DESIGN STATEMENT

FOR

REAR AND SIDE EXTENSION TO

38 HANOVER ROAD N15 4DL

PREPARED BY BURSTON ARCHITECTS FEBRUARY 2015

CONTENTS

PAGE NO.	
1	CONTENTS
2	DESIGN STATEMENT
3	EXISTING PHOTOS
4	DRAWING LIST
6	LOCATION PLAN
7	EXISTING DRAWINGS
12	PROPOSED DRAWINGS

DESIGN STATEMENT

WITH APPLICATION TO HARINGEY PLANNING FOR REAR EXTENSION TO 38 HANOVER ROAD N15 4DL

PREPARED BY BURSTON ARCHITECTS FEBRUARY 2015

INTRODUCTION

38 Hanover Road is a Victorian cottage style terrace house with M type roof and 2 storey back addition. There is also a short single storey back extension of more recent origin. The house is not handed with next door so that the party wall of no. 40's back addition forms the side boundary.

SITE & SURROUNDINGS

The immediate area has a range of buildings from the Victorian era on. Some are residential others commercial. The site is not within a Conservation Area. No. 38 and the adjacent houses have long back gardens.

BRIEF

The brief is to extend the size of the house to meet the needs of a growing family.

DESIGN

The proposal is to form back addition and build further out a single storey back addition set back from the boundary with no. 40.

MATERIALS

The walls are brick, windows have been replaced with modern pvc windows. The rear is partly rendered. The proposed materials for the new rear extension are rendered walls and pvc or aluminium doors and windows.

ACCESS

The area is flat, and the ground floor of the house will be more suitable for mobility use, including a ground floor toilet. The site is close to shops and public transport.

FRONT ELEVATION



REAR ELEVATION







FRONT ELEVATION

REAR ELEVATION

BURSTON ARCHITECTS

38 HANOVER ROAD, LONDON, N15 4DL

DESCRIPTION	EXISTING	PROPOSED
LOCATION PLAN	001	
GROUND FLOOR PLAN	003	050
FIRST FLOOR PLAN	004	051
SECTION AA	010	060
SECTION BB	011	
REAR ELEVATION	020	070

EXISTING DRAWINGS



Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

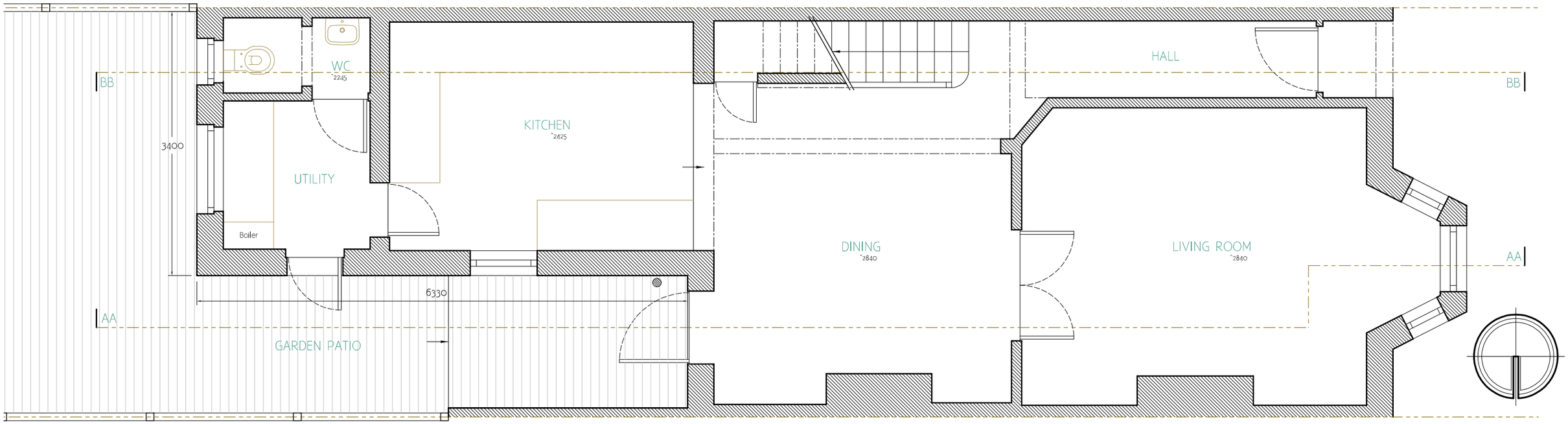
BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

