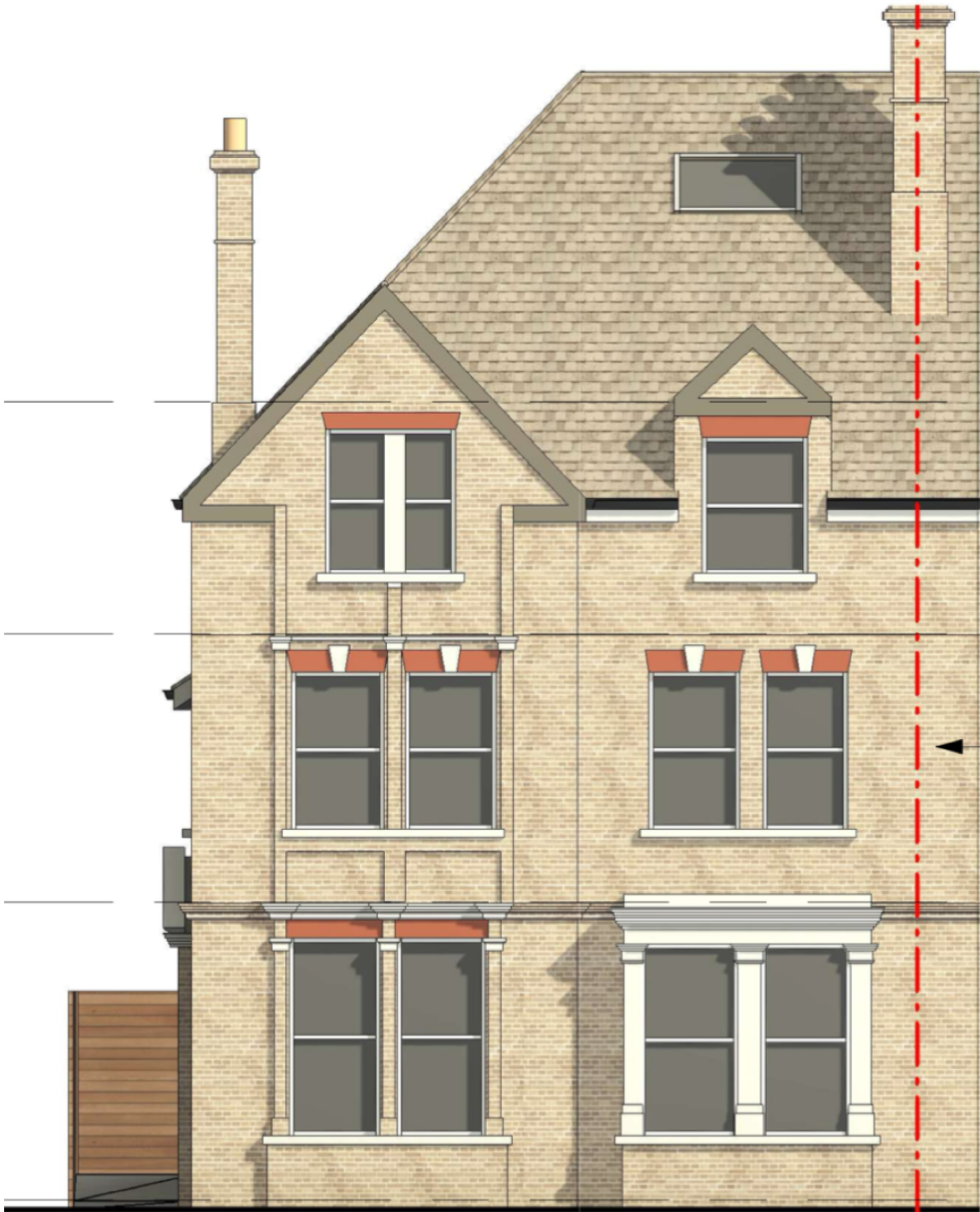


13 Ribblesdale Road, London, N8 7EP

Salstan



1. Introduction

This Design and Access Statement has been prepared in support of a planning application at 13 Ribblesdale Road, London, N8 7EP.

The application relates to the reconfiguration and improvement of the existing flats 1,2 and 5 within the building:

- a infill extension to Flat 1
- an rear extension to Flat 2
- the conversion of the existing attic storage space into habitable accommodation to flat 5

This statement explains the design rationale behind the proposals and demonstrates how the development has been carefully considered in terms of character, scale, neighbour amenity, and the quality of accommodation for future occupiers.

2. Site and Surroundings

The site forms part of a residential street characterised by traditional housing stock, including properties of a Victorian character and appearance. The building sits within an established urban context where rear additions and alterations are commonly read as secondary components to the original host building.

The proposal has therefore been developed with full regard to the prevailing character of this type of period property. In particular, the extensions have been designed to appear as subordinate additions, clearly secondary to the original building and consistent with what would typically be expected to the rear of a Victorian property.

3. Existing Situation

The property currently contains a number of self-contained flats, but the internal arrangement is not considered optimal by modern standards of layout, circulation, and day-to-day usability.

The existing configuration results in accommodation that is less efficient and less comfortable than it could be. Some parts of the building do not make the best use of available floor space, and the relationship between rooms can be improved substantially to create more practical homes.

In addition, the attic area currently exists as storage space only and does not presently contribute meaningfully to the overall quality or usability of the residential accommodation.

