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33 Ranelagh Road
London
N17 6XZ

23 December 2022

Planning
Architect’s Statement

Introduction

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

The application is for a small ground floor extension, an addition of 2 no. new windows on the end wall of the main house and repairs to the boundary garden wall with Belton Road and internal alternations.

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 predominatly 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 strategy is driven by improving the general tired condition and appearance of the house by

- reorganising the existing room layouts on the ground and first floor
- the addition of a small extension at ground floor level
- modification of the first floor windows on the rear facade
- the inclusion of 2 no. new windows on the end wall of the main house facing Belton Road
- repairs to the low boundary garden wall facing Belton Road

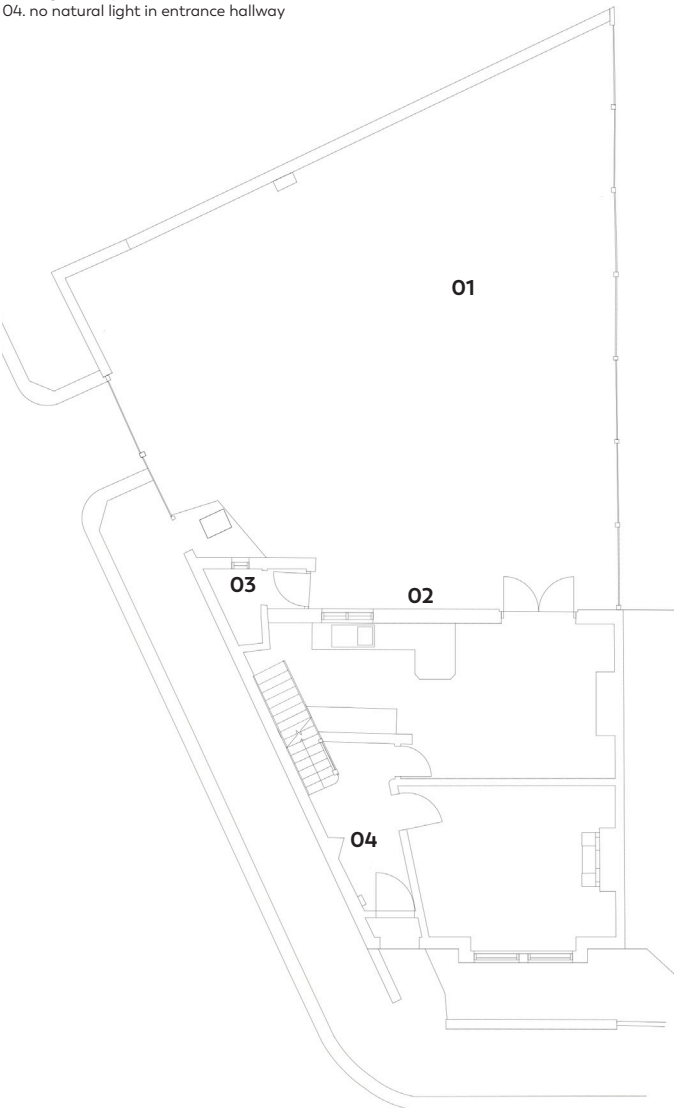
These improvements will include the upgrade of the existing fabric, which is largely uninsulated, and will as such, significantly improve the sustainability of the building, giving it a new lease of life and bringing it to current legislation standards.

The main living areas will be located at ground floor level while the upper floors are divided into bedroom and bathroom spaces. The dining and living areas will be relocated facing the rear of the ground floor in order to create a direct relationship with the large garden.

The form of the existing lean-to single storey structure will be retained and the shape of this lean-to is echoed in the shape of a new addition and scaled to the function inside. The rear of the house is organised into three spaces, a space for playing the piano, a space for living and a space for dining. Each function will have its own relationship with the garden. This relationship is not only defined by the different activities inside but by the scale and location of each window addressing the garden. The current typology of the 9.5m (approx) long rear façade is flat and unlike its adjacent neighbours it does not benefit from a 2-storey outrigger block. To introduce variation of space, as well as more intimate relationships with the garden where it might be seen as multiple spaces rather one large trapezoidal shape, we propose the addition of a second lean-to volume. The client is a very capable gardener, having spent many years establishing a beautiful and interesting garden at her last home nearby, something which she is very keen to reproduce again.

Modification to the scale of the existing windows and door arrangement of the rear elevation at ground and first floor reflects the new living arrangements inside. Careful consideration was given to this composition that keeps the concept of a house of this period with multiple apertures within a predominantly brick wall, but enlarges them at ground lever (which is invisible from the street) in order to allow more natural light into the floorplates and allow for enhanced views and connections with the new landscaped garden. The use of matching materials and a matching roof form of the adjoining houses will positively respond to the original house.

key
01. large trapezoidal garden
02. long rear facade/no outrigger
03. single storey lean-to shed
04. no natural light in entrance hallway



Existing Ground Plan



Rear elevation showing the existing shed



Sketch showing the small extension next to the existing shed

Material Strategy

The proposed materials for the house have been considered with attention and careful evaluation in its context and the palette has been reduced to three:

- London stock brick to match the existing brick at the rear of the house.
- replacement of all the UPVC doors and windows with painted hardwood framed doors and windows.
- slate roof tiles and lead work to match the existing.

Materials are envisioned to be durable and maintain a good appearance over time. It is the intention of the owner that the architect's services are retained to monitor the work on site and complete the works.

Environmental Strategy

A cohesive and sustainable environmental strategy underpins the design of the house. It considers the environmental performance of the building both in the short term and long into the future.

Natural materials utilised will be specified from sustainable sources and suppliers with the appropriate accreditation. The hardwood timber windows will be double glazed and have a thermal coating to the inside of the cavity to assist in reducing their U-Value. All elements of the external envelope of the house will be detailed and the execution monitored on site to help ensure that air leakage and hence heat loss from the house is kept to a minimum.

New wall insulation to all floors will be added as part of the renovation with a new energy efficient boiler or heat source pump, underfloor heating and radiators.

The floor plans will be re-organised to allow natural light to flow within the deeper, central part of the plan, requiring as little artificial lighting as possible even during the darker months of the year.

Landscape Strategy

The landscape strategy will include a new design to the garden with a mixture of planting and open areas.

Access

Access to the house from the street will not be modified as part of the proposals.

Community Infrastructure Levy

There is no CIL charge as the work would be exempted as a self-build.

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.