LOCATION PLAN as EXISTING

SCALE 1:500@A3
JANUARY 2015

1502.001

0M 50M



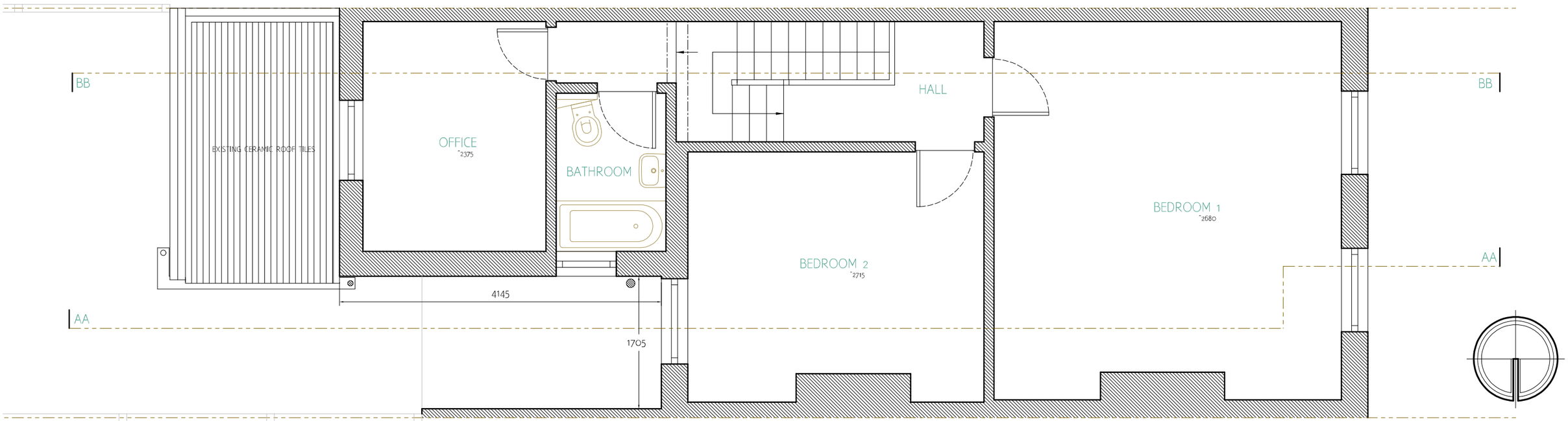
Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

GROUND FLOOR PLAN
as EXISTING
SCALE 1:50@A3
JANUARY 2015

1502.003

0M 2.5M



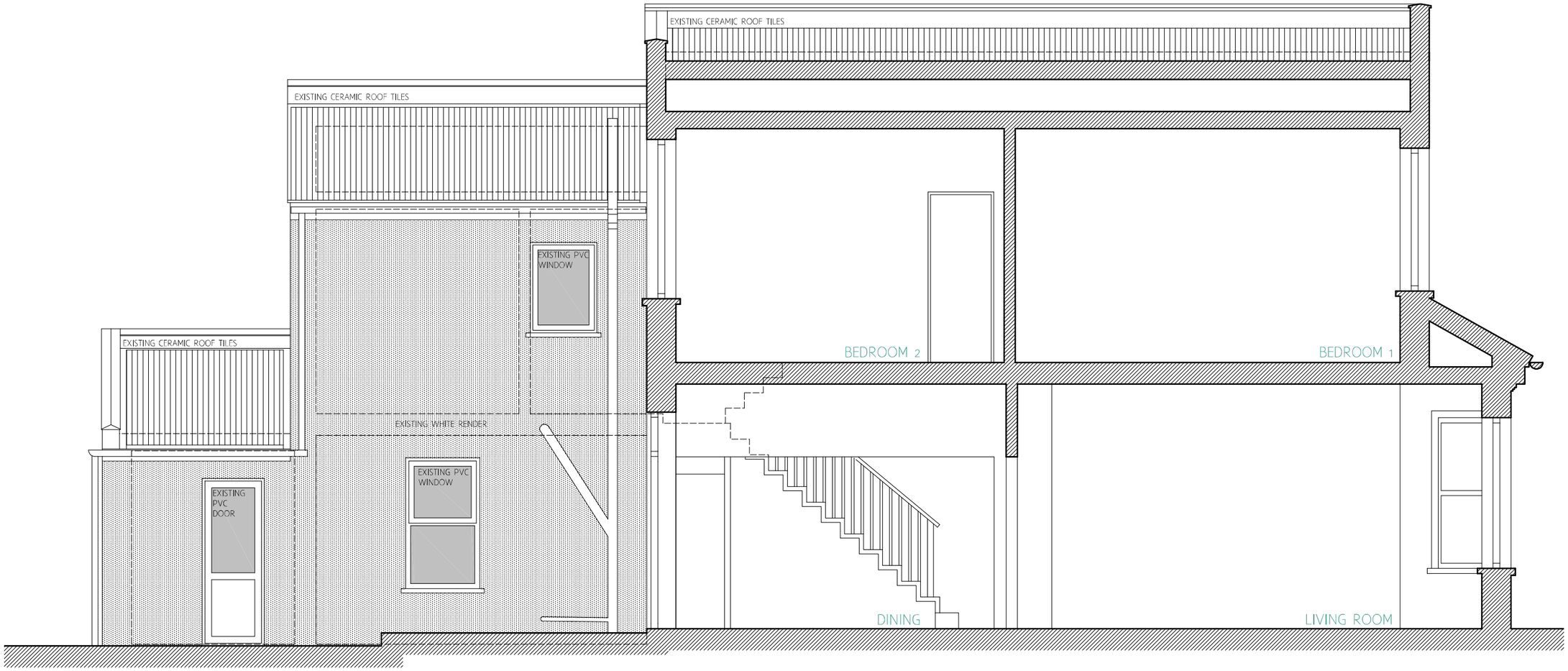
Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

FIRST FLOOR PLAN
as EXISTING
SCALE 1:50@A3
JANUARY 2015

1502.004

0M 2.5M



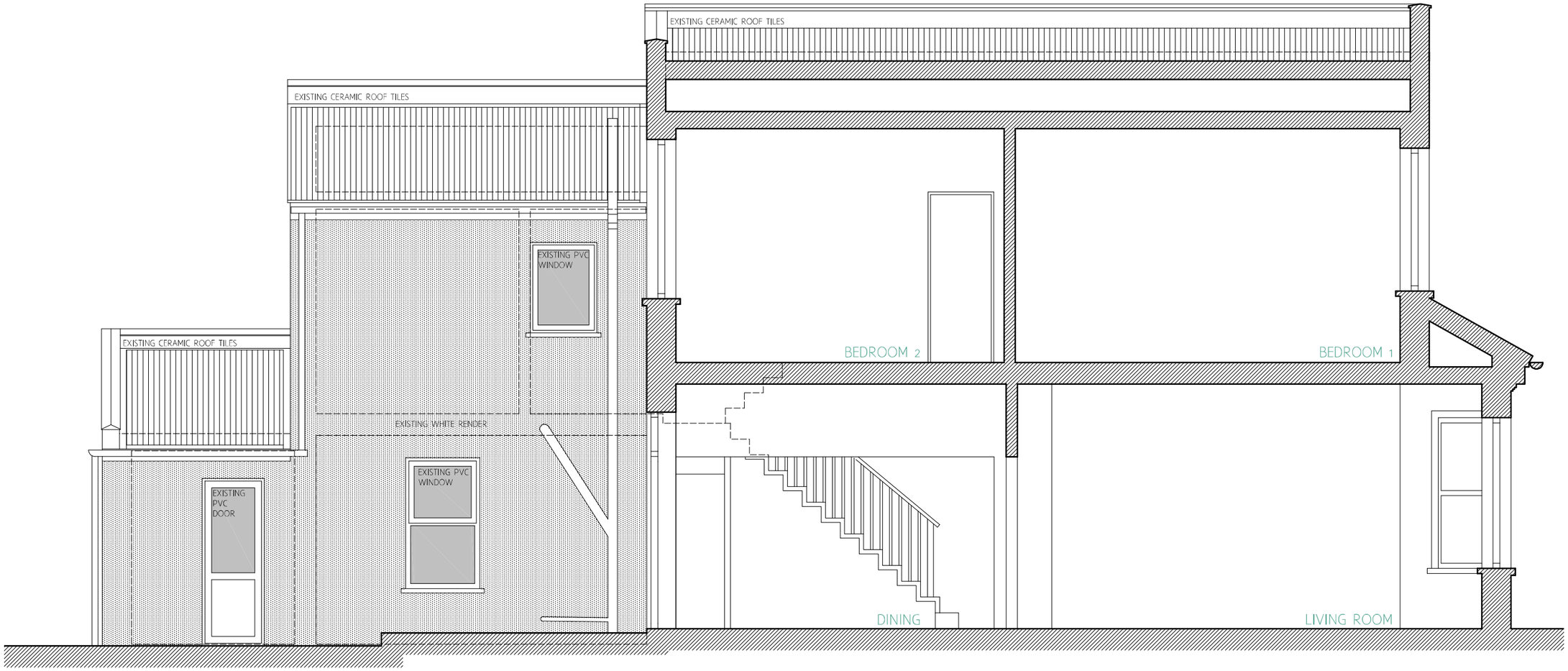
Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

