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## 1.0 Introduction

The existing site at 31 Ringwood Avenue, N2 9NT contains a two storey, semi-detached Arts and Crafts building which is in use as C3 residential.

The following statement provides commentary in support of carefully considered enhancement to the existing building. This includes:

- 1.1 Single storey rear extension with roof glazing.
- 1.2 New and replacement windows to front and side elevations.
- 1.3 Replacement window to existing rear facing dormer.

This statement provides background information relating to the site and describes the proposed development. The property is not located in Conservation Area and is not locally or nationally listed. The site is subject to TPO's however no works are proposed as part of this application. The property is located within Flood Zone 1 (low probability), and has a Public Transport Accessibility Level (PTAL) rating of 1a which represents a low level of public transport accessibility.

This document should be read in conjunction with the architectural drawings.

## 2.0 Location and Existing Situation

The application site is situated within London Borough of Haringey, on the western side of Ringwood Avenue. The site is located approximately 0.6 miles from Muswell Hill town centre, 0.8 miles from East Finchley underground, and 1.6 miles from Highgate underground..

The site is a plot of approximately 590sqm, the site is generally rectangular with the house located to the front of the plot nearest the street. The front garden features a private path leading to a recessed entrance door with one off street private car parking space. The site boundaries are screened with a combination of hedges, fencing and trees making any development to the rear not visible from the road. The surrounding area is characterised by residential properties of a similar character built from the mid 1890's onwards.

Existing images are overleaf.

The property has some planning history available online with relevant applications inclusive of:

**HGY/1998/0580** – Erection of ground floor rear conservatory, erection of dormer window and additional dormer window to facilitate balcony.

Granted 26/6/1998

The planning history contains various applications relating to tree works.



1. Birds eye view to front of No.31 Birchwood (looking West).



2. Birds eye view to rear of No.31 Birchwood (looking East).

### 3.0 Existing Images



1. Existing rear elevation looking left to No.33 Ringwood Avenue



2. Existing rear elevation looking left to No.29 Ringwood Avenue



3. Rear elevation of No.31 Ringwood Avenue



4. View from rear to side alley of No.31



5. View looking to rear garden of No.31

## 4.0 Design

### Use

The ground floor extension is primarily to provide a more usable social space (kitchen, living, dining) for a growing family. The existing house features a collection of spaces which have been added to incoherently over the years, are disconnected and not well suited to modern family living. The design also looks to provide better physical and visual connection to the rear garden.

The first floor features some reconfiguration to optimise the available spaces for the family now and in the future.

### Layout

Social areas are arranged on the ground floor of the house with the private bedroom spaces on the upper level. This information is provided through drawings which accompany the application. The footprint is 'stepped' to extend slightly further where more appropriate abutting an existing neighbouring extension. The footprint steps back to a more modest depth where access is via the side alley.

### Amount

The ground floor extension is full width at approximately 9.5m wide and between 2m to 3.6m deep from the existing building. The height is approximately 3.5m above external ground level dropping to approximately 2.9m where abutting No.29.

A flat roof design has been adopted to half of the extension to mitigate any sense of increased height and maintain the extension as a sympathetic, subservient addition to the existing building. The other half includes a sloped roof glazing dropping in height adjacent No. 29. The drawings demonstrate compliance with 45degree BRE daylight/sunlight angle.

Local precedent – rear extensions of similar depth, height and design;

**HGY/2014/0360** | Erection of a rear/side extension at ground floor level with a flat roof new rooflights.

27 Ringwood Avenue London N2 9NT London – Granted

**HGY/2015/2163** | Erection of new ground floor extension to rear and internal modifications.

Replacement of dormer to front elevation with two new separate dormers.

23 Ringwood Avenue London N2 9NT – Granted

**HGY/2016/3660** | Rear extension, loft conversion, first floor front side extension and conversion of garage to a habitable room.

19 Ringwood Avenue London N2 9NT London – Granted

**HGY/2013/0302** | Reconstruction of existing ground floor rear extension in same footprint as existing and erection of ground floor side extension.

22 Ringwood Avenue London N2 9NS – Granted

**HGY/2013/2152** | Erection of single storey rear extension, formation of rear dormer and conversion of garage to habitable room.

11 Ringwood Avenue London N2 9NT – Granted

**north  
native**

## 5.0 Appearance

The proposed rear extension is largely to utilise materials to match the existing house to ensure the building remains in keeping with the character and appearance of the surrounding area.

