



DESIGN & ACCESS STATEMENT

NOVEMBER 2023

REFURBISHMENT, FRONT DORMER
&
REAR EXTENSION

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2. INTRODUCTION

This statement accompanies the planning application for works to a single owner-occupied house at 34 Ridge Road in relation to the proposed alterations including a single storey rear extension at Ground floor, that replaces the existing extension, and a front dormer.

Additionally, the proposal includes a reconfiguration of the internal spaces and layout to house new living spaces tailored to the family inhabiting the property.

The report and proposals have been produced by Scenario Architecture, on behalf of the current owners of the property Audrey Legrand and Sean James.

3. EXISTING SITE

BACKGROUND

The application site is a mid-terrace dwelling located on the southern side of Ridge Road in a mainly residential area. The street is characterized by mainly short terraces of approximately 6 properties, and a few semi-detached dwellings towards to the western end. The proposal is compliant with the following guidelines as recommended by the Haringey Council.

34 Ridge Road not located in a Conservation Area or a statutory listed building.

POLICIES

National Planning Policy Framework (2023)

Section 11. Making effective use of land
Section 12. Achieving well-design places

London Plan (2021)

PD1 - London's form, character and capacity for growth
PD3 - Optimising site capacity through the design-led approach
PD4 - Delivering Good Design
PD6 - Housing Quality and Standards
PD10 - Basement development
PD12 - Fire Safety

Haringey Local Plan

Development Management

DM1: Delivering High Quality Design
DM12: Housing Design and Quality

Development Plan Document (2017)

SP11: Design



The single family dwelling currently has a rear extension which is entirely dilapidated and needs replacing to cater for the needs and provide a safe environment to the owners.

The house is characterised by the red brick front and rear elevations, white rendered window surroundings and a slate roof. These materials are quite dominant in the area. Many alterations were brought to the properties around the Ridge Road throughout the years including numerous roof extensions, front dormers and rear extensions.

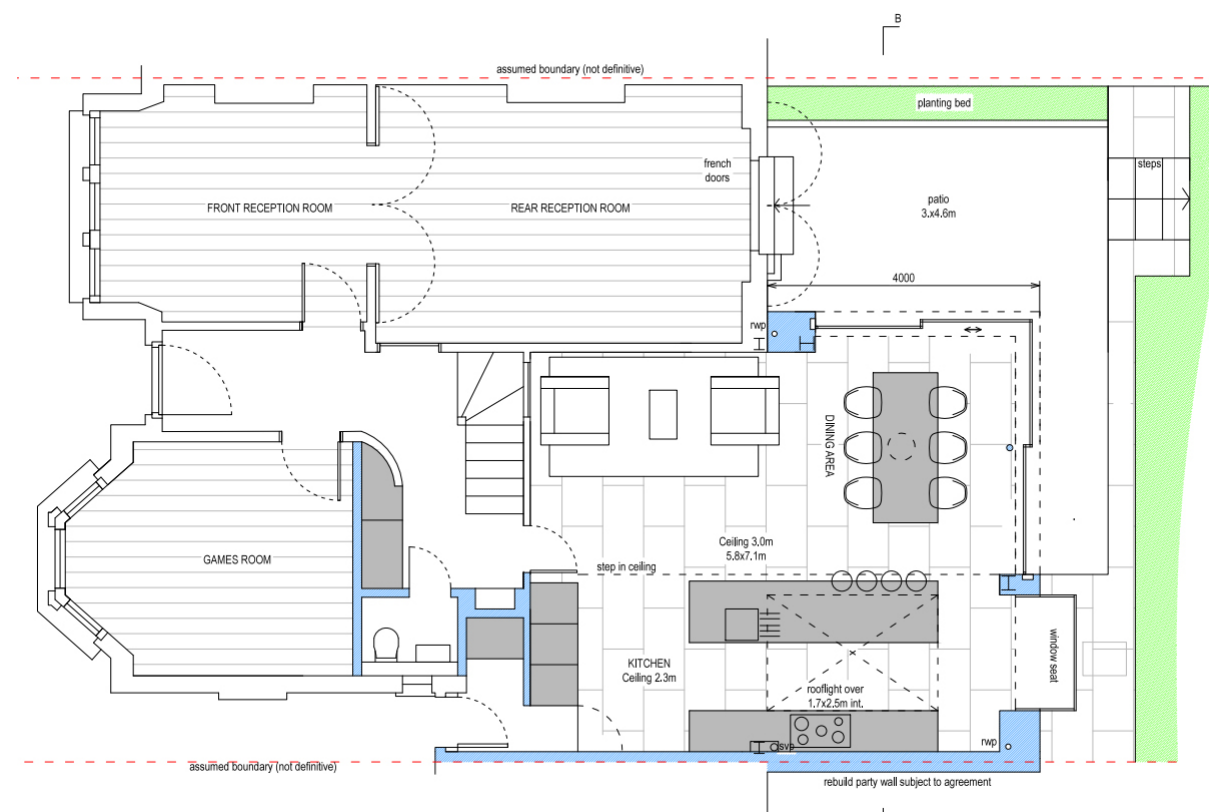
PRECEDENTS: REAR EXTENSION

In 2019 the neighbour at 32 Ridge Road N8 9LH, Reference No. HGY/2019/1335 for the: Single storey rear extension. Approved 01/07/2019.

The proposed extension demonstrates modern design and the use of contemporary materials. The rear extension of No. 32 is approximately 7 m wide, without being the full width of the house.



32 RIDGE ROAD
PROPOSED REAR ELEVATION



32 RIDGE ROAD
PROPOSED GROUND FLOOR PLAN

PRECEDENTS: FRONT DORMER

In 2022 the owner of 30 Ridge Road N8 9LH has received approval under Reference No. HGY/2022/2002 for the: Loft conversion including rear dormer and front dormer extensions. Approved 16/9/2022.

From the Officer Report: "The proposal is considered acceptable and would not have a detrimental impact upon the character and appearance of the host property and surrounding area."



30 RIDGE ROAD
EXISTING FRONT ELEVATION



30 RIDGE ROAD
PROPOSED FRONT ELEVATION

4. NEW PROPOSAL

The aim of the project is to optimise the indoor space for the family and make the living areas at ground, first and loft level more suitable and efficient aligning them with the need of the entire family. This scheme will allow for the continued use of the building in a manner appropriate to the high quality living standards expected today.

The proposed intervention seeks to reconfigure and optimise the spaces on ground, first and loft floor.

This will be achieved via:

a. Demolition of the single storey rear extension and construction of a larger replacement;

b. Construction of a front dormer;

