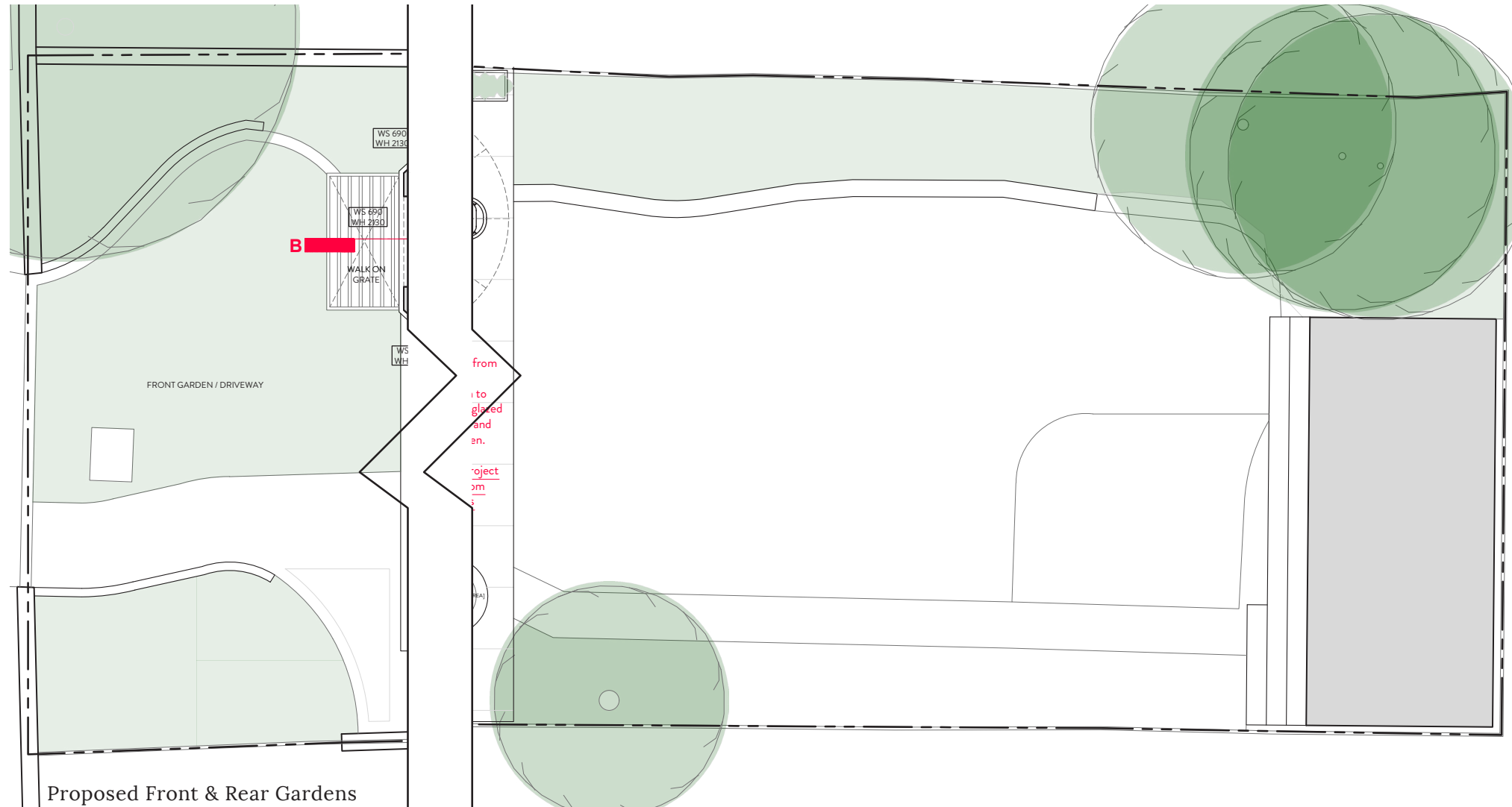
6_PROPOSED