



native north

38 Ringwood Avenue, London, N2 9NS

Design and Access Statement

A3

01 September 2023

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1. OS Map of site

1.0 Introduction

The existing site at 38 Ringwood Avenue, N2 9NS contains a two storey, 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 lights.
- 1.2 Part infill first floor extension.
- 1.3 Associated external alterations.

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 eastern 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 604sqm, the site is generally rectangular with the house located to the front of the plot nearest the street. The front garden features some planting, gated access to both sides and a private driveway leading to an elevated entrance door below a canopy. 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/2014/2368 - Rear ground floor extension and roof extension with rear dormer.

Granted 28/01/2015

HGY/2003/2116 - Erection of part ground floor and part first floor side extension.

Granted 14/01/2004

The planning history also contains various applications relating to tree works.

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1. Birds eye view to front of No.38 Birchwood (looking North).



2. Birds eye view to rear of No.38 Birchwood (looking South).

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3.0 Existing Images



1. Existing rear elevation looking left to No.40 Ringwood Avenue



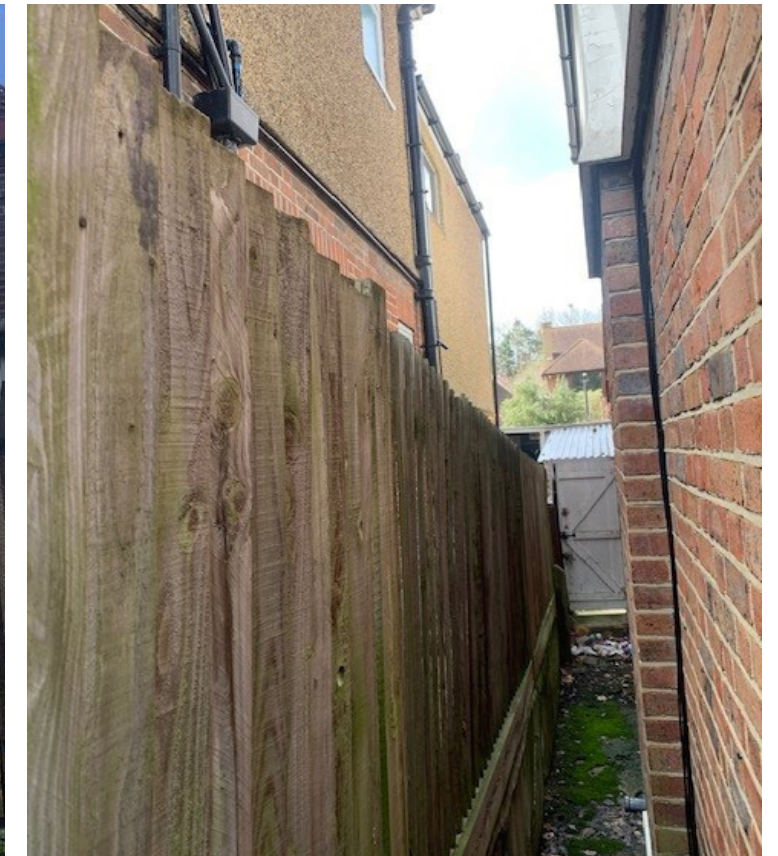
2. Existing rear elevation looking left to No.36 Ringwood Avenue



3. View from first floor to patio and expansive rear garden



4. View from rear to side alley of No.38



5. View from rear to side alley of No.38

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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 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 which are facilitated by a modest extension.

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 respond to the previous step in the original house, and also in response to maximise natural light.

Amount

The ground floor extension is full width at approximately 9.4m wide and between 2m to 2.55m deep from the existing building. The height is approximately 3.5m above external ground level dropping to approximately 3.15m adjacent No.36.

The first floor extension is approximately 3.8m wide x 1.4m deep to sit flush with the existing first floor rear elevation. The height matches the existing eaves level.

A stepped flat roof design has been adopted to both halves of the ground floor extension to mitigate any sense of increased height and maintain the extension as a sympathetic, subservient addition to the existing building. The first floor extension roof matches the form and pitch of the existing house albeit only 1m high.

The drawings demonstrate compliance with 45degree BRE daylight/sunlight angle to neighbouring properties.