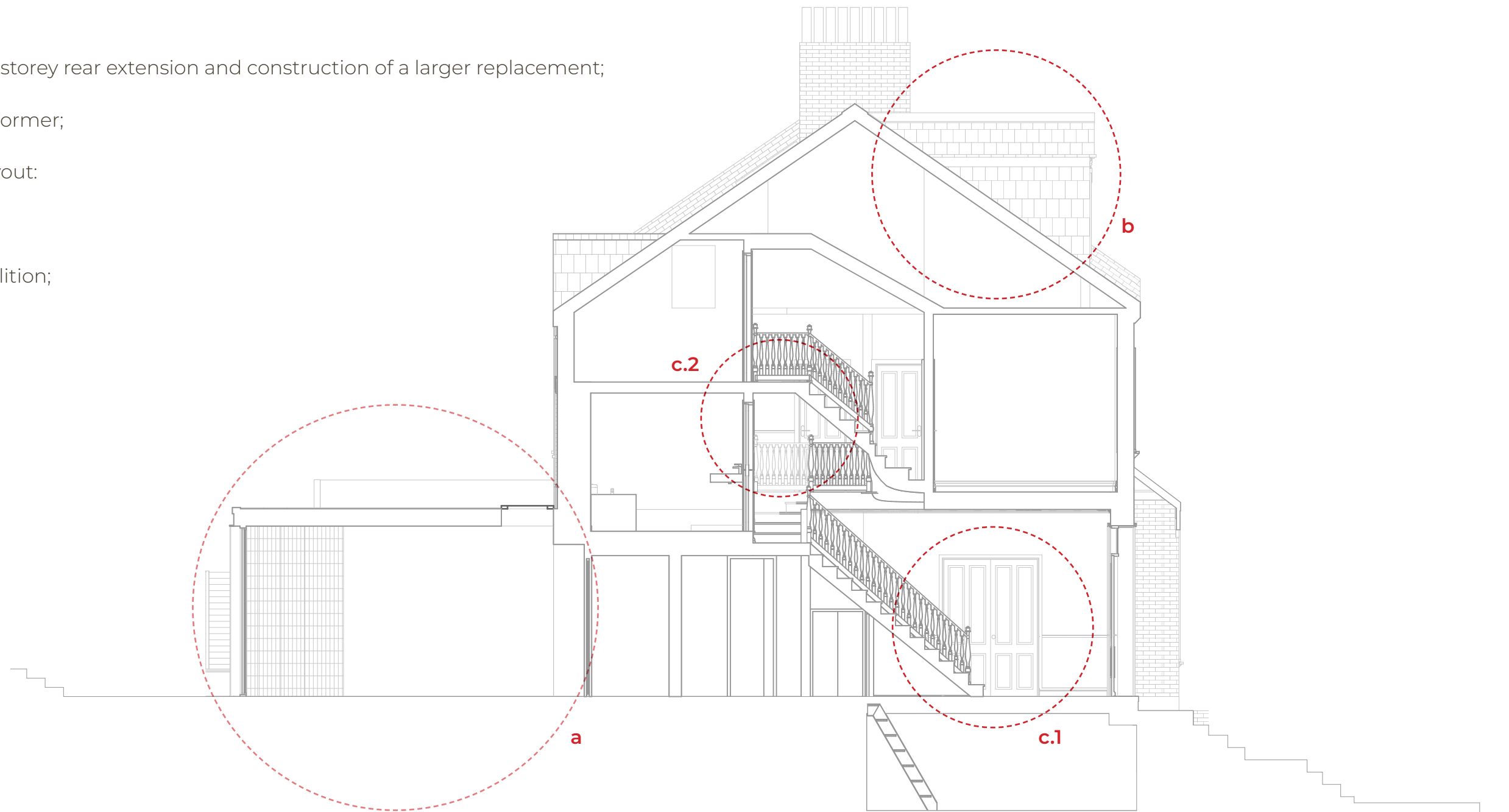
c. Other changes to the layout:

c.1 Ground floor

- Front room door position;
- Dining room doors demolition;

c.2 First floor

- Partition location;
- Storage demolition.



a. REAR EXTENSION

An extension is proposed across the whole width of the rear facade. The depth of the extension is 3.8 m next to the boundary with No 30, which coordinates with the depth of No. 30 extension. On the No. 32 side of the dwelling the depth increases to 5.2 m. The extension is 3.1 m in height from the existing external ground level.

Following the policies presented above, this proposal seeks to provide well designed spaces that represent contemporary interventions sensitive to the host building and amenity of the neighbours. The rear projections and loft extensions of the houses on the Ridge Road are inconsistent in size, form and expression.