4. Proposed Development

The proposal seeks to improve the building through a coordinated package of works comprising:

- a infill extension serving Flat 1
- an rear extension serving Flat 2
- conversion of existing attic storage space into habitable accommodation for Flat 5

The development does not seek to create an overbearing or dominant form of extension. Instead, it has been designed as a sensitive upgrade to the building, making better use of the site and significantly improving the standard of accommodation.

The internal flats are to be repositioned and rationalised in order to achieve:

- more logical internal layouts
- improved circulation
- better room relationships
- more functional living spaces
- a more comfortable form of occupation for future residents

Overall, the scheme represents a quality-led improvement to an existing residential building, rather than an intensive or excessive enlargement.

5. Design Principles

Amount and Scale

The scale of the proposed rear and infill extensions has been kept deliberately modest. Both additions are designed to remain visually subordinate to the original building and to sit comfortably beneath the main form of the property.

A key design principle has been to reflect the characteristics of a typical Victorian building, where rear additions are often modest, secondary, and respectful of neighbouring amenity. The proposed extensions adopt low eaves heights, which helps ensure that they do not appear overly bulky or dominant when viewed from adjoining properties or neighbouring rear gardens.

This low-profile approach also assists in reducing the potential for:

- overshadowing
- loss of outlook
- undue visual intrusion

Layout

The reconfiguration of the flats has been driven by the aim of producing homes that function far better than the existing arrangement.

The revised layouts provide a more coherent and practical arrangement of living, sleeping, and service spaces. This enables the homes to operate more efficiently on a day-to-day basis and creates accommodation that is notably more comfortable and usable for future occupiers.

In design terms, this is a significant benefit of the proposal. The works are not merely cosmetic; they address the underlying shortcomings of the current internal arrangement and deliver a clear uplift in residential quality.

Appearance and Character

The proposed extensions have been designed to read as appropriate rear additions to a period residential building. Their subordinate form, restrained scale, and lower eaves ensure that they do not compete visually with the host property.

The overall design approach is intentionally straightforward and respectful. It avoids excessive projection, excessive height, or any overly assertive design moves that would appear out of keeping with the host building's Victorian character.

The proposal therefore preserves the primacy of the original building while allowing it to be updated in a measured and practical way.

6. Impact on Neighbouring Amenity

Neighbour amenity has been a key consideration throughout the design process.

The infill extension to Flat 1 and the rear extension to Flat 2 have both been designed with subordinate massing and low eaves heights, specifically to reduce any sense of enclosure and to limit overshadowing to adjoining neighbours.

Because of their restrained height and secondary form, the extensions are not considered to give rise to an unacceptable impact in terms of:

- loss of light
- overshadowing
- overbearing appearance
- loss of outlook

The infill extension is also a common and established extension typology in residential settings of this kind, particularly where careful attention is paid to scale and relationship with adjoining boundaries.

Taken together, the proposals represent a balanced design response that improves the building without causing undue harm to neighbouring residential amenity.

7. Quality of Accommodation

A central benefit of the scheme is the improved quality of the internal accommodation.

The existing flats are to be reorganised so that the homes achieve:

- better spatial efficiency

- more comfortable room proportions
- improved functionality
- clearer separation between key living spaces
- a better overall standard of residential amenity

The conversion of the attic storage space into habitable accommodation also allows part of the building that is currently underused to contribute positively to the living environment.

Overall, the proposed development will provide homes that are far better planned and more comfortable for future occupiers than the current arrangement.

8. Access

The proposal is primarily focused on internal reconfiguration and modest extensions to an existing residential building. Existing patterns of access to the property will remain in place, and the works do not introduce any unusual or adverse access implications.

Internally, the reconfiguration of the flats will improve ease of movement and usability within the homes by creating more logical and coherent layouts.

9. Planning Context

The proposal is consistent with the broad planning objective of securing high-quality design that responds positively to its context while safeguarding neighbour amenity and improving residential living conditions.

Haringey's own planning advice confirms that rear extensions can be acceptable subject to scale, context, and site-specific considerations.

In this case, the design has been carefully calibrated to ensure that:

- the extensions remain subordinate
- the Victorian character of the building is respected
- low eaves heights reduce perceived bulk
- adjoining neighbours are protected from undue overshadowing
- the internal accommodation is materially improved

10. Conclusion

The proposed development at 13 Ribblesdale Road, London, N8 7EP represents a well-considered and proportionate scheme that would improve the quality, functionality and usability of the affected residential accommodation.

The proposed infill extension to Flat 1 and rear extension to Flat 2 are modest and subordinate additions, which are appropriate to the character and appearance of the Victorian property. Their carefully controlled scale and form, including low eaves heights, would help to

avoid any harmful overshadowing, loss of outlook or overbearing impact on neighbouring occupiers.

The internal reconfiguration of these flats would provide improved layouts, enhancing comfort, practicality and the overall standard of accommodation for future occupiers. In particular, the infill extension to Flat 1 would help create a more family-sized unit, while the extension to Flat 2 would provide accommodation suitable for couples as well as single occupiers. The conversion of the existing attic storage space into habitable accommodation would also make more efficient use of the existing building.

Overall, the proposal is considered to be a sympathetic and beneficial form of development that would enhance the affected residential accommodation without causing unacceptable harm to the character of the property or the amenity of neighbouring occupiers. The scheme should therefore be supported.