

Martin Evans
Architects

May 2026

23 RINGWOOD AVENUE
LONDON
N2 9NT

DESIGN & ACCESS STATEMENT

1. Introduction
2. Location
3. Planning history
4. Existing building
5. Proposal & approach to design

1. INTRODUCTION

The existing site at 23 Ringwood Avenue, N2 9NT contains a two storey, semi-detached which is in use as C3 residential. The following statement provides commentary in support of a carefully considered attic dormer extension on the rear and two velux windows at the front.

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. LOCATION

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 708sqm, and 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 and a side door to access the rear garden. 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.



Aerial view of Ringwood Avenue – Front of 23 Ringwood. Av.



Aerial view of Ringwood Avenue – Rear of 23 Ringwood. Av.

3. PLANNING HISTORY

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

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 - *Approve with Conditions*

HGY/2012/2154 Erection of single storey rear extension and erection of side dormer window -
Permitted Development

OLD/1979/1153 Erection of s/s rear extension - *Approve with Conditions*

4. EXISTING BUILDING

The house is constructed from traditional red-multi brickwork with contrasting lighter headers, creating a textured appearance.

A prominent feature is the large two-storey bay window on the left. The ground floor bay is topped by a decorative band of clay hanging tiles that separates it from the first-floor bay.

The property features a steeply pitched hip roof clad in weathered clay plain tiles. A traditional brick chimney stack is visible on the left roofline.

The main windows are white-framed, multi-panel casements (likely modern uPVC replacements that mimic the original timber style), complete with internal horizontal blinds.

The main entrance is set within a subtle brick archway. The front door is painted dark grey, with the house number "23" prominently on a glazed panel, and has a small transom window above it to let in light.

The first floor space was converted, evidenced by two small dormer windows with pitched roofs nestled into the main roofline. To the far right, there is a two-storey side extension with flat-roof.



Front of 23 Ringwood. Av.



Rear of 23 & 25 Ringwood. Av

5. PROPOSAL & APPROACH TO DESIGN

The proposal consists of a rear dormer roof extension and two front-facing Velux rooflights. The proposed dormer significantly expands the second-floor habitable space, reflecting the established local precedent set by existing dormers at numbers 13, 17, 19, 21, and 25. The loft conversion will accommodate a double bedroom, a dressing room, a bathroom, and dedicated storage space.

The exterior is clad in powder-coated metal panels with standing seam or flush joints. This material would provide a sleek, monochromatic, and highly durable finish. The extension will feature a distinctive chamfered. The top and side panels angle inward toward the window assembly, creating a deep, faceted reveal that plays with light and shadow while providing subtle solar shading.

Example of a chamfered dormer