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

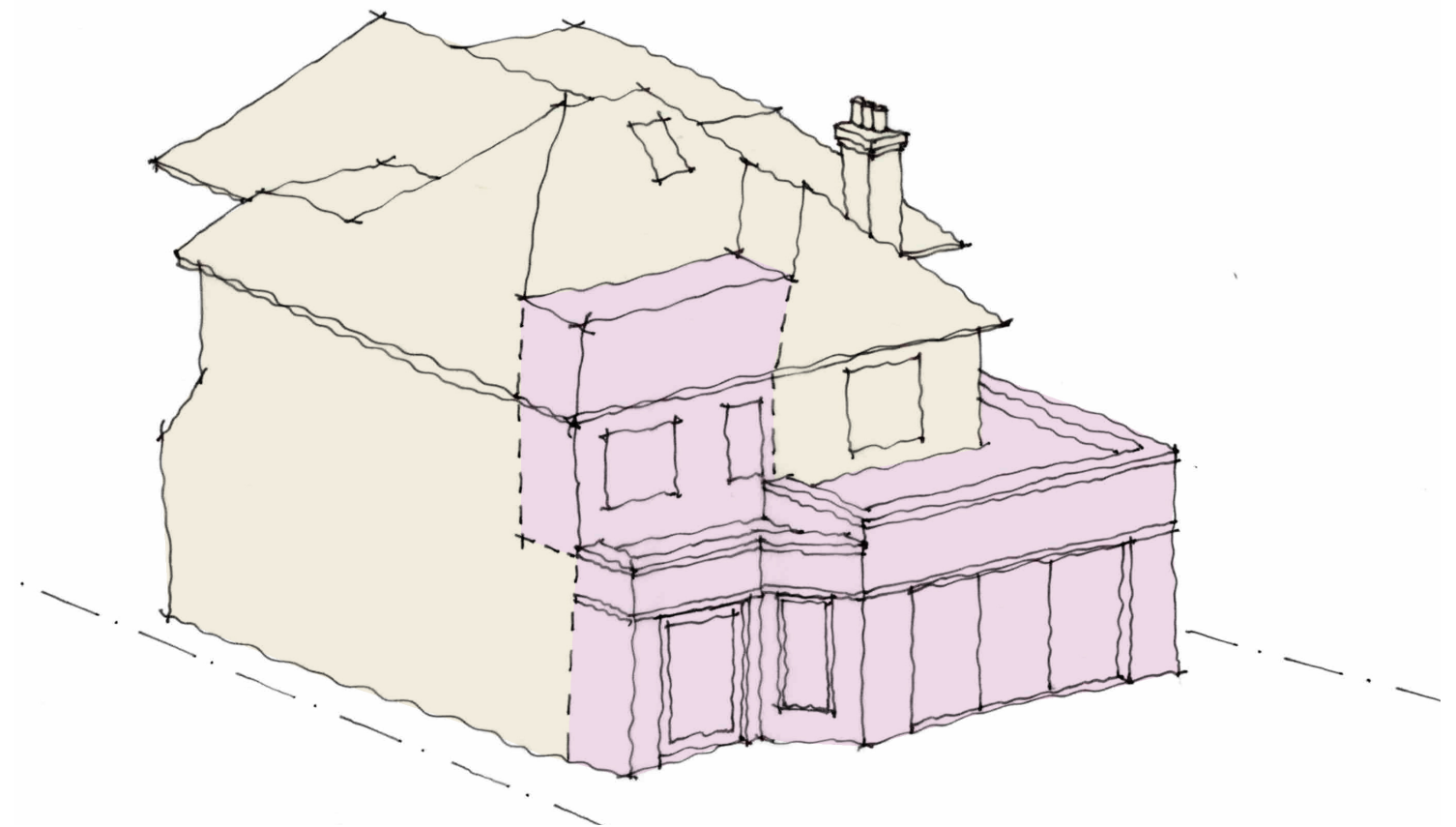
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5.0 Appearance

The proposed rear extensions are 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 albeit with a contemporary twist which is considered acceptable to the rear.

This includes red 'roman style' brick to the ground floor rear extension. The roof adopts a flat design with 2no. double glazed roof lights. The first floor extension is to be rendered to match the upper floor and acknowledge the building hierarchy where more visible. The roof is to be finished in a rosemary red clay plain tile to match existing.

A variety of openings feature on the rear elevation including sliding doors to provide better connection to the garden, enhanced light levels and are not visible from street. A picture window to capture light and pivot door also feature. The window openings to the upper level are more modest double glazing to match the existing building.



1. Design sketch showing additions - **INDICATIVE ONLY**

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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. Red 'roman style' brick proposed to match existing colour and texture in a contemporary way



2. Stepped red brick extension with generous openings

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 to the building and 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.