



native north

38 Ringwood Avenue, London, N2 9NS

Design and Access Statement

A3

29 January 2024

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1. OS Map of site

1.0 Introduction

The existing site at 38 Ringwood Avenue, N2 9NS contains a two storey, detached Arts and Crafts building which is in use as C3 residential.

The following statement provides commentary in support of carefully considered enhancement to the existing building. This includes:

- 1.1 Loft conversion with rear facing dormer.
- 1.2 Part infill first floor extension.
- 1.3 Alterations to existing pitched main roof
- 1.4 Roof lights.

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.

2.0 Location and Existing Situation

The application site is situated within London Borough of Haringey, on the eastern 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 604sqm, the site is generally rectangular with the house located to the front of the plot nearest the street. The front garden features some planting, gated access to both sides and a private driveway leading to an elevated entrance door below a canopy. 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.

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

HGY/2023/2370 – Single storey rear extension with roof lights, part infill first floor extension and associated external alterations.

Granted 17/11/2023

HGY/2014/2368 – Rear ground floor extension and roof extension with rear dormer.

Granted 28/01/2015

HGY/2003/2116 – Erection of part ground floor and part first floor side extension.

Granted 14/01/2004

The planning history also contains various applications relating to tree works.

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1. Birds eye view to front of No.38 Birchwood (looking North).



2. Birds eye view to rear of No.38 Birchwood (looking South).

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3.0 Existing Images



1. Existing rear of 36-30 Ringwood Ave showing presence of multiple rear dormers



2. Existing rear of 40-44 Ringwood Ave showing presence of multiple rear dormers



3. View of existing rear elevation from rear garden



4. View from rear to side alley of No.38



5. View from No.38 showing expansive rear garden

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4.0 Design

Use

The loft conversion with rear facing dormer is primarily to provide an additional bedroom space with an additional shower room for a growing family.
The first floor infill extension is purely to facilitate a more coherent roof design at loft level.

Layout

Social areas of the house are arranged on the ground floor with the private bedroom spaces on the upper levels. The proposed works maintain this hierarchy. This information is provided through drawings which accompany the application.
Ringwood Avenue is considered to have a range of eccentric roof forms and designs. This proposal intends to rationalise and balance the existing roof at No.38 which has been added to incoherently over the years.

Amount

The loft extension predominately occupies the rear portion of the main roof. The new rear facing dormer is proposed to sit centrally to the main roof to mitigate massing, and has been restricted to approximately 1/3 width or 3.5m wide. The dormer is proposed approximately 3m high, but there is no increase proposed to the existing ridge height.

The first floor extension is approximately 1.86m wide x 2.3m deep to align with the flank wall of the house, but remain set back from the rear elevation to maintain subordination to the main house and sensitivity to No.40. The first floor extension will adopt a pitched roof form to correspond with the main roof above.

Refer to sketch drawings overleaf for illustration of the proposed additions against existing and permitted massing.

The drawings demonstrate compliance with 45degree BRE daylight/sunlight angle to neighbouring properties.

Flank wall windows to both No.36 and 40 Ringwood Avenue are understood to be to non-habitable spaces (bathroom, stair etc.).

Local precedent - rear extensions of similar depth, height and design;

HGY/2021/2363 | Loft Conversion with half Hipped Roof and Dormer on Rear with Juliet Balcony.