This includes red brick to the rear and side elevations. The roof partly adopts a flat design with 'up and over' glazing. The flat roof form respects the need to appear subordinate to the original house as well as offering biodiversity through the inclusion of a 'green' sedum roof covering.

A balance of traditional openings feature on the rear elevation including tall french doors to provide better connection to the garden, enhanced light levels and are not visible from street. The window openings are proposed in double glazed, crittall style.

The replacement window opening to the loft is to replace a poor, white upvc product with an improved double glazed, thermally broken sliding door in aluminium framing with minimal juliette balcony replacing the existing juliette.



1. Sketch design from design development phase – **INDICATIVE ONLY**

**31 Ringwood Avenue, London, N2 9NT**

Design and Access Statement

A3

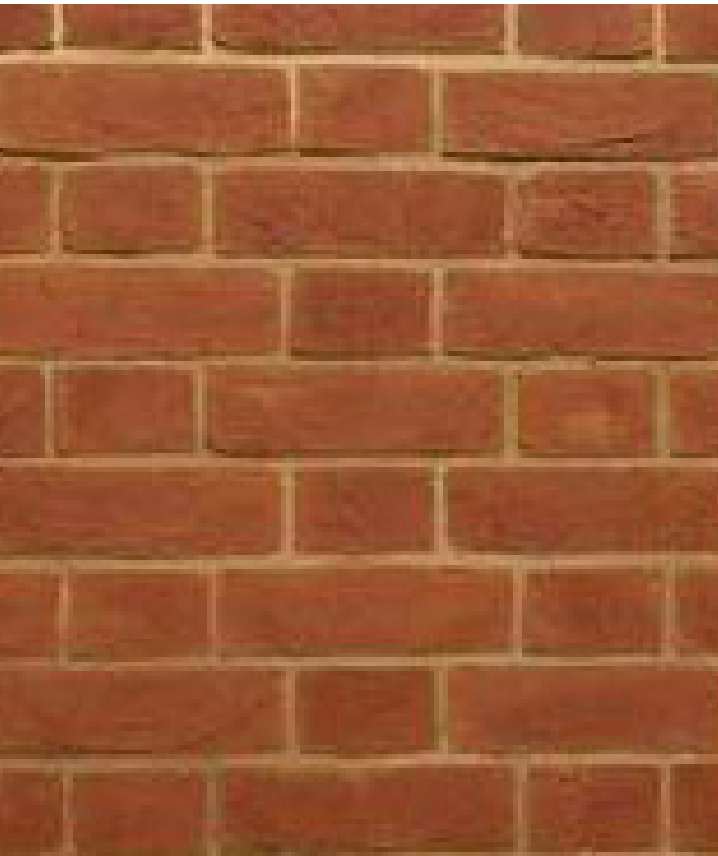
23 January 2023

## 6.0 Landscaping

A modest patio is provided to the rear of the ground floor extension. This provides space for external seating and helps manage the transition between the internal floor level and the rise to the upper level rear garden.

## 7.0 Access

Access will be unaffected by the project.



1. Lambs red 'rubber' brick proposed to match existing



2. Crittall style openings in red brick extension

## 8.0 Conclusion

This planning application proposes alterations to the existing building which are sensitive enhancements of existing building volume and an improvement on the current incoherent layout.

Similar alterations have been previously permitted in the local area whilst also aiming to improve quality of life for the applicant and maintaining the ageing building. The principle of the proposed extension and alterations are considered to be acceptable.

The proposed extensions are considered to be well designed, of an appropriate scale. The extensions are subservient to the existing building and will be constructed in materials which match or are complimentary to the existing building. The proposed alterations continue to protect the existing building whilst acknowledging the need for development.

The proposed dwelling is considered to be acceptable in terms of size, design and amenity. The proposal is not located in a Conservation Area, is not visible from the street and will not result in material harm to the amenity of adjoining residences. The amenity of the applicant is considered to be greatly improved by the proposal allowing the family to remain in the property and surrounding area.

Contact:

In the first instance any queries or site visit requests should be directed to:

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As paragraph 38 of the NPPF, we expect to approach decision-taking in a positive and creative way to deliver this sustainable development. If required, we expect to look for solutions in a proactive manner with the applicant seeking to approve this application for sustainable development.