SECTION AA
as EXISTING
SCALE 1:50@A3
JANUARY 2015

1502.010

0M 2.5M



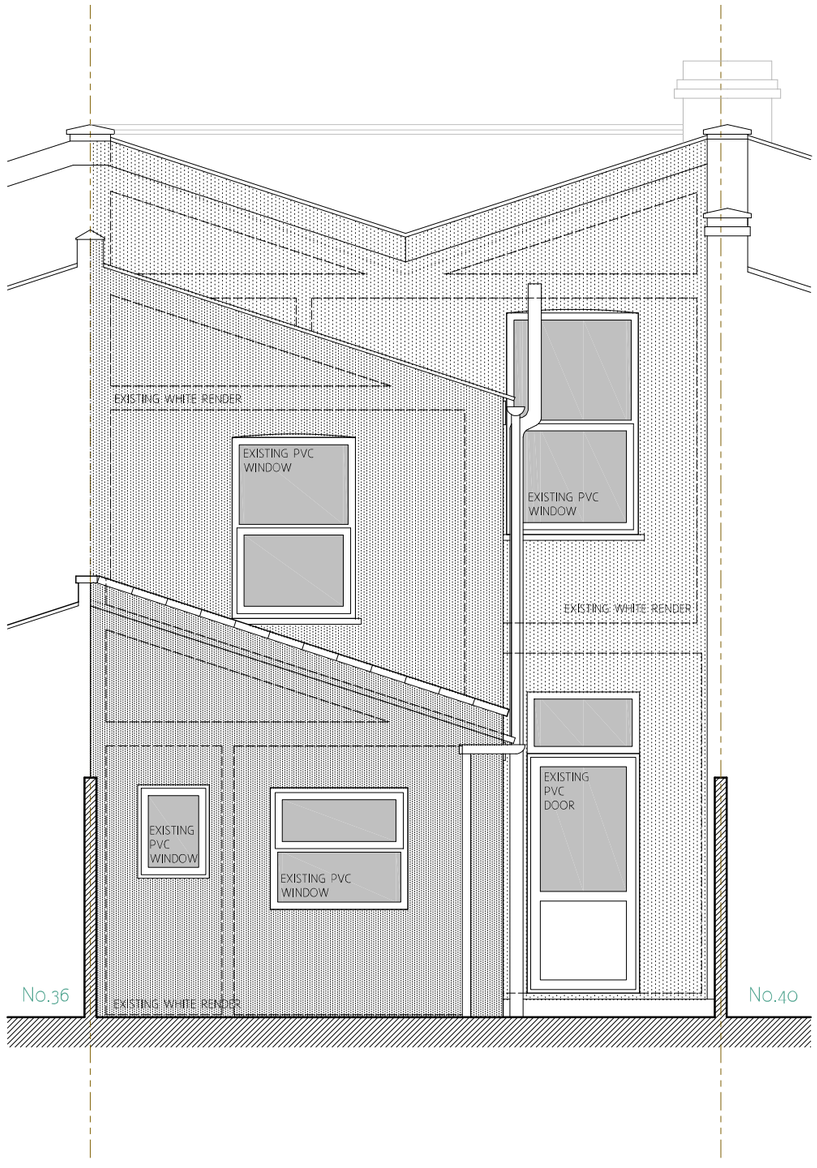
Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

