RIDGE

# Design and Access State

1-21 Rowland Close
Hornsey, London,
N6 4BX

**LONDON BOROUGH OF HARINGEY**

July 2026

# 5024576 – MTC EXTERNAL AND COMMUNAL – 24/25 PROGRAMME
# LONDON BOROUGH OF HARINGEY

## Prepared for

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## VERSION CONTROL

| VERSION | DATE | DESCRIPTION | CREATED BY | REVIEWED BY |
|---|---|---|---|---|
| 1.0 | 01.07.2026 | Version 1 | CB | KN |
| | | | | |
| | | | | |
| | | | | |

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## FRONT ELEVATION



## LOCATION MAP



# 1. INTRODUCTION AND BRIEF

## 1.1. Instructions

Ridge and Partners LLP have been instructed by Lauren Parker of the London Borough of Haringey to act as agents in all matters relating to planning for the proposed works to the building known as 1-21 Rowland Close, Hornsey, London, N6 4BX. This design and access statement forms part of the application.

## 1.2. PROPERTY LOCATION

Rowlands Close, North Hill, N6 4BX lies withing the Highgate conservation area as seen in appendix 2.

## 1.3. APPLICANT BACKGROUND

1-21 Rowland Close is owned by the London Borough of Haringey. They take great interest in the historical and architectural significance of the building and are keen to ensure that the buildings located within their demise are well maintained.

## 1.4. TENURE

It is understood that the building is owned on a freehold basis by the London Borough of Haringey.

# 2. BUILDING DESCRIPTION

## 2.1. Planning Status

The property is not listed. However, Rowland Close is located within the Highgate Conservation Area and is subject to Article 4 restrictions on permitted development rights.

## 2.2. General Description

1-21 Rowlands Close, Hornsey, London, N6 4BX is assumed to be an interwar cavity wall construction. The property is a block of dwellings consisting of 21 flats.

1-21 Rowlands Close is a 3 storey solid wall red brick built construction with a clay tile pitched roof with four brick-built chimneys. Rowlands close has been used as council housing for the London borough of Haringey.

The rear elevation of Rowlands close consists of balcony walkways which are used as the entrances to the individual flats. The front elevation of the property consists of personal balconies used by the individual flats they are separated by a mixture of brick and timber partitions.

The windows vary in size and movement on each elevation.

# 3. PROPOSALS

## 3.1. Background

A recent condition survey was undertaken by Ridge to the external fabric of the building and the communal internal areas.

The property externally is generally in poor condition. The main roof covering has several cracked and damaged clay roof tiles and there is evidence of past repairs.
The external boundary wall is in poor condition in which parts of the wall have been demolished and rebuilt,, the existing wall has significant damage to the mortar joints which are mostly absent of mortar on the surface level and significant moss growth across the wall.

## 3.2. Proposed Works

The proposed works comprise a comprehensive programme of repair, renewal and improvement works to address the deterioration identified during the condition survey and to ensure the building remains safe, functional and well maintained.

Existing balcony and walkway railings, which currently measure approximately 1004mm in height, will be replaced with new compliant 1100mm-high railings in accordance with NBS specification Ss_25_60_05_05**.** The installation of these elements will require the use of scaffolding to provide safe access during the works.

As part of the building safety improvements, the existing front entrance doors will be replaced with new FD30 fire-rated entrance doors**.** A range of door options has been presented to residents, details of which are included within the planning application documentation under the proposed FED drawings.

The deteriorated brick boundary wall will be replaced on a like-for-like basis, matching the existing materials, colour and design to preserve the character and appearance of the site. Further external fabric repairs will include the installation of new uPVC rainwater goods to match the existing system, complete with gutter leaf guards, together with localised brickwork, masonry and concrete repairs using materials that are sympathetic to the existing building. These works will be completed alongside associated external redecoration works.

Additional repairs are proposed to the external hard surfaces, including the renewal of the ground-floor asphalt areas and the repair of potholes and other areas of surface deterioration. The existing asphalt balcony walkways have also reached the end of their serviceable life, exhibiting cracking in various locations, and will therefore be renewed. As part of these works, a new cold roof covering system will be installed to improve durability and weather protection.

The roof covering will also be repaired through the replacement of defective clay roof tiles where necessary, ensuring the continued weatherproofing and longevity of the building envelope. Overall, the proposed works represent a programme of essential maintenance and renewal designed to safeguard the condition of the property while retaining its existing appearance and character.

## 3.3. Impact Adjoining Properties

There will be no notifiable works under the Party Wall Ect Act 1996 for cutting into the party walls for the purposes of installing lead flashing etc.

## 3.4. Access

The proposed works will not impact or alter the access in and out of the building.

The contractor will have to arrange for welfare cabins, skips and parking during the works. The location of this will be determined with the local authority separately.

## 3.5. Trees

No trees are proposed to be felled. There are no Tree Preservation Orders within the boundary of the works.

# 4. CONCLUSIONS AND RECOMMENDATIONS

## 4.1. Supporting Statement

A recent condition survey undertaken by Ridge identified several defects to the external fabric and communal areas of the building, with several elements now requiring repair or renewal. The building is generally in poor condition, with deterioration evident to the roof coverings, boundary walls, rainwater goods, balcony walkways and railings, masonry elements, and hard landscaped areas.