BUILDING CONDITIONS

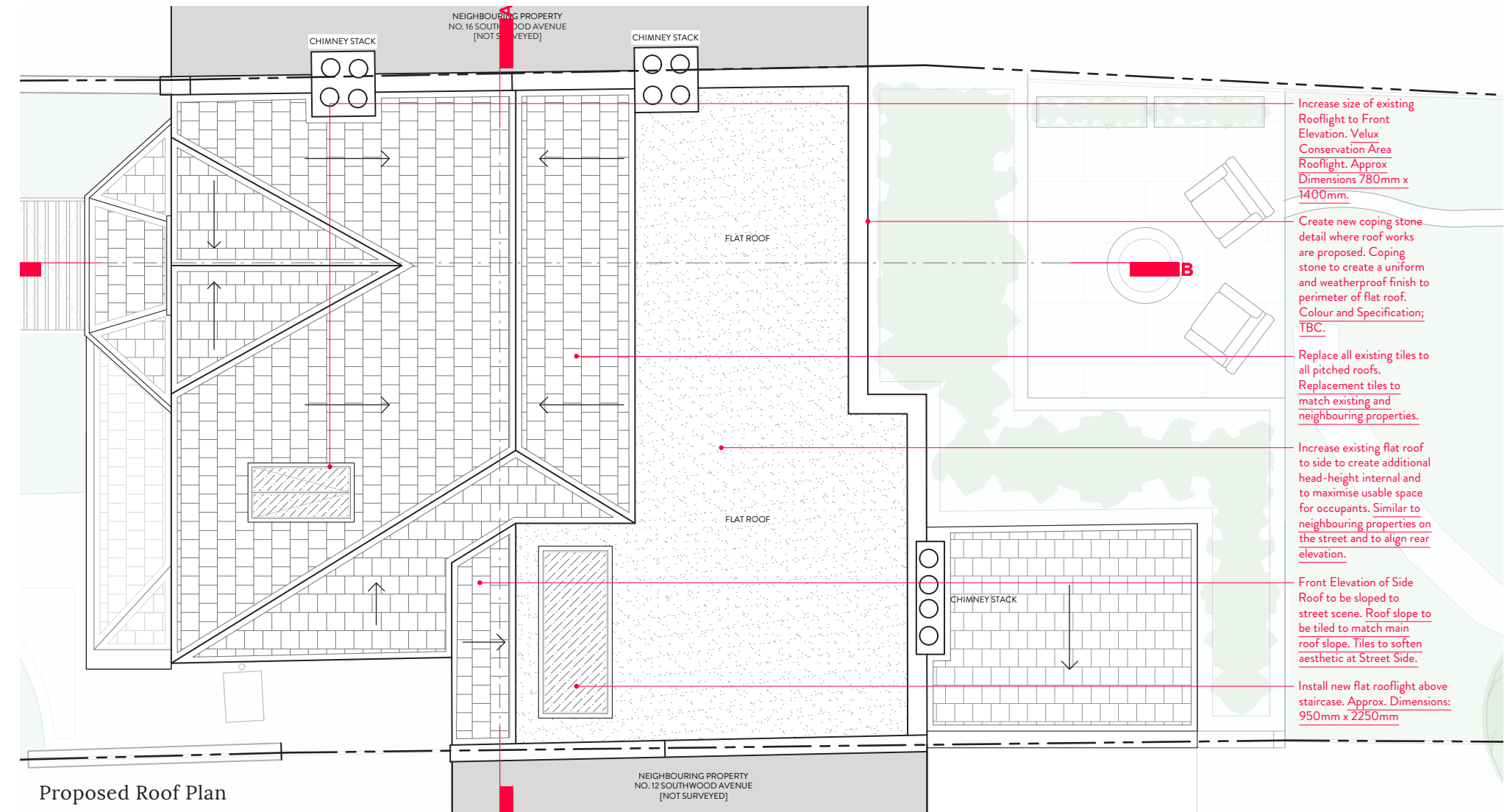