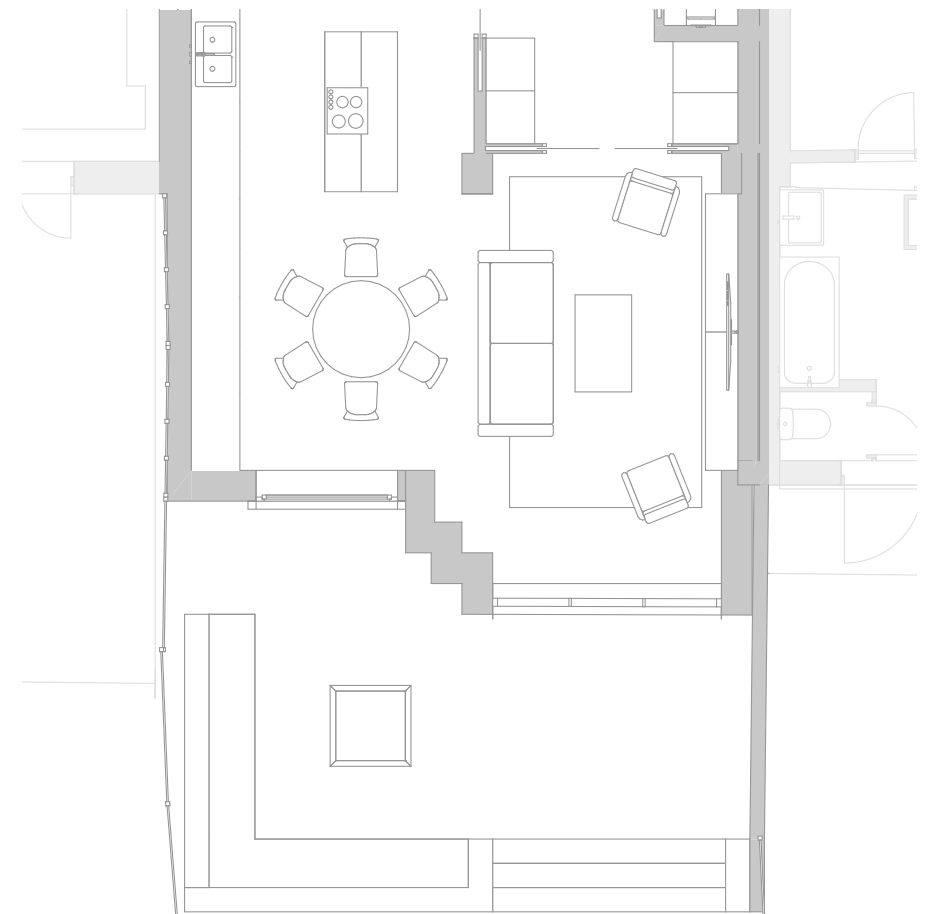
The proposed extension aims to respond and to enhance what is already presented in the original house while implementing a contemporary design approach. The facade will be clad in matching to the existing red brick. The large garden doors, window and skylights will have dark grey aluminium and wooden frames.

LANDSCAPING

The hard landscaping adjacent to the extension is proposed to provide outdoor entertaining space and soften the transition to the garden that rises up from the rear of the house.



1.



2.

1. Proposed rear elevation
2. Proposed plan (fragment)

b. FRONT DORMER

A number of properties on Ridge Road have undergone loft conversions with front dormer windows, however the terrace which the application dwelling forms part of has not benefited from roof modifications of this kind.

In the wider context, there has been a significant number of front dormer windows, therefore it is established that front dormer windows are prevailing features within the street scene.

The proposed dormer is designed in line with the facade proportions and scale and would not appear at odds with the character and appearance of the host dwelling and the surrounding area.

The dormer will be clad in slate tile with dark grey painted wooden double glazed systems that match the traditional sash windows.



1.