The proposed works comprise a programme of essential maintenance, repair and replacement works designed to address these defects and ensure the continued safe occupation and long-term preservation of the property. The works include the replacement of non-compliant balcony and walkway railings to achieve current safety standards, the installation of FD30 fire-rated entrance doors, renewal of defective sections of boundary wall on a like-for-like basis, replacement of rainwater goods, associated masonry and concrete repairs, renewal of damaged asphalt surfaces, refurbishment of balcony walkways, and replacement of defective clay roof tiles where required.

The proposed repairs and replacements have been designed to match the existing appearance, materials and character of the building wherever practicable. As such, the works will not materially alter the appearance of the property but will improve its condition, safety, functionality and durability. The proposals represent a sympathetic approach to maintaining the building and will prevent further deterioration of the structure and external fabric.

It is therefore considered that the proposed works are necessary, appropriate and beneficial to the long-term maintenance of the property. The works will ensure the building remains safe, weatherproof and fit for purpose, whilst preserving its existing character and appearance.

Appendix 1 – Photographs




**Image 01:**



**Image 02:**



**Image 03:**



**Image 04**:



**Image 05:**



**Image 06:**



**Image 07:**



**Image 08:**



**Image 09:**



**Image 10**:



**Image 11:**

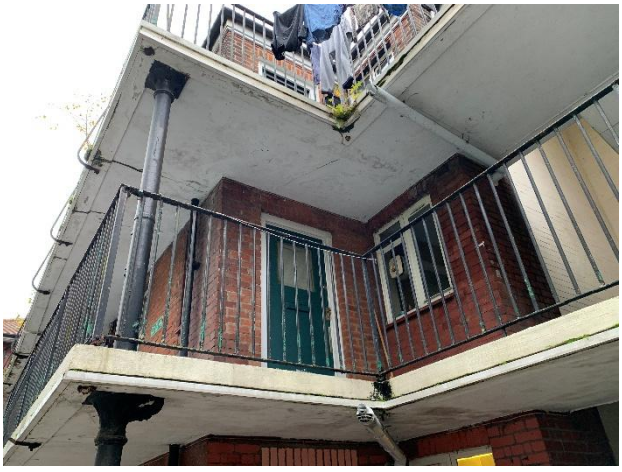


**Image 12:**



**Image 13:**

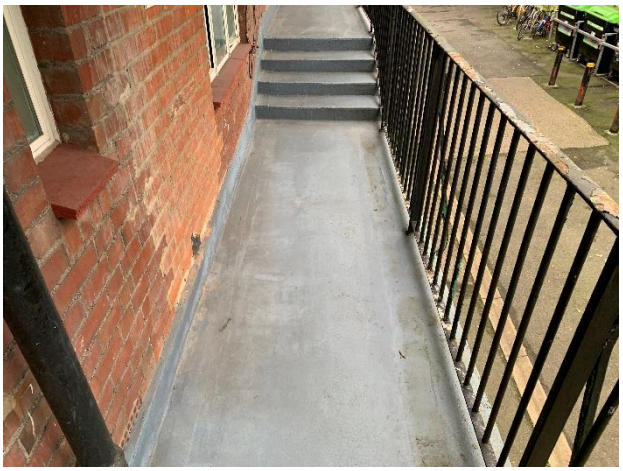


**Image 14:**

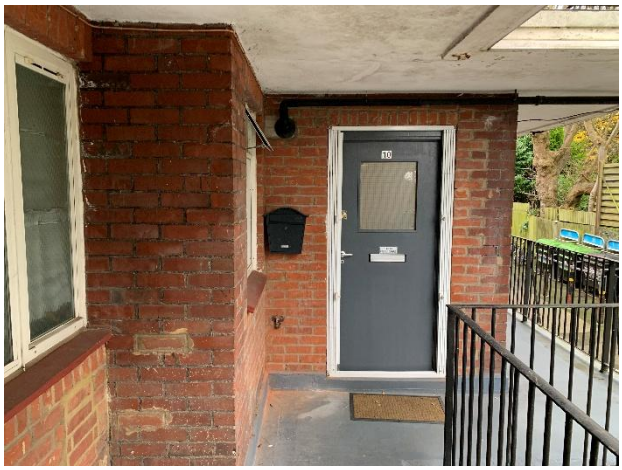


**Image 15:**



**Image 16**:



**Image 17:**

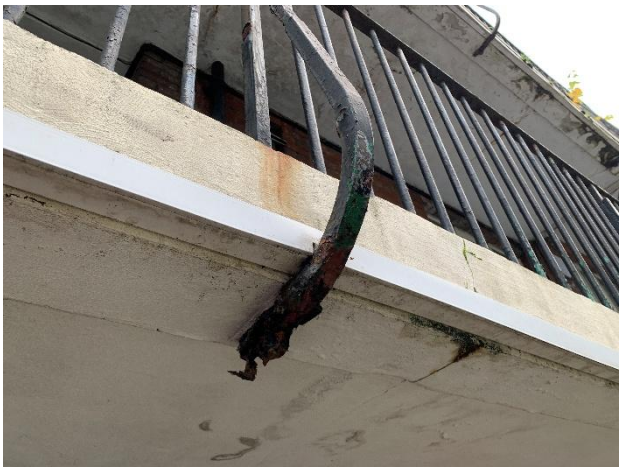


**Image 18:**



**Image 19:**



**Image 20:**



**Image 21:**



**Image 22**:

# APPENDIX 2 – HIGHGATE CONSERVATION AREA

Highgate Conservation Map:

