

GROUND FLOOR FLAT 16 RIDGE ROAD, LONDON N8
REAR EXTENSION

Biodiversity Credits

This proposal is for a residential flat extension and is exempt from Biodiversity Net Gain requirements.

Flood Risk

The proposal is not in flood risk area and the proposal does not create a flood risk.

16th February 2026

Ref: 124/02/260216

1. Overview and Context

The existing property is a ground floor flat in an Edwardian terrace, amongst properties ranging in age across the 1920s and '30s, with the modern extension to St Paul's Church nearby. Street facing facades are a mix of red brick, pebbledash and white paint and houses a mix of styles.

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



Street scene to front of property (photomontage)

To the rear, the adjoining neighbour has a ground floor rear extension, 3.5m deep and 3.2m high. There is also a single storey garage in the rear garden of the other neighbour:



Rear of property with neighbours (photomontage)

2. Accommodation and Layout

The existing flat is accessed via a shared front entrance and hallway. It is then split into two parts around the staircase that leads up to the first floor flat. One side has two bedrooms, one with an ensuite shower room, and a bathroom. The other has a small kitchen with no window that opens on to the only living space in the property.

Both occupiers of the property work from home at times and frequently entertain their extended family. The current layout does not facilitate this.

It is proposed to create a small rear extension to form a Living Room, allowing the existing Kitchen to be opened up to form a Kitchen Diner. This rear extension would sit alongside that of the adjoining neighbour. It is proposed to further extend the property along the eastern boundary to create a Study for home working. This extension would sit alongside the garage on the other side of the fence.

3. Proposal Design, Massing and Materials

The combined Living Room and Study extensions would form an approximate 'L' shape in plan, following the property boundary lines. They would be finished in high quality facing brick to match the existing building.

Materials throughout would be modern and robust, including aluminium-framed windows and aluminium rainwater goods, and a contemporary oriel box seat window.

The rear, Living Room, extension would sit alongside the neighbouring rear extension but, at 3m deep, would be 0.5m less deep than that extension. The Study extension would sit along the eastern boundary, alongside the garage building on the other side of the fence. Again, it would be less deep than the neighbouring building, at 4.5m against the garage at 6.2m.

The proposed eaves height of 3.2m closely matches the neighbouring extension.

The proposal as a whole occupies less space than adjacent extension and building, and matches the finish of the existing building, and in so doing will limit its visual impact.

4. Energy and Sustainability

The energy efficiency of the existing property will 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. New glazing will perform at or beyond the thermal requirements of Part L. The overall glazing and shading strategy maximises solar gain in the colder months and reduces overheating in summer. Openable roof windows allow natural ventilation. The new extension elements enclose existing solid brick walls with insulated cavity walls for an improvement in thermal performance.

5. Local Precedent

There are a significant number of rear extensions and rear garden buildings along the terraced row between Dukes Avenue and Vines Avenue. These include rear extensions to numbers 52, 54, 60, 64, 66 and 68 Long Lane, and rear garden outbuildings to 54 and 64 Long Lane. In this context, the addition of a high quality rear extension to 62 Long Lane would be in keeping with the density of development in this row.

6. Access

Existing access arrangements are unaffected by this proposal.

7. Landscaping

No trees would be affected by the proposals and there are no works proposed to the street elevation. A small courtyard seating area is proposed to the rear with the remainder of the garden retained as soft landscape.

END

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egg architecture