1. Proposed front elevation

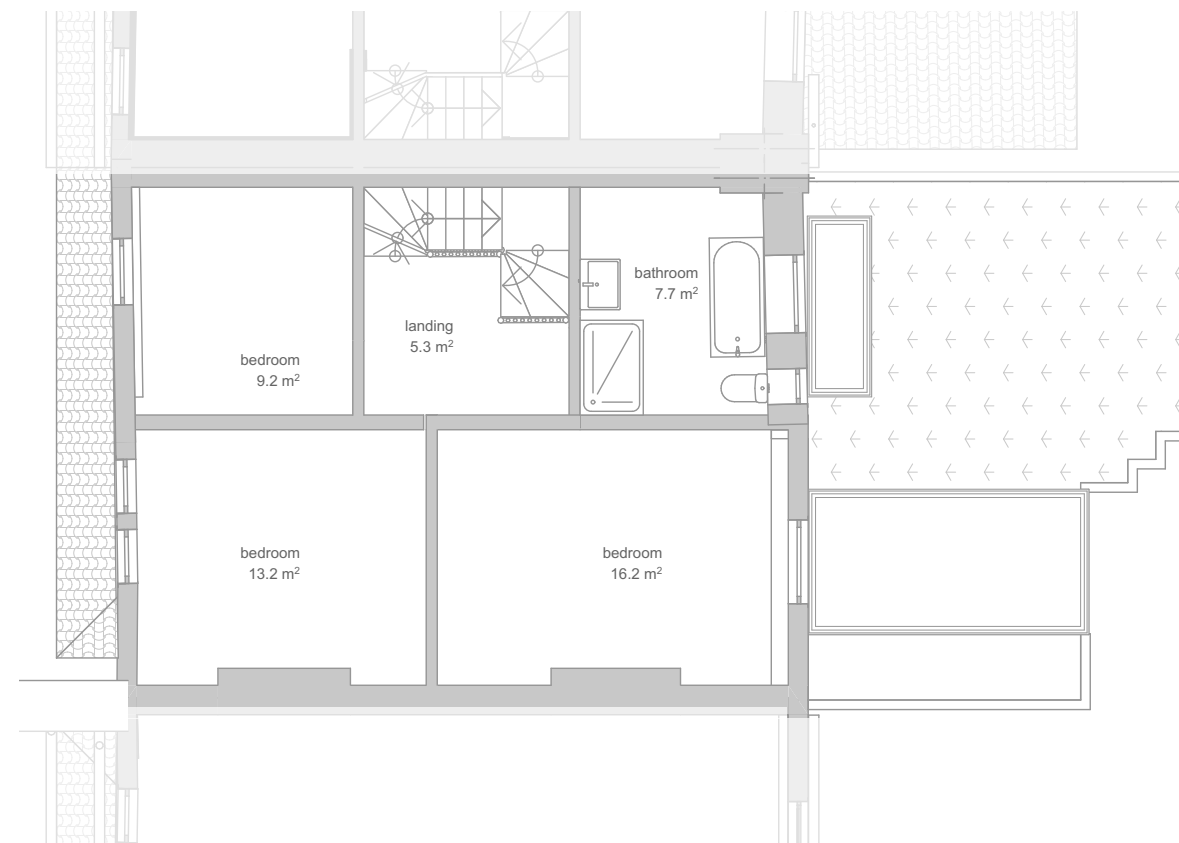