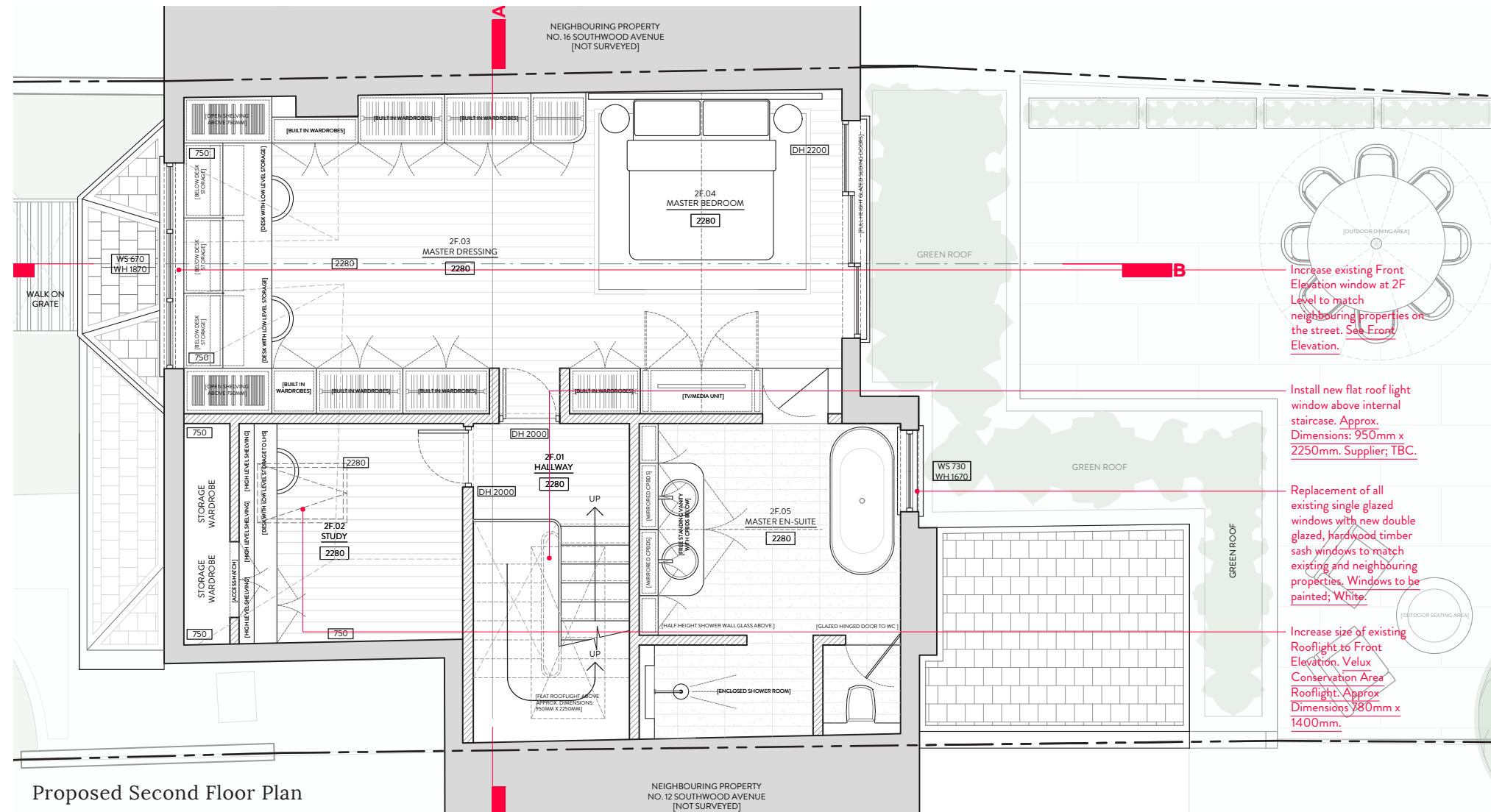


