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47b Ridge Road
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Design + Access Statement
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Introduction

This Design and Access Statement has been prepared on behalf of the owner of 47b Ridge Road in support of an application for householder planning consent for a ground floor garden level rear extension.

The following sets out the site and planning context, the proposal details, a summary of relevant policy and legislation and the planning considerations.

This document should be read in conjunction with the associated set of planning drawings.

Site Description & Surroundings

47 Ridge Road is located within a four minute walk to Stationers Park and six minute walk to Haringey national rail station. The character of the neighbourhood is coloured brick Victorian houses, with articulation to the facades through the use of projecting bays, gables, corner turrets and stained glass windows.

Adjacent buildings are 3 stories high, with large bay windows, traditional timber sash windows and high pitched roofs. Ridge Road hosts a predominance of pre-1940s housing, characterised by large detached and semi detached houses on large landscaped plots. This property was previously a single dwelling and converted to 5 flats some 40 Years ago.

47b comprises a ground floor level 2 bed with sole use of the rear garden. The current bathroom is in an inconvenient position with no daylight and the existing kitchen is small and inadequate. There is a poor connection from the living spaces to the garden. The rear bedroom has no access to the garden and is some distance from the current bathroom.

The current configuration to the rear of the conversion requires modernisation and reconfiguration to provide better bedroom and bathroom facilities with adequate space for storage, and a much needed new kitchen, modest dining space and ensuite bathroom of adequate size.

In accordance with Haringey's Local Plan (Adopted July 2017), the site is not within a designated area and therefore permitted development rights could be applied to the development but as previous works have been implemented this route is not appropriate.

The application site is not within a Conservation Area nor is it a listed building.

Planning History

This property was previously a single dwelling and converted to 5 flats (ref OLD/1981/1328). An application for a rear ground floor infill extension was approved for 47a Ridge Road (ref HGY/2019/0667).

Design Proposal

The proposal consists of constructing a garden level single storey extension to the rear of the property that matches the width of the existing kitchen, construction of a new stair that links the living room to the kitchen/dining area and a new ensuite for the rear bedroom. The existing sash window to the rear bedroom is to be upgraded and replaced with more energy efficient glazed doors that will allow access to the garden and provide an alternative means of escape in case of fire.

The height of the extension, with its proposed insulated green roof is such that an internal headroom of just 2.3m is proposed in order to minimise the external volume of the extension. The proposed extension will be using sustainably sourced building materials and finishes.

The external walls will be a timber framed and a highly insulated structure with timber cladding to the side and rear. London stock brickwork to match the existing will be used at the boundary with 47A, the neighbour for additional security and for control of spread of fire

Minimal framed doors to the end of the dining area and a window to the south are positioned such that they will not overlook or affect the quality of amenity space for the adjacent properties on either side.

A discrete skylight to the new roof will provide daylight deep into new kitchen area and to help light the new internal staircase.

The design of the proposed extension and terrace will be of a high quality and in keeping with the scale of the existing building. It has no impact on the street scene. The proposal will be of modern appearance with the new glazed elements and materials to complement the existing building. The proposal will enhance the appearance of the house, whilst significantly improving its amenity and accommodation without any harmful impact on the amenity of the neighbouring properties.

Many neighbouring properties have had similar garden level extension (47a Ridge Road is a full width example) in a variety of styles and finishes. There are other examples that have full-width extensions to the main body of the house . See Appendix 1.

This proposal aims to replicate these developments to provide a consistency in to the form and volumes of the rear of the properties along Ridge Road and neighbouring roads and as such mirrors these previous planning approvals. As such, the proposed design and appearance of the new rear and flank elevations will be in keeping with the existing house and similar extensions in nearby properties.

The application site currently contains a single dwelling two bedroom flat. The existing primary access to the building will remain unaltered via the common parts and the existing front door.

A secondary access/escape door to the garden is proposed to the rear bedroom and a third from the proposed dining area to the rear garden. There are no changes proposed to the main front existing access or refuse collection or storage arrangements.

Planning Policy and Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Local Development Plan for Haringey comprises the London Plan (2016), the Strategic Policies (2013-2026) and the Development Management DPD (2017). The relevant policies and the proposal's compliance are set out below:

DM Policy DM1 – Delivering High Quality Design: States that all new development must achieve a high standard of design and contribute to and relate to the locality and amenity of the area.

Fully compliant. The proposed extension is well designed and will create a good quality living environment for the occupiers of 38 Barrington Road, whilst protecting the amenity of adjoining neighbours at both 36 and 40 Barrington Road.

DM Policy DM12 – Housing Design and Quality: States that “residential extensions must be of a high quality, taking account of the privacy of neighbouring uses”. Part E of the Policy states that these extensions should “be of a high, site specific, and sensitive design quality”. The text further states that “extensions to residential buildings should therefore be subordinate in scale to the original building”.

Fully compliant. The proposed extension will be of a high quality utilising high quality materials to match those of the existing dwelling. The proposal is subordinate in scale to the original building and mirrors existing and future additions to neighbouring properties.

Local Plan Policy SP11 - Design: States that the scale, form and materials of construction should be of the highest standard of design.

Fully compliant, as above.

Conclusion

The proposal provides a much more attractive single family dwelling and provides much needed modernisation to the property, as well as expansion to meet adequate modern living and space standards. The extension to the garden level of the property are very much in keeping with numerous similar developments both along Ridge Road and the wider area, and the proportions are set out to ensure that these are complimentary to neighbouring developments.

We regard the proposed development an appropriate sympathetic addition to the area, which will be well designed and built to last through its build quality choice of material and without compromising the amenity of adjacent dwellings. For these reasons, the proposal is considered to be appropriate development.

Appendix 1

As described above, this proposed form of development has become common place within the local area. Below is a non-exhaustive list of properties in the surrounding area that have similar proposals, either through planning approval or permitted development.

47a Ridge Road, ref HGY/2019/0667).
40 Ridge Road, ref HGY/2017/0668
27 Ridge Road, ref HGY/1999/0920
2 Ridge Road, ref HGY/2019/2788
7 Nelson Road, ref HGY/2018/1491
96 Mount View Road, ref HGY/2022/1489
185 Mount View Road, ref HGY/2017/2051
72 Ferme Park Road, ref HGY/2018/3372
90 Ferme Park Road, ref HGY/2017/1409
8 Inderwick Road, ref HGY/2016/2201

Appendix 2