

O’SULLIVAN SKOUFOGLOU ARCHITECTS

27 Beresford Road London N5 2HS
+44 (0)20 7226 0266/ +44 (0)7967 351590
info@osullivanskoufoglou.com
-
osullivanskoufoglou.com

33 Ranelagh Road
London
N17 6XZ

23 December 2022

Planning
Architect’s Statement

Introduction

This architect's statement is in support of an application for a Certificate of Lawfulness for 33 Ranelagh Road N17 6XZ.

The application is for the construction of a roof dormer extension over the main roof at the rear.

The house is a two-storey end of terrace house and is located within the Borough of Haringey. The house is located on the corner of Belton Road and Ranelagh Road in a predominately residential area of Tottenham.

It is submitted on behalf of Jane Landau and Mark Morgan, freehold owners of the application site. The statement should be read in conjunction with the submitted drawings:

PA01 – Location Plan @ 1:1250 and Site Plan @ 1:500

PA02 – Existing Plans @ 1:100

PA03 – Existing Plans @ 1:100

PA04 – Existing Sections @ 1:100

PA05 – Existing Elevations @ 1:100

PA06 – Proposed Plans @ 1:100

PA07 – Proposed Plans @ 1:100

PA08 – Proposed Sections @ 1:100

PA09 – Proposed Elevations @ 1:100

Planning History

There has been no previous planning application for this address on the London Borough of Haringey's planning website.



Aerial view of House

Site

The applicant two-storey end of terrace house stands on the north side of Ranelagh Road with a front and large rear garden. No.33 sits at the end of a short terrace of Edwardian houses on a block bound by Belton Road and Evie Road. The house, unlike its adjacent neighbours has a two storey square edged bay window, but it does not benefit from a two-storey deep outrigger at the rear. The house has a small single storey lean-to shed located on the boundary with Belton Road.

The shape of the house is trapezoidal in plan as the main wall at the rear is longer than the main wall facing the street. The house is not located within a Conservation area.



View of front of no. 33 Ranelagh Road



View of rear of no. 33 Ranelagh Road

Planning History

The following planning documents were consulted in the assessment of the design to ensure that the design approach corresponds with local and national policy.

- National Planning Policy Framework and National Planning Practice Guidance
The NPPF states that ‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively making places better for people’
- London Plan 2021
D3 Optimising Site Capacity through the Design-Led Approach D6 Housing Quality and Standards HC1 Heritage Conservation and Growth G5 Urban Greening G6 Biodiversity and Access to Nature
- Haringey’s Local Plan (2013)
Policy SP11 of the Strategic Policies document requires that all new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- Sustainable Design and Constrction Guide (2013)
- Tottenham Area Action Plan (2017)
- Development Management Policies (2017)
Policy DM1 of the Development Management Policies document seeks high standards of design for all new development, stating that development should relate positively to the locality. The policy also requires that proposal ensure a high standard of privacy and amenity for the development’s users and neighbours. Policy DM12 of the DMP states that:

“All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor’s Housing SPG”.



Haringey's DPD 2017



Haringey's Local Plan 2013

POLICY DM1: DELIVERING HIGH QUALITY DESIGN	
Haringey Development Charter	Design Standards
A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria: a Relate positively to neighbouring structures, new or old, to create a harmonious whole; b Make a positive contribution to a place, improving the character and quality of an area; c Confidently address feedback from local consultation; d Demonstrate how the quality of the development will be secured when it is built and e Are inclusive and incorporate sustainable design and construction principles.	Character of development B Development proposals should relate positively to their locality, having regard to: a Building heights; b Form, scale & massing prevailing around the site; c Urban grain, and the framework of routes and spaces connecting locally and more widely; d Maintaining a sense of enclosure and, where appropriate, following existing building lines; e Rhythm of any neighbouring or local regular plot and building widths; f Active, lively frontages to the public realm; and g Distinctive local architectural styles, detailing and materials.

Design Proposal

The proposal includes the conversion of the attic and construction of a roof dormer with a flat roof at the rear of the house. The massing of the proposal has been carefully considered so as not to detract from the character of the area and is in keeping with the scale of approved and existing roof developments in the area. The dormer extension will provide an extra bedroom and bathroom.

We seek to replicate the local development form, working within existing roof ridge profiles, extending in proportion and scale which is consistent with other developments. On this basis, and the manner in which they are articulated, we believe this has no detrimental impact on the adjacent properties.

