

Design and Access Statement

24 & 26 Ripon Road
London N17 6PP

Dec 2022



Front elevation view of No.24 (right) and No.26 (left) Ripon Road

1.0 Introduction

No.24 and No.26 Ripon Road are adjoining terrace houses that share an infill area. The combined site is located along a residential street of typically two-storey dwellings with pitched roofs, situated directly south of Downhills Park and circa 15 minutes walking distance to both Turnpike Land and Seven Sisters stations.

The properties are the homes of Zoe Crosse (no.24) and David/Holly-Leigh Selby (No.26), and are both in need of enlargement/reconfiguration to suit modern needs/lifestyle. In both cases, the proposal is to create a single-storey addition in the side infill area at the rear, to the same height/projection, and to upgrade the interior and garden area to a high quality standard.

No alterations are proposed to the street elevation.

The overall aim is to improve the use of space to suit current/future needs and enhance the architectural quality of the property with a strong sensitivity to context and appearance.



Rear elevation view of No.24 (left) and No.26 (right) Ripon Road

2.0 Design

For both properties, the single-storey side infill extension is intended to be used as a Kitchen area, with provisions for dining/sitting, providing enough room for an open plan space suited for modern living, and improving connection/flow to the original rear reception and garden.

On the shared infill boundary, the proposals have identical height/projection and thus offer the same amenity to each property – this rear alignment also provides visual congruence in elevation. In elevation, the proposed heights are as per a typical modest single-storey extension, 3m at eaves on the boundary and sloping up to 4m abutting the outrigger. This allows for suitably headroom internally, and to comfortably avoid awkward junctions with existing ceiling level and the existing door opening to the Rear Reception.

There is no impact on the opposite boundaries, due to the fact the proposed extensions do not project beyond the existing outrigger, confined only to the shared side infill space.

In addition, the proposed footprints take up considerably lower than 50% of the original curtilage (as deemed reasonable via Permitted Development guidelines), allowing better use of the underutilised infill areas while maintaining a well-sized rear garden.

New glazing on the rear façade and a large rooflight will allow views and light deep into the plan, as well as form a strong connection with the garden. Materials will be in keeping with the current palette, and proposed improvements to the rear garden/patio to suit the new extension configuration will be delivered to a high standard. Internal refurbishment works to the original house will be of high quality and involve the careful preservation of original features.

No alterations are proposed on the front elevation.

3.0 Planning History

There are numerous recent precedents for Joint Planning Approvals at Haringey involving similar designs, some examples listed below:

HGY/2015/1051 – 27 & 29 Oxford Road, N4
HGY/2021/1134 – 80 & 82 Avenue Road, N15
HGY/2020/1784 – 26 & 28a Crossfield Road, N17
HGY/2014/1798 – 3 & 5 Cornwall Road, N4

4.0 Conclusion

Through high-quality, modest internal/external improvements, the proposals will unlock the architectural potential of the houses suited for modern living, and make an invaluable contribution to the local housing stock. The proposals provide equal amenity for both properties along the shared infill boundary and with no adverse affect on the amenity of neighbouring properties on the other boundaries.

5.0 Access

There is no change to the access of this property.

6.0 Sustainability

The sustainability of the property will be improved by the following:

- Rear extension insulated to modern standards
- High performance windows and rooflights
- Improved passive solar gain from new windows and rooflights with openers/trickle vents for natural ventilation
- Improved heating and ventilation systems to renewed areas

7.0 Drawings and Documents

This statement is to be read in conjunction with the following drawings:

2226 PL_001 (Location Plan)
2226 PL_002 (Block Plan)
2226 PL_100-111 (As Existing)
2226 PL_200-211 (As Proposed)