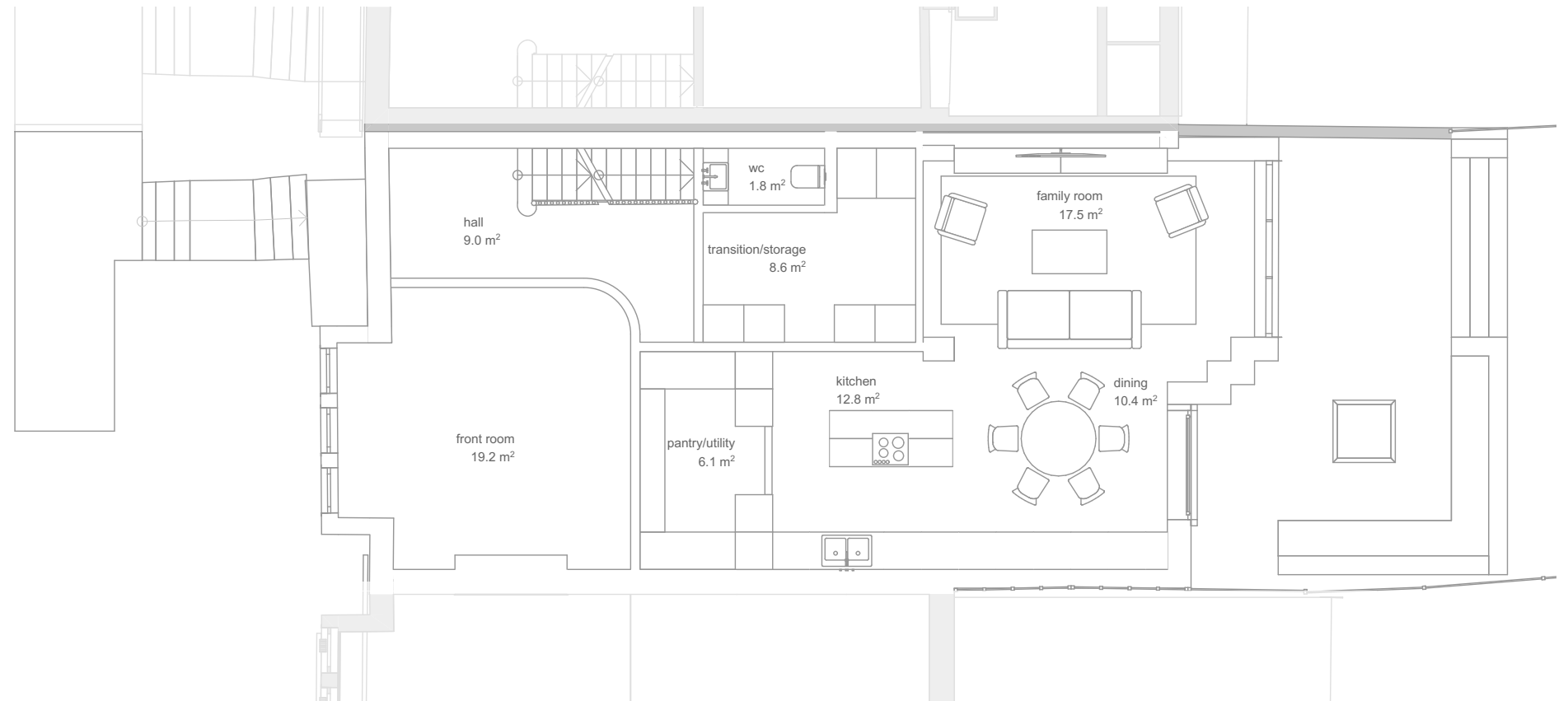
c. OTHER CHANGES

