

DESIGN AND ACCESS STATEMENT

GROUND FLOOR FLAT 16 RIDGE ROAD, LONDON N8 EXTENSION AND RECONFIGURATION



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12th February 2026

Ref: 124/02/260212DAS

1. Overview and Context

The existing property is a raised ground floor flat in a late Victorian/Edwardian three storey semi-detached house, in a street of matching properties.

The property is not in a Conservation Area or protected by any listing.



Street scene to front of property (photomontage)

To the rear, existing ground floor 'outrigger' elements create enclosed, shaded garden areas outside the living area back doors. These shaded areas have been enclosed to create habitable space at numbers 6 and 12.



Rear of property with neighbours (photomontage)

2. Accommodation and Layout

The existing flat has two bedrooms to the street, two bathrooms and a small kitchen along the side and a further bedroom in the rear outrigger. There is a single reception room with doors onto the shaded, enclosed garden area.

It is proposed to create an 'infil' extension alongside the existing rear outrigger, to create a light and airy family kitchen and dining area. This will allow the creation of a fourth bedroom to replace the existing kitchen and allow a more efficient and comfortable internal layout with fewer dark corridors.

3. Proposal Design, Massing and Materials

The proposed extension would be built off of the shared boundary wall with number 14 and step back halfway across its width to meet the existing 'outrigger' element of the flat. Therefore it would be in line with existing building elements on each side and not break any line of sight from either neighbouring property.

Externally, the extension would be faced in brickwork to match the existing rear façade, with timber framed window and glazed doorset to complement the existing building. A large glazed roof lantern would bathe the new kitchen dining area in daylight and have opening vents for fresh air. The small area of roofing around the lantern would be lead standing seam, for durability and as appropriate for the period of the existing property.

The extension would be slightly lower in height than the adjacent outrigger element, with a parapet height of approximately 3.08m (eaves 2.78m). The apex of the roof lantern would be approximately 3.8m above ground level.

4. Energy and Sustainability

The energy efficiency of the existing property would be improved by the addition of the proposed extension. This will be insulated at floor, walls and roof to, or beyond, current Part L elemental requirements. The new glazed elements will perform at or beyond the thermal requirements of Part L. Openable roof window vents will facilitate natural ventilation. The new extension elements enclose existing solid brick walls will insulated cavity walls for an overall improvement in thermal performance.

5. Local Precedent

Numbers 6 and 12 Ridge Road, in the same terrace as this property, have had similar infil extensions built (highlighted below):



6. Access

Existing access arrangements are unaffected by this proposal.

7. Landscaping

No trees would be affected by these proposals and there are no works proposed to the street elevation.

END