SECTION AA
as EXISTING
SCALE 1:50@A3
JANUARY 2015

1502.010

0M 2.5M



Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

REAR ELEVATION
as EXISTING
SCALE 1:50@A3
JANUARY 2015

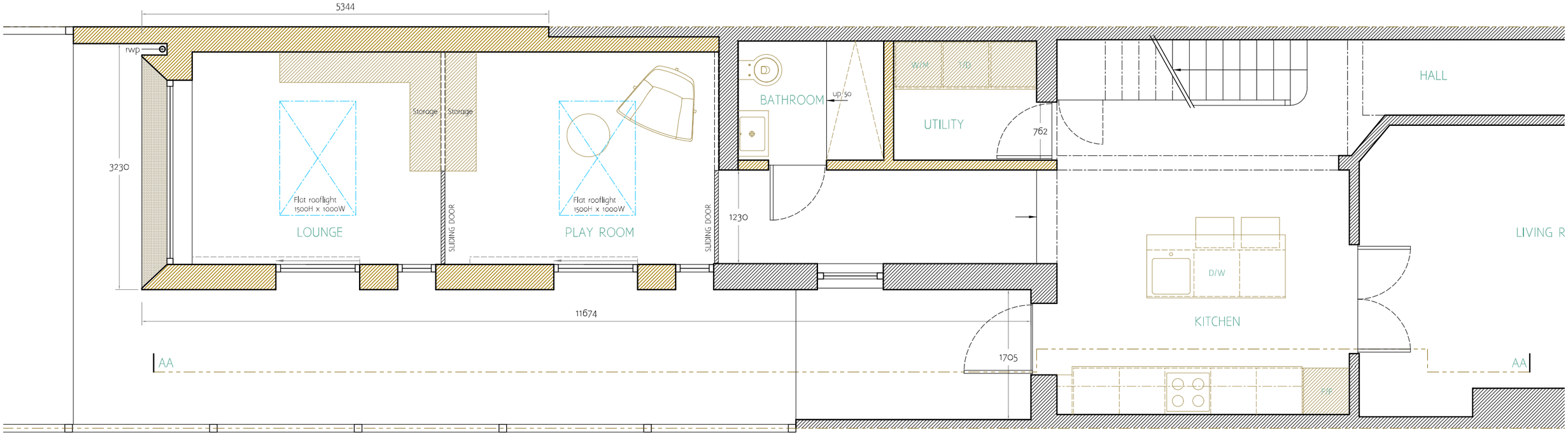
1502.020

0M 2.5M

PROPOSED DRAWINGS

GENERAL & DIMENSIONAL NOTES:

This drawing is to be read in conjunction with the relevant drawings, specifications and schedules.
Dimensional and other discrepancies are to be reported to the architects.
Drawings are not to be scaled.
Only figured dimensions should be used.
The contractor is responsible for taking and checking site dimensions



Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

GROUND FLOOR PLAN as PROPOSED

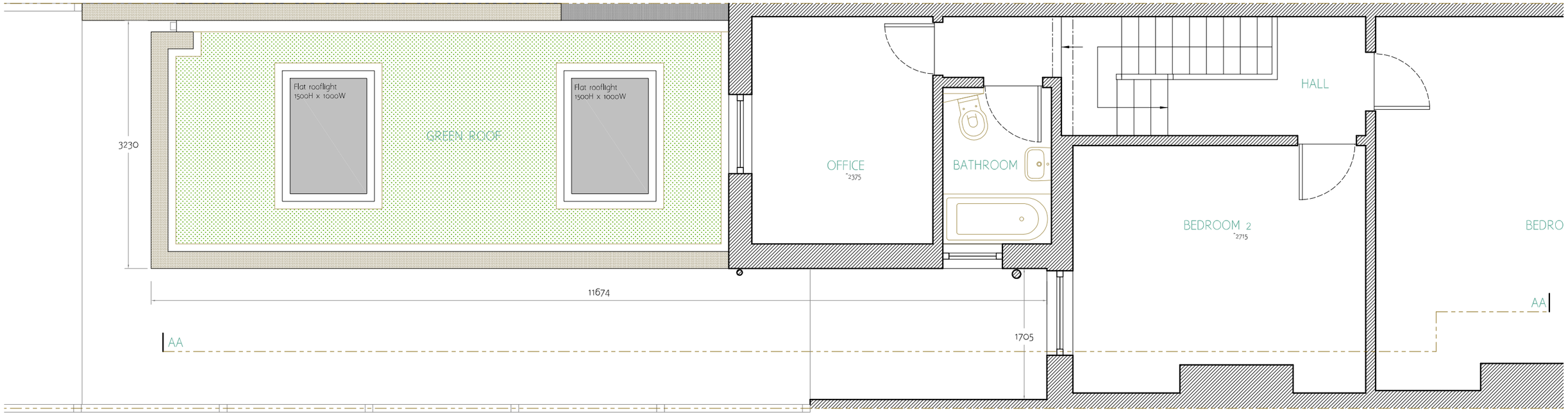
SCALE 1:50@A3
JANUARY 2015

1502 - 050

0M 2.5M

GENERAL & DIMENSIONAL NOTES:

This drawing is to be read in conjunction with the relevant drawings, specifications and schedules.
Dimensional and other discrepancies are to be reported to the architects.
Drawings are not to be scaled.
Only figured dimensions should be used.
The contractor is responsible for taking and checking site dimensions



Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

FIRST FLOOR PLAN as PROPOSED

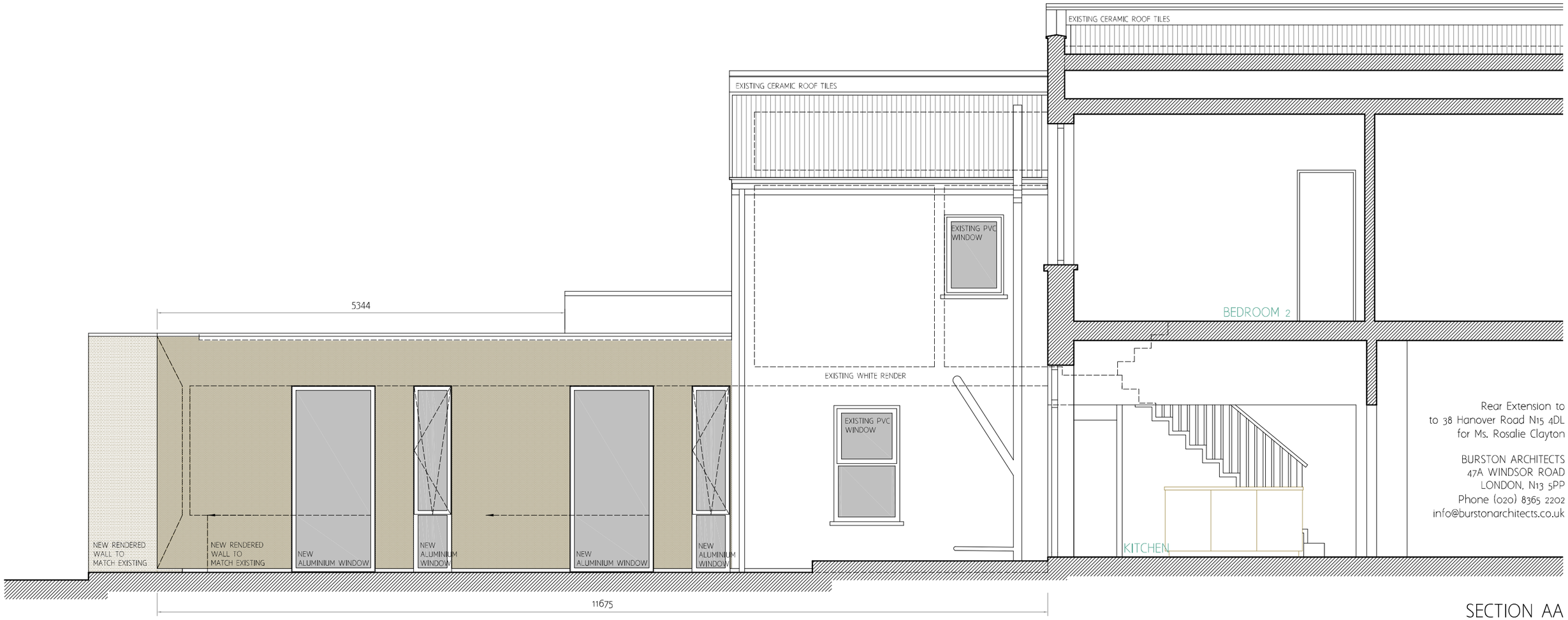
SCALE 1:50@A3
JANUARY 2015

1502 - 051

0M 2.5M

GENERAL & DIMENSIONAL NOTES:

This drawing is to be read in conjunction with
the relevant drawings, specifications and schedules.
Dimensional and other discrepancies are to be reported
to the architects.
Drawings are not to be scaled.
Only figured dimensions should be used.
The contractor is responsible for taking and
checking site dimensions



Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

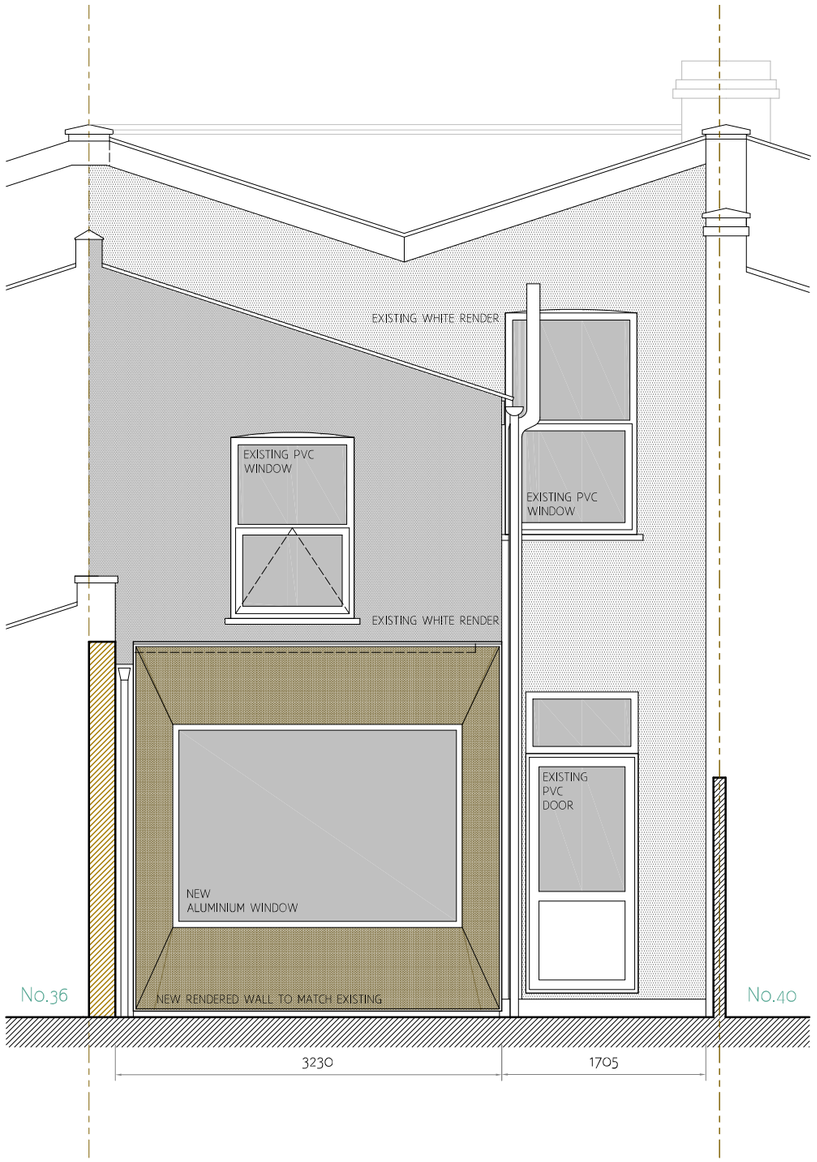
SECTION AA
as PROPOSED
SCALE 1:50@A3
JANUARY 2015

1502 - 060

0M 2.5M

GENERAL & DIMENSIONAL NOTES:

This drawing is to be read in conjunction with the relevant drawings, specifications and schedules. Dimensional and other discrepancies are to be reported to the architects.
Drawings are not to be scaled.
Only figured dimensions should be used.
The contractor is responsible for taking and checking site dimensions



Rear Extension to
to 38 Hanover Road N15 4DL
for Ms. Rosalie Clayton

BURSTON ARCHITECTS
47A WINDSOR ROAD
LONDON, N13 5PP
Phone (020) 8365 2202
info@burstonarchitects.co.uk

REAR ELEVATION as PROPOSED
SCALE 1:50@A3
JANUARY 2015

1502 - 070

0M 2.5M