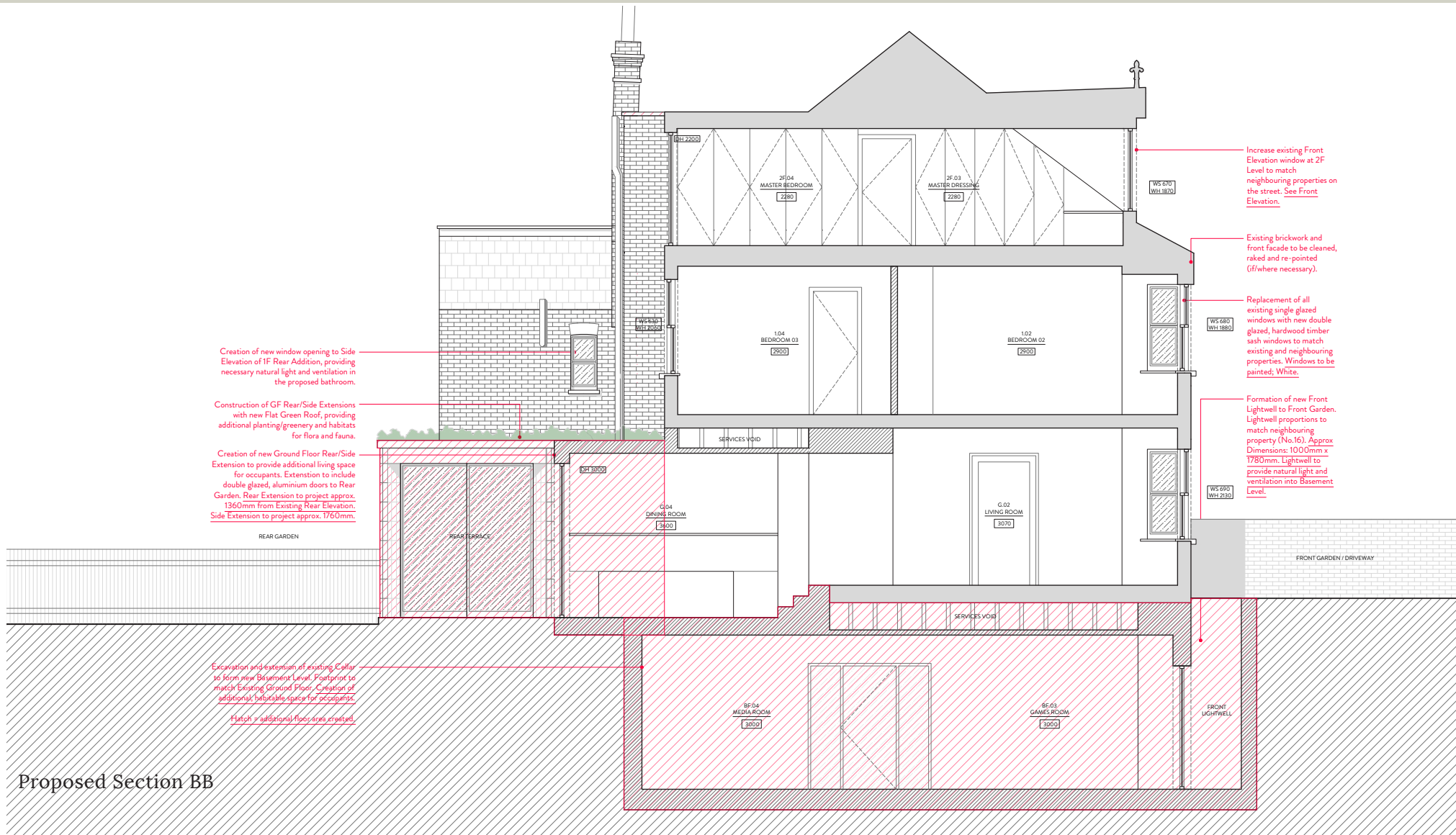
Proposed Basement Floor Plan



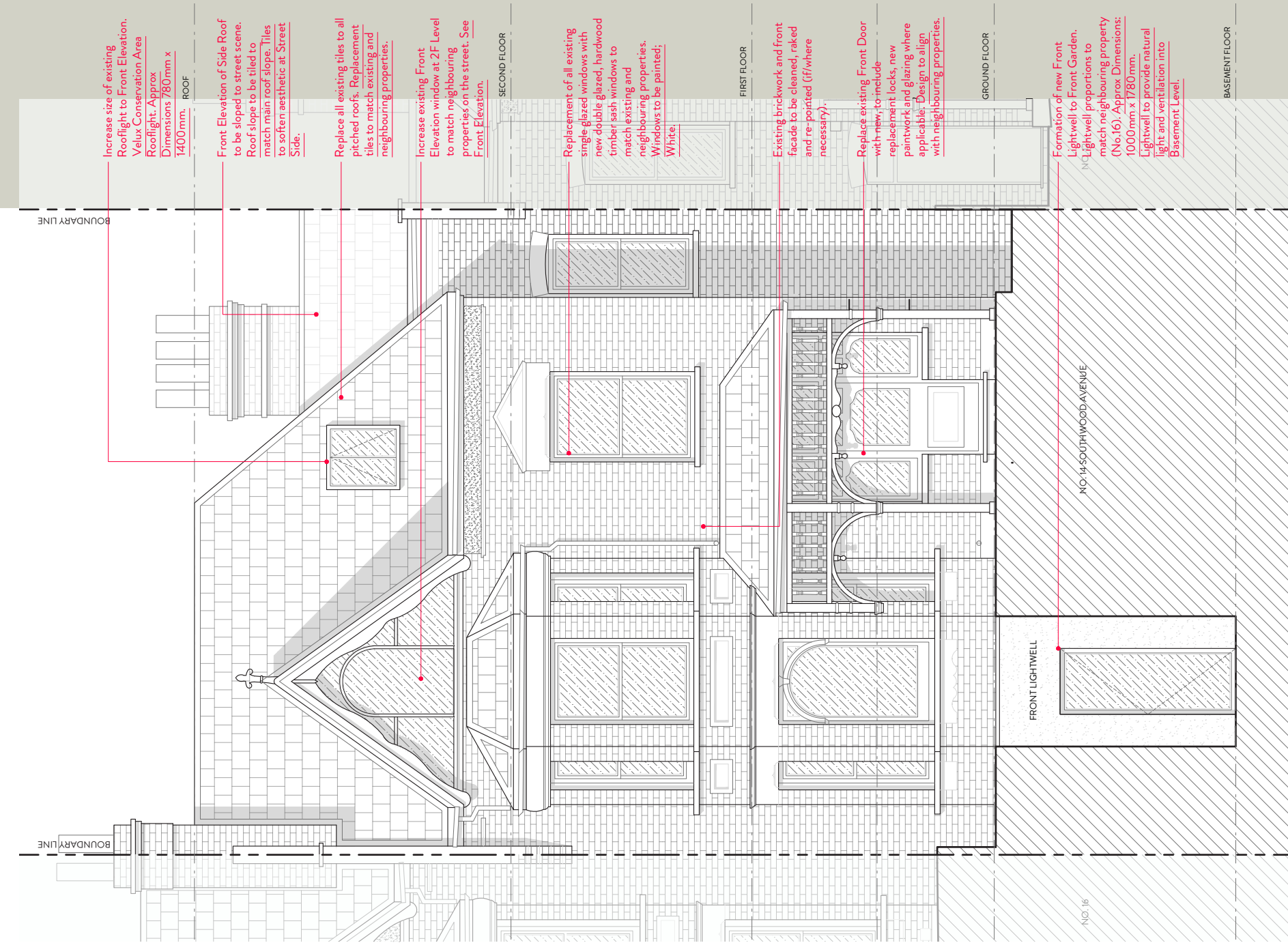
Proposed Ground Floor Plan



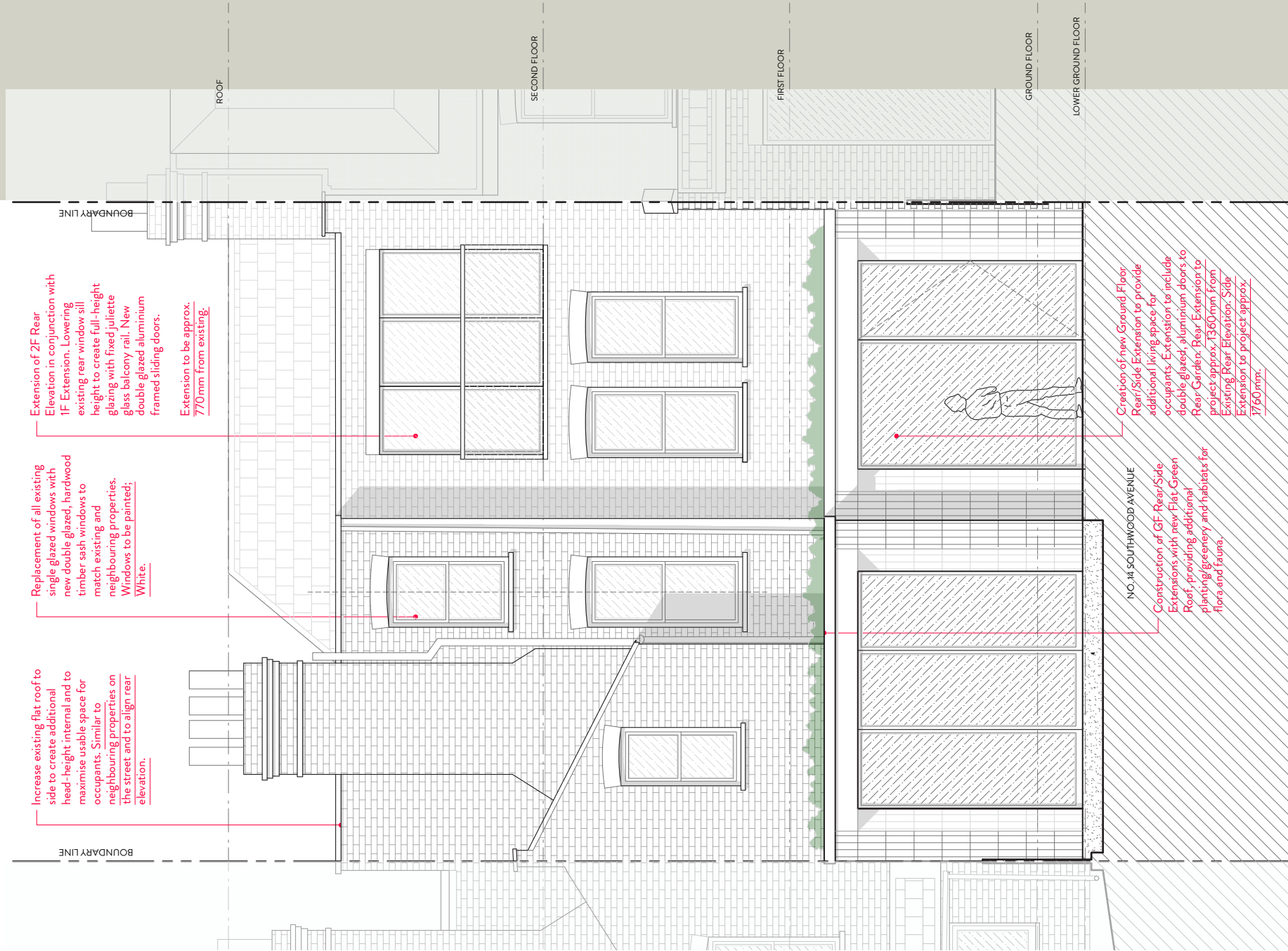




Proposed Section BB



Proposed Front Elevation



Proposed Rear Elevation

5_SUMMARY

To summarise, we believe that the proposed scheme for No.14 Southwood Avenue has been carefully considered and is in keeping with the local Highgate Conservation Area as well as recently approved applications to neighbouring dwellings along the street, including flood risk mitigations outlined.

The proposal would enable the occupants to evolve the property and bring it back to life and in keeping with modern day living, whilst being sensitive to materiality and impacts on neighbouring properties - for decades to come.

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