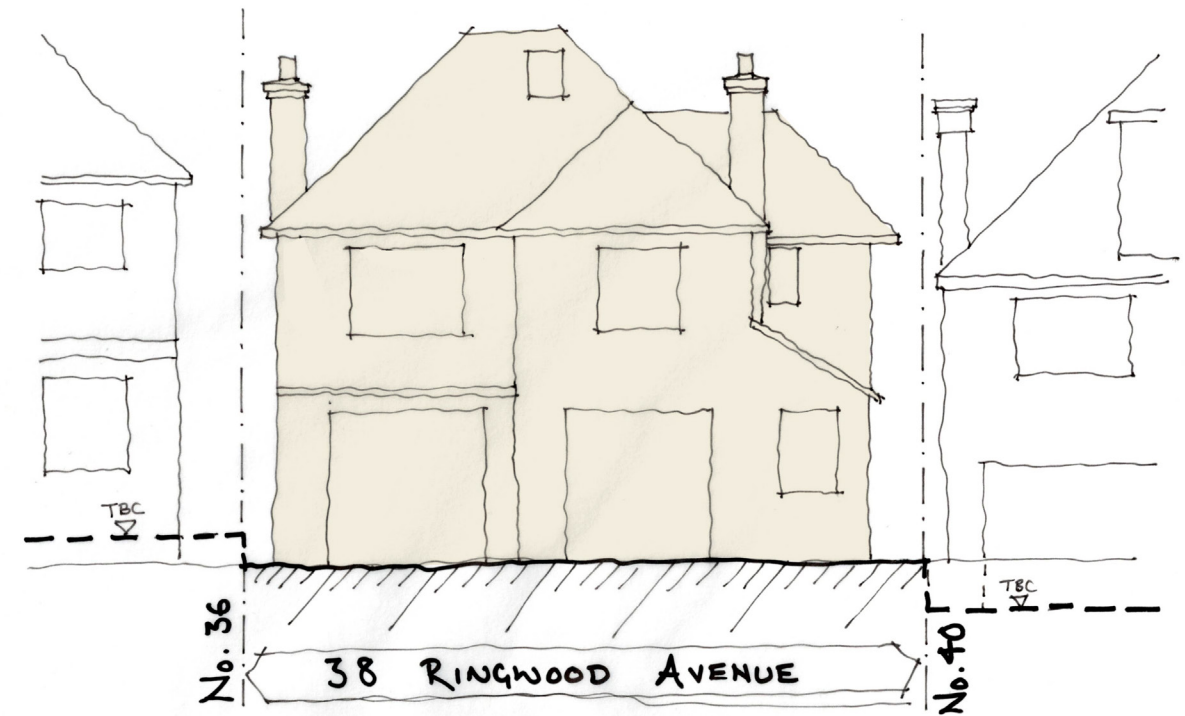
39 Ringwood Avenue London N2 9NT London - Granted 22/09/2021

HGY/2021/0941 | Single storey rear extension, two storey side extension and enlargement of existing loft conversion.

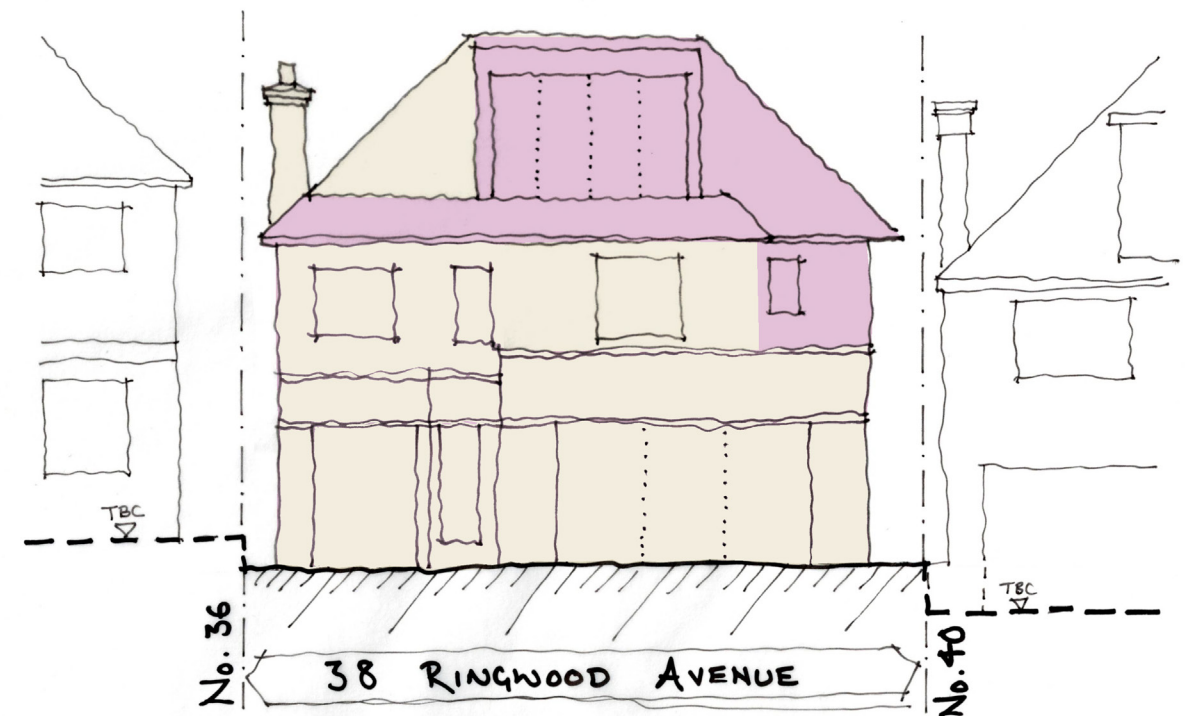
24 Ringwood Avenue London N2 9NT - Granted 16/07/2021

HGY/2016/3660 | Rear extension, loft conversion, first floor front side extension and conversion of garage to a habitable room.

19 Ringwood Avenue London N2 9NT London - Granted 10/02/2017



1. Design sketch showing existing rear elevation of No.38 Ringwood Avenue - **INDICATIVE ONLY**



2. Design sketch showing proposed rear elevation of No.38 Ringwood Avenue - **INDICATIVE ONLY**

5.0 Appearance

The proposed extensions and alterations are largely to utilise materials to match the existing house to ensure the building remains in keeping with the character and appearance of the surrounding area albeit with contemporary glazing which is considered acceptable to the rear.

This includes red rosemary red clay plain tiles to the new pitched roof areas and rear facing dormer. The roof adopts a mixture flat and pitched design to blend with existing and mitigate height as required. The first floor extension is to be rendered to match the upper floor and acknowledge the existing building hierarchy.

A careful selection of openings feature to the rear including aluminium framed double glazing to the dormer providing better connection to the garden and enhanced light levels. A simple casement window is added to the first floor extension to match existing. Where rooflights are proposed, these are to be double glazed, low profile conservation style.

6.0 Landscaping

Landscaping will be unaffected by the proposed works.

7.0 Access

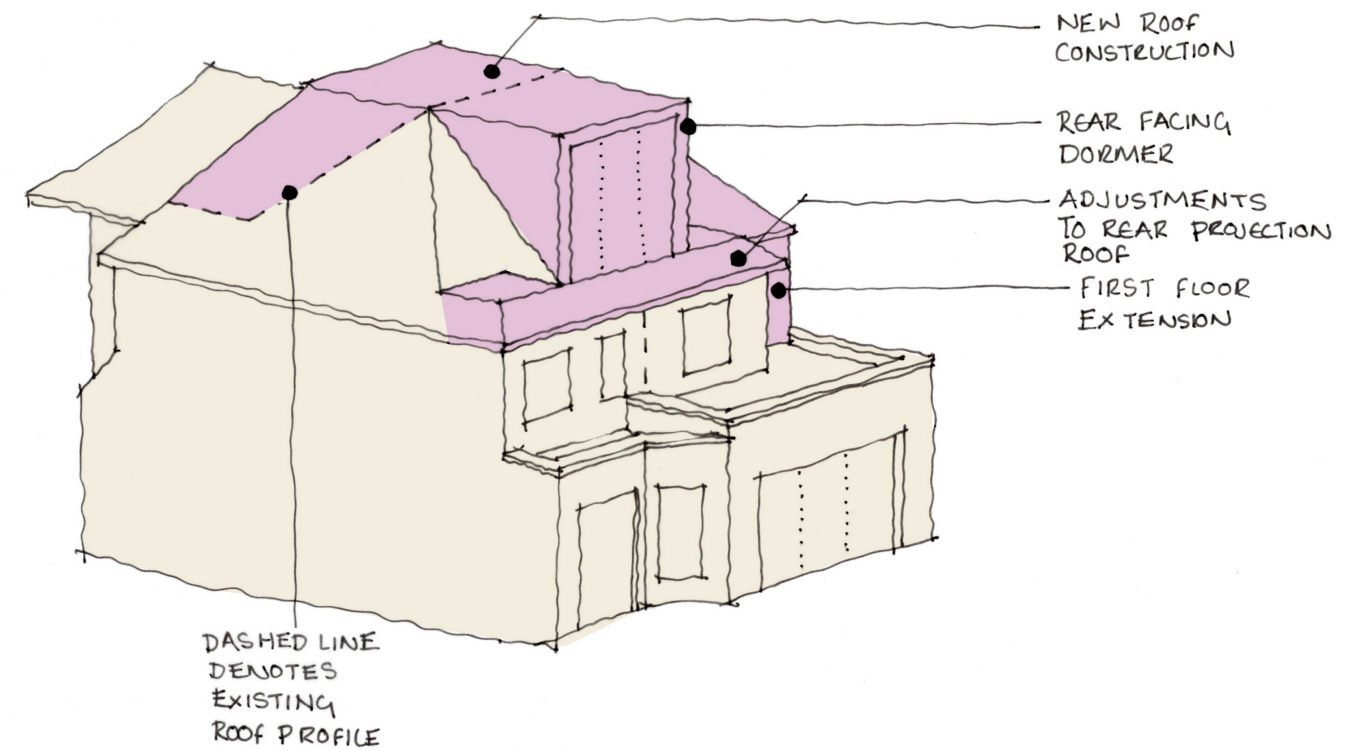
Access will be unaffected by the proposed works.



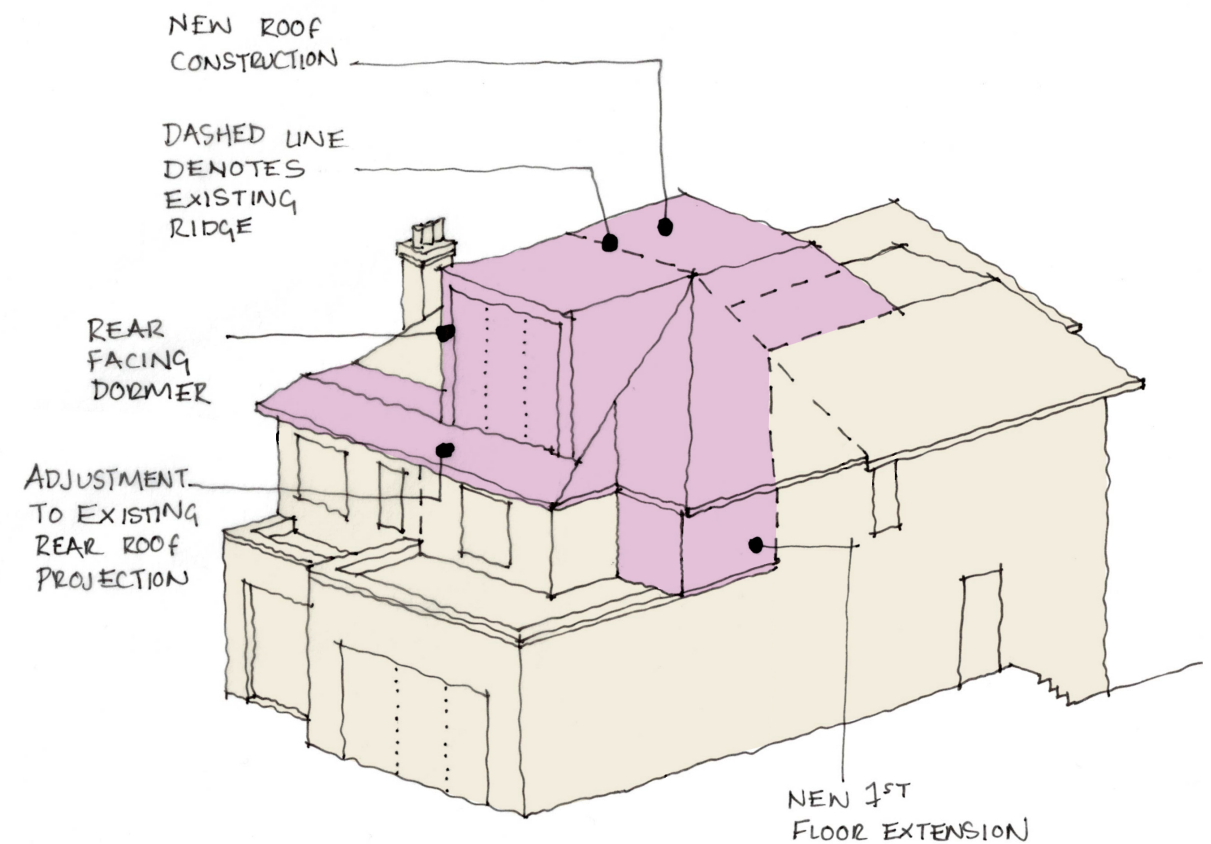
1. Rosemary red clay plain tiles to main roof and dormer



2. White render to first floor extension



3. Design sketch showing proposed additions in pink - **INDICATIVE ONLY**



4. Design sketch showing proposed additions in pink - **INDICATIVE ONLY**

8.0 Conclusion

This planning application proposes alterations to the existing building which are carefully considered enhancements of existing building volume and an improvement on the current incoherent layout.

Similar alterations have been previously permitted to the building and in the local area whilst also aiming to improve quality of life for the applicant and maintaining the ageing building. The principle of the proposed extension and alterations are considered to be acceptable.

The proposed extensions are considered to be well designed, of an appropriate scale. The extensions are subservient to the existing building and will be constructed in materials which match or are complimentary to the existing building. The proposed alterations continue to protect the existing building whilst acknowledging the need for development.

The proposed dwelling is considered to be acceptable in terms of size, design and amenity. The proposal is not located in a Conservation Area, results in no increase to the existing ridge height and will not result in material harm to the amenity of adjoining residences. The amenity of the applicant is considered to be greatly improved by the proposal allowing the family to remain in the property and surrounding area.

Contact:

In the first instance any queries or site visit requests should be directed to:

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As paragraph 38 of the NPPF, we expect to approach decision-taking in a positive and creative way to deliver this sustainable development. If required, we expect to look for solutions in a proactive manner with the applicant seeking to approve this application for sustainable development.