TOTTENHAM LANE

PLANNING APPLICATION SUBMISSION TO HARINGEY PLANNING DEPARTMENT

NEW DEVELOPMENT AT THE REAR OF
45 TOTTENHAM LANE, N8 9BD, LONDON

PREPARED BY BURSTON ARCHITECTS JUNE 2016

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DESIGN STATEMENT

FOR PLANNING SUBMISSION TO HARINGEY PