



9 Richmond Road
N11 2QR

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**DESIGN & ACCESS
STATEMENT**

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Planning
Application

June 2026

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01/ Introduction

This document is submitted in support of a planning application submission for no. 9 Richmond Road, N11 2QR

The application is for a single storey rear extension.



Site location plan at 1:1250 @ A3 - with site boundary outlined in red

Rev	Date	Notes:
V1	03.05.2026	Draft
V2	07.05.2026	.
V3	11.06.2026	Planning submission

02/ The site

Richmond Road is a terrace of gable fronted terraced homes where the gable is split between two homes providing a unique terrace frontage.

To the rear, a large number of single storey extensions extending to 3m from side returns have been built over time. Loft extensions have also been introduced to the main body of the buildings and the side returns.



9 Richmond Road front elevation in context



9 Richmond Road rear elevation in context



View of other rear terrace extensions to the east of the property

03/ Street context

The image on this page illustrates the terrace composition to the rear of homes on the north side of Richmond Road. At this point almost all homes have implemented some form of rear extension or infill of the space between the side returns.

No. 11 to the east of the application property has completed a full width extension.



No.9
Application property

04/ Pre-application discussions

A pre- application meeting was held on 31st March 2026 at 2pm. The pre-application reference for that meeting is PRE/2026/0074.

Pre-application advice was sought on the following matters:

- Approach to loft extension, with a focus on the street frontage treatment.
- Approach to the rear extension

This application now only relates to a ground floor rear extension however and not a loft extension.

The meeting was positive and proposals were generally supported.

It was agreed to reduce the height of the rear single storey pitched roof extension element adjoining the boundary of No. 9 such that it is within LB Haringey's 2.3m height requirement.

Since the meeting the proportions of the garden facing window have been altered to permit internal banquette seating and a slim fixed opaque window is proposed alongside this.



Pre-application rear elevation.



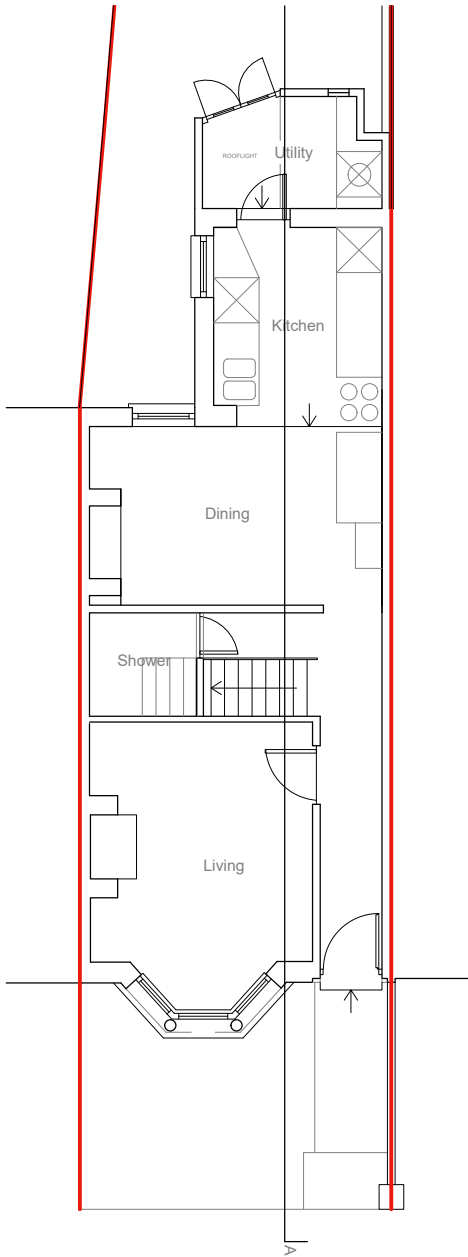
Proposed rear elevation.

05/ Existing drawings

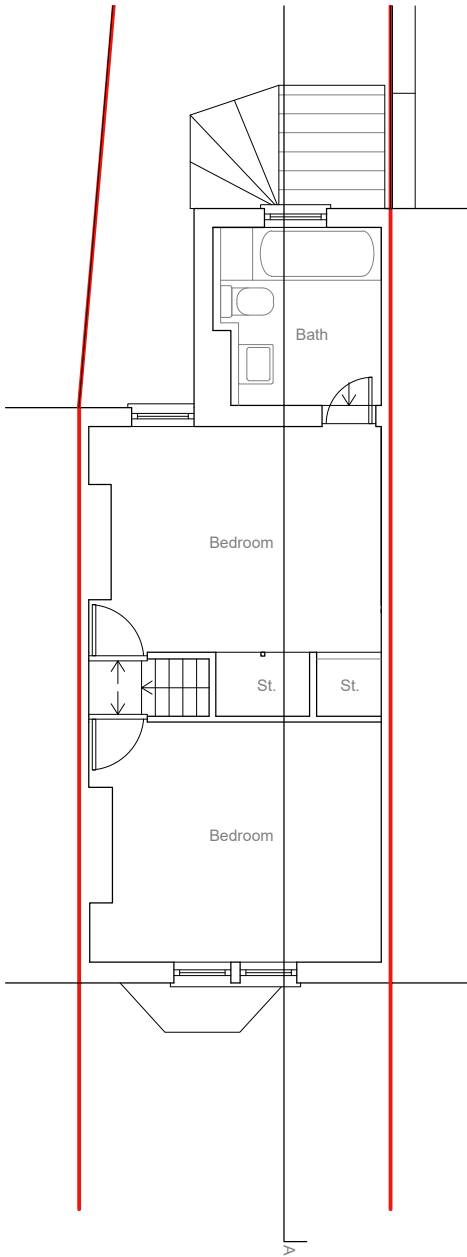
The house is a standard two up two down with a side return to the rear garden.

The existing ground floor is constrained and offers an inefficient kitchen layout with a step and dining space that is disconnected from the garden and a challenge to fit even minimal furnishings.

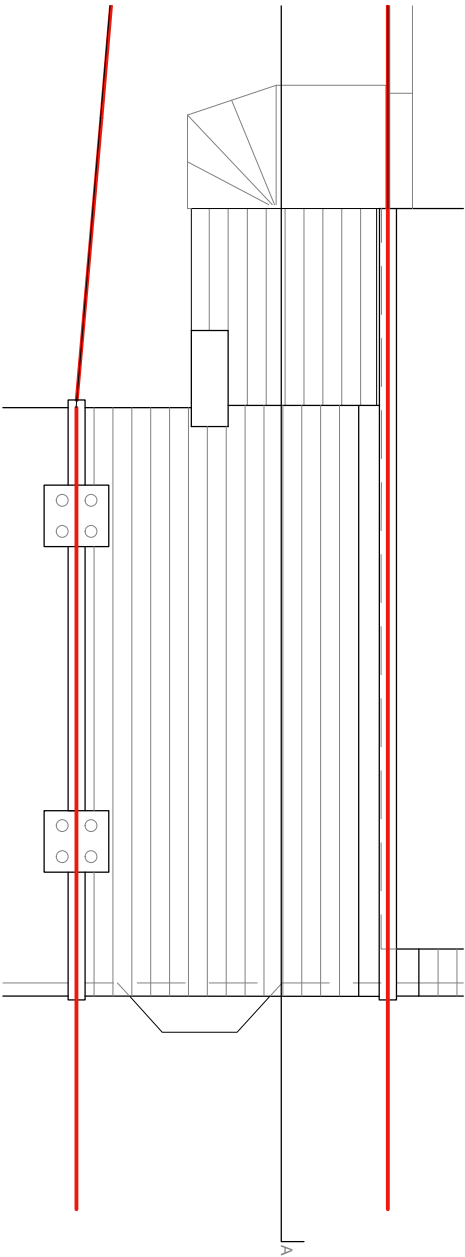
A poor quality extension housing utility requirements has been added to the rear with a single leaf of brickwork.



Existing ground floor



Existing first floor



Existing roof plan



05/ Existing drawings

The house has a poor quality, draughty and uninsulated rear utility space that is unattractive and cuts off the connection to the garden.

While the house is in need of refurbishment it is in good condition overall with original features intact including timber sliding sash windows.