The proposed new roof dormer extension has been designed in accordance with the Town and Country Planning (General Permitted Development) Order 2015, with a volumetric increase of 40m3. The volume of our dormer is 26.84m3

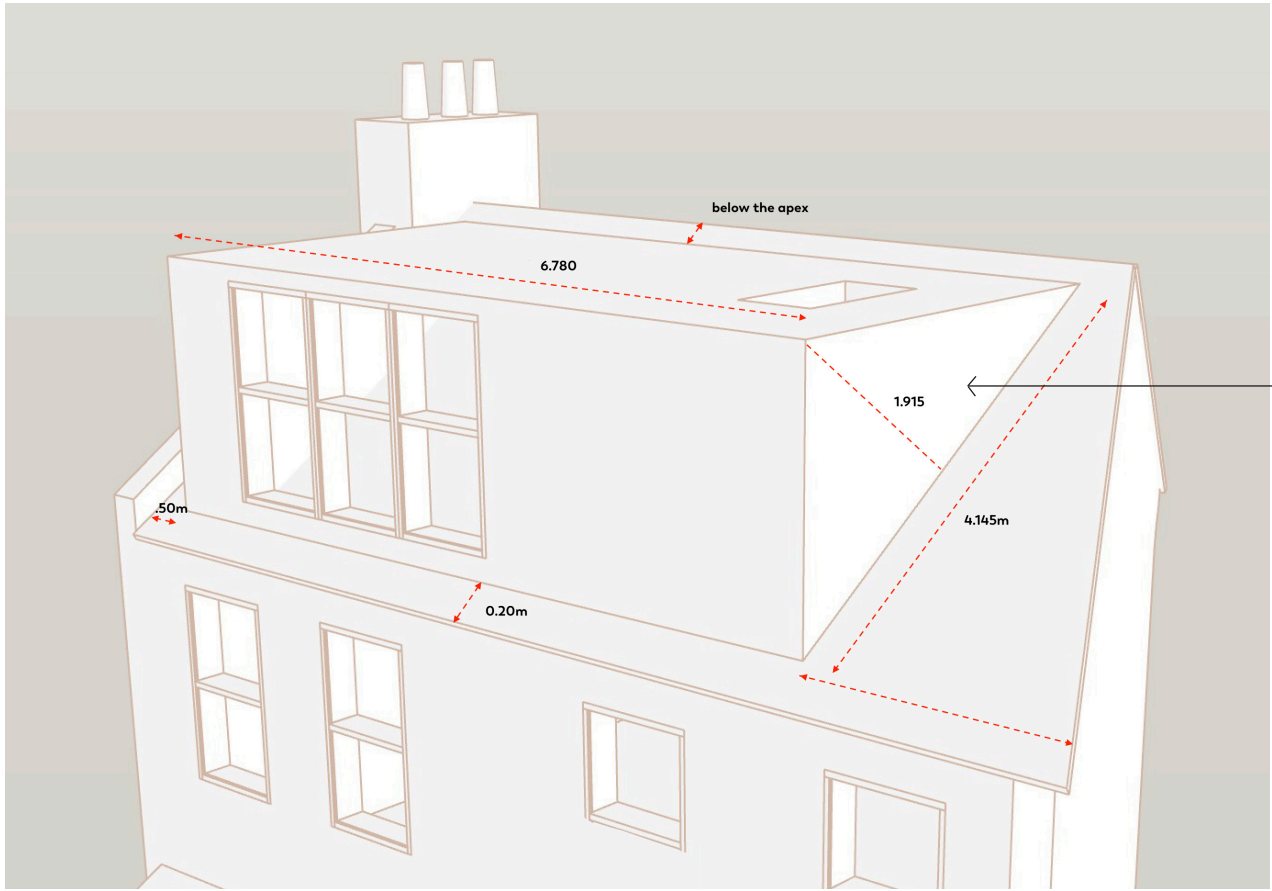
Given that the proposed scale is supported generally under permitted development on similar properties, it is therefore considered that these proposals will also not cause undue loss of amenity, privacy or daylight to the adjacent properties.

Summary

The proposal is consistent with the relevant planning provisions and local policy and the alterations have been designed with appropriate form, scale, proportion and carefully detailed with high-quality materials. It will complement as well as enhance the existing house and harmonise with its surrounding neighbours.



Sketch showing the dormer extension
note- the new windows on the end wall not shown



Dormer Roof Volume Calculation
formula - 1/2base x height x length
1/2 of 4.145m x 1.915m x 6.780m
26.84m3
26.84m3 Total additional cubic content - Complies with Class B Permitted Developemt that permits 40 cubic metres for Terraced Houses.

Dormer Roof Volume Calculation