c.1 Ground floor layout

- Front room door position;
- Dining room doors demolition;

c.2 First floor layout

- Partition location;
- Door demolition.



1. Proposed Ground floor plan
2. Proposed First floor plan

PROPOSALS&POLICY

REAR EXTENSION

The extension does not significantly reduce the available external amenity space which is approximately 127.6 sq m. It also does not adversely impact on the privacy or amenity of the neighbouring properties at 32 and 36 Ridge Road. It presents no additional overlooking opportunities.

The 45° test is used to check extensions that are perpendicular to a window - as outlined below.

“If the centre of the neighbour’s window lies on the extension side of both of the 45° lines (on plan and elevation), then the more detailed BRE tests are required. Otherwise, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received either over the roof, or beyond the end of the extension.”

The proposed extension does intersect a 45 degree line in plan but does not intersect a 45 degree line struck in elevation meaning that daylight and sunlight levels are unlikely to be adversely affected.

The extension is subordinate to the host building as it sits comfortably within the height of the ground floor without encroaching on the windows at first floor level.

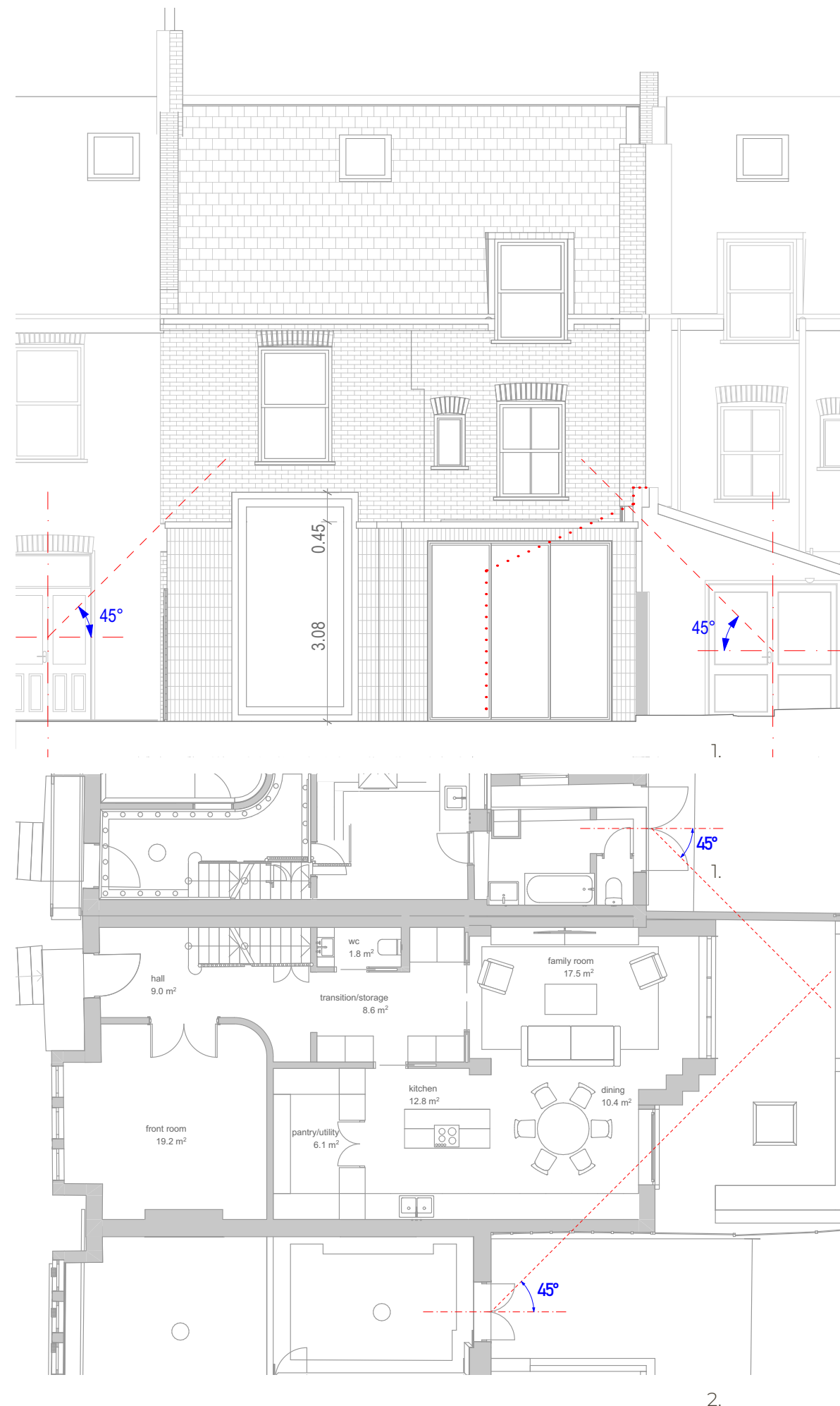
FRONT DORMER

“(…) Front dormers would not normally be permitted unless they are already part of the established local character and sensitively designed to contribute positively to the roofscape.”

As was previously mentioned above, front dormers became a prominent feature of the area and therefore do not interfere with the existing roofscape.

The proposed dormer size, location and design is such that it appears subordinate on the roof, as is advised by the Haringey Development Management Policy DM12: Housing Design and Quality.

1. Proposed rear elevation



2.

ADDITIONAL CONSIDERATIONS

ACCESS

Access to the house remains unchanged.

USE

The property is to remain as a single family dwelling (C3 residential). The alterations are necessary to enable the continued use of the property by a family.

MATERIAL STRATEGY

The materials proposed are either to match existing brick and slate tile, or they are high quality and durable. Examples of the latter approach are minimal aluminium framed glazing, modern wooden double-glazed windows, brick paving and cladding to the rear.

ENVIRONMENTAL IMPACT

Regarding the conservation of energy and materials, there are the following design considerations:

- The proposal seeks to maximise direct daylight to the existing ground floor, which is likely to be occupied in daylight hours. This leads to improved solar gain, reducing the heating requirement, and gives higher natural light levels;
- Insulation levels will meet the requirements set by Building Regulations, and the proposed windows will be double-glazed units;
- The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported;
- No trees will be affected by the proposal.