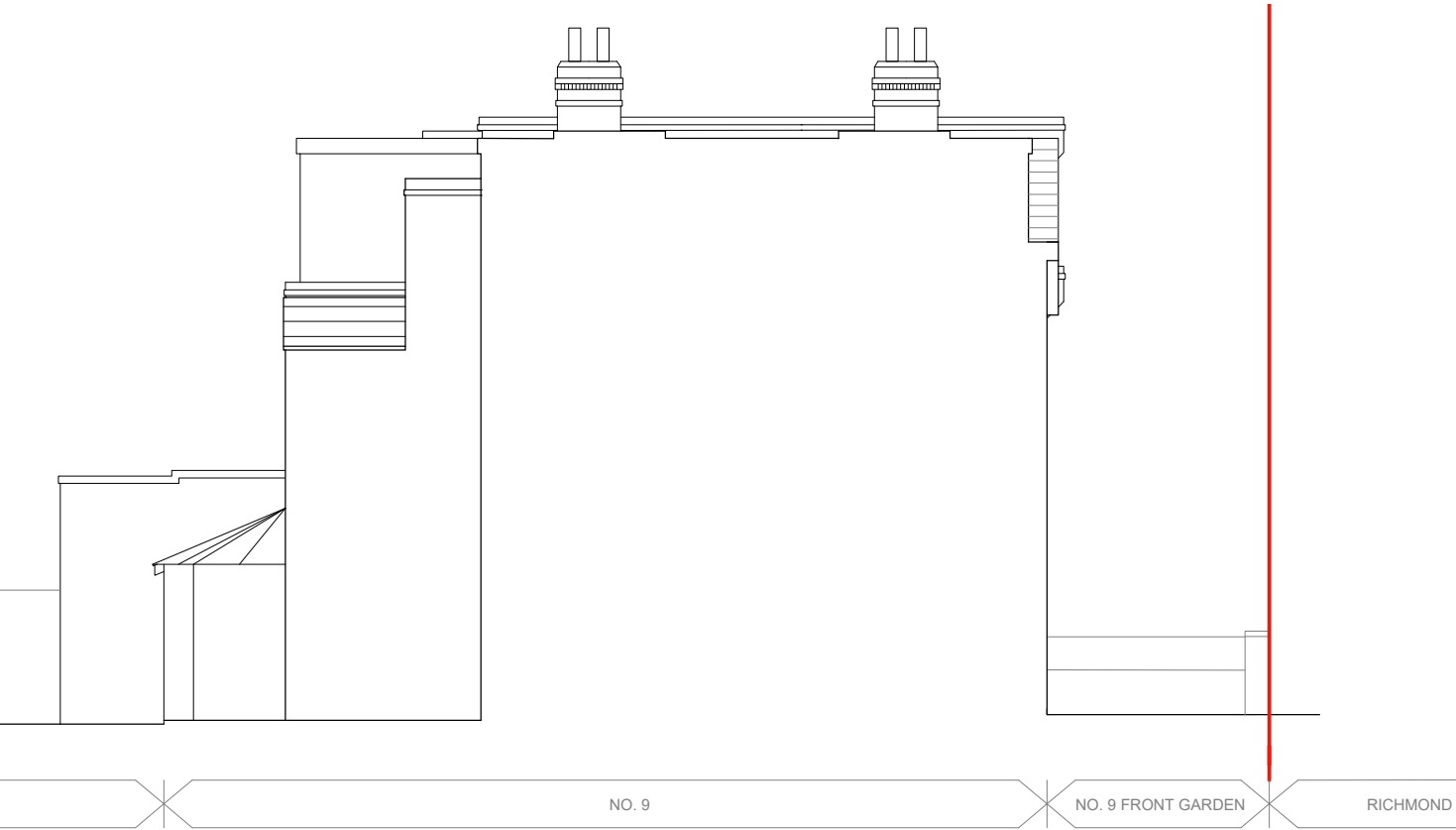
As noted earlier, no. 11 has completed a full width rear extension. No. 7 is the only home on the street that has not completed a permanent rear extension to infill the space between the side returns or beyond the side return.



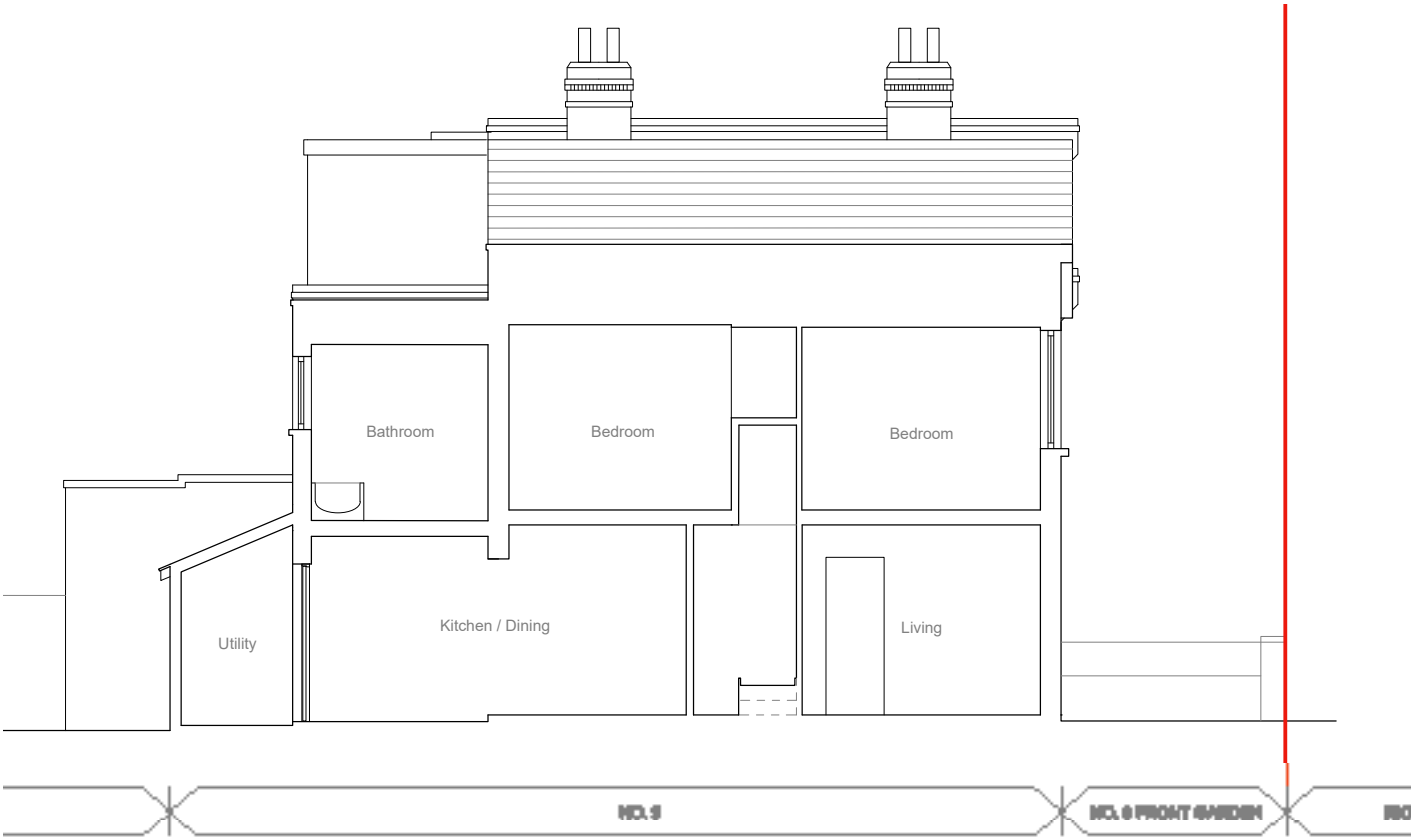
Existing front elevation



Existing rear elevation



Existing side elevation

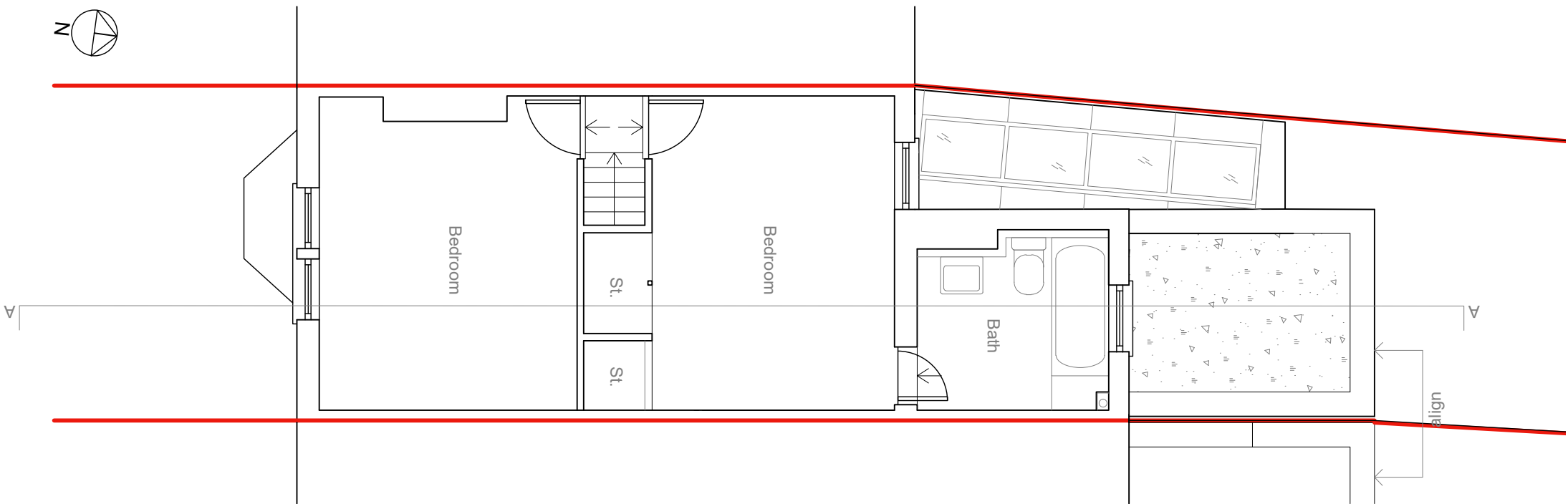


Existing section A-A

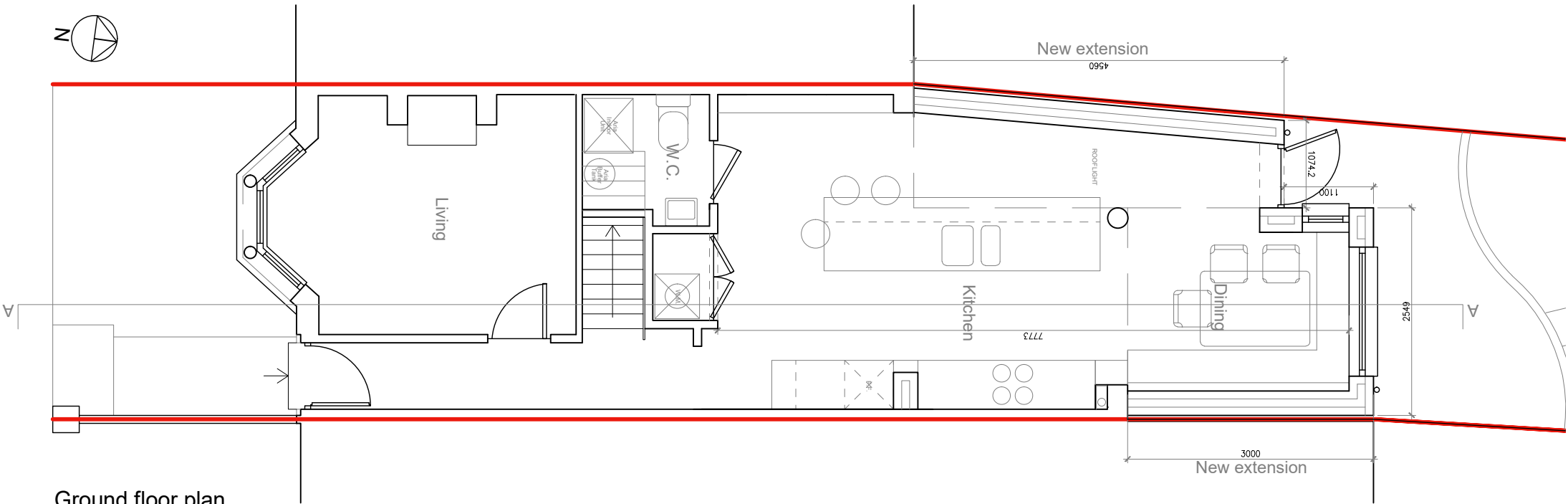
06/ Proposed drawings

At ground floor, a single storey rear extension is proposed. A modest dining element projects out to match the depth of the neighbouring extension at no.11. The new build area is a modest 10sqm however the reconfiguration would have a significant impact on the usability of the ground floor space.

To the side, in the gap between side returns a lower mono-pitch element is proposed at 2.3m in height. This is also recessed from the dining space element. This minimal approach is proposed to minimise daylight impacts to no. 7. This element has a glazed roof to bring light into the plan.



First floor plan



Ground floor plan

06/ Proposed drawings

The new single storey flat roofed extension will match no.11 in height and material selection however it is narrower to minimise impacts no.7.

A large format window will provide a link to the garden from the dining space. and a long fixed opaque window adds additional lighting.

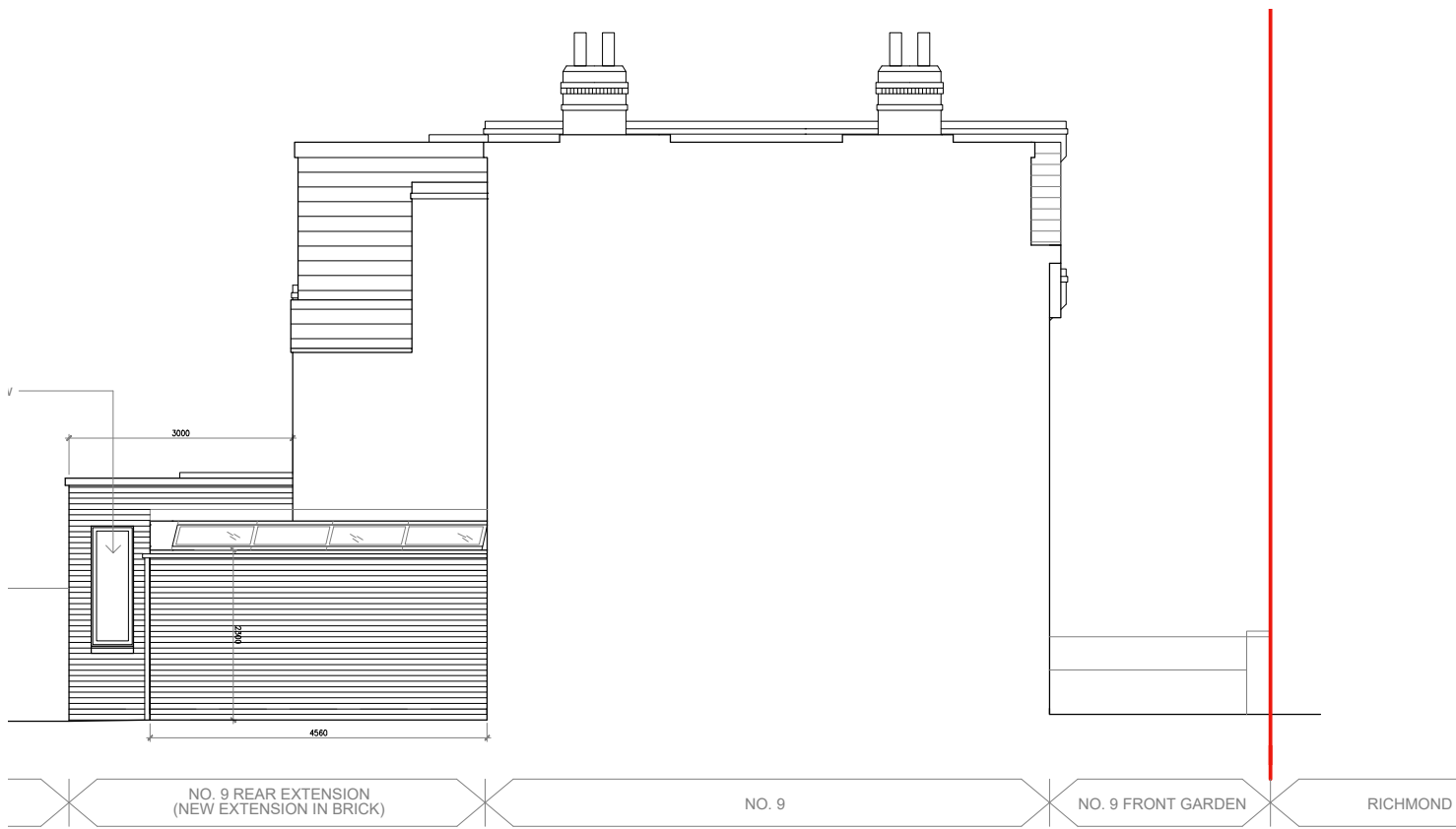
The lower element is also in brick and includes a rooflight to add light deep into the plan.



Front elevation (no change)



Proposed rear elevation



Proposed side elevation



Proposed section A-A

07/ Materiality

The proposals include two forms to the rear, one to form the dining space, the other providing circulation space.

A simple material palette is proposed for both of brick with concrete coping and simple contemporary fenestration.



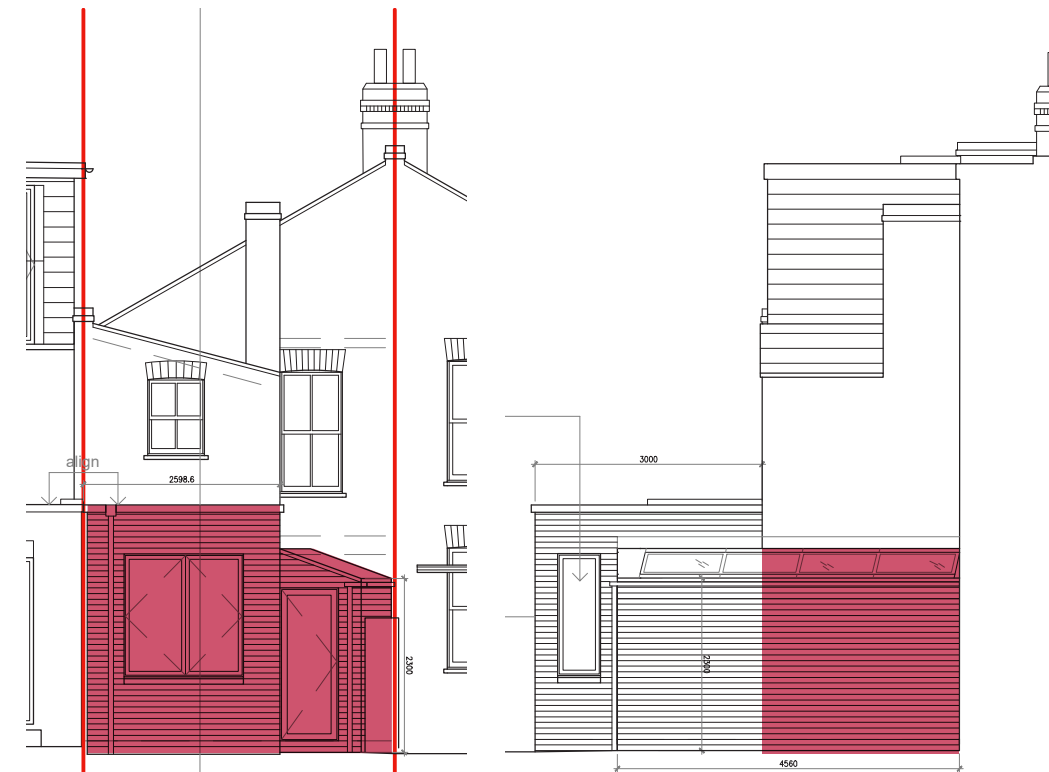
Materiality precedent image

08/ Sustainability

Terraced houses with deep party walls have very positive form factor. To the rear a new extension will provide a thermally efficient addition, insulated at the floor, wall and roof in line with building regulations well beyond the performance of the existing fabric.

With the above works taking place along with works to the roof, a very small area of uninsulated existing thermal envelope will remain to the front of the house and partially to the rear.

The altered ground floor of the house is planned to incorporate space for air source heat pump plant within the new W.C, providing for fossil fuel transition.



Areas of enhanced thermal performance to rear and side elevations.
(Party walls are already retaining heat for the house).

09/ Access

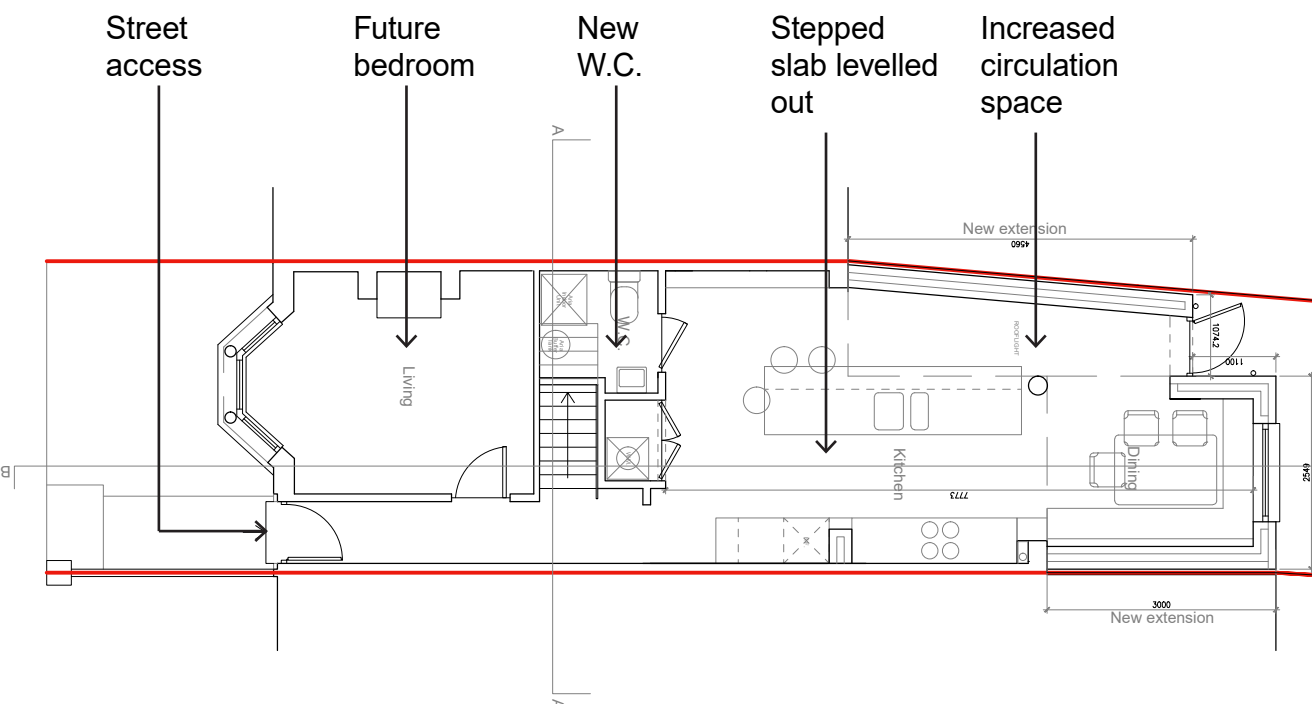
The house is an existing structure and does not have to comply with Part M Cat 2 access requirements.

However the proposals follow the ethos of the requirements by the addition of a ground floor toilet. It is also proposed to not open up the full ground floor of the house for kitchen and dining use but to allow the front living space to remain enclosed and thus usable as a bedroom space in future.

This builds in long term resilience by permitting future residents with impaired mobility to remain living at ground floor level with dignity, by providing a private sleeping space with level access to a W.C and kitchen/dining area at street level.

The existing house currently has a stepped ground floor within the kitchen space and this will be removed to provide a fully level kitchen/dining space. Circulation space is also improved overall with greater ease of access to a dining area.

Construction access will be maintained through the front of the house and the extension is designed to minimise steel component size to enable easier access during construction.



Long term resilience built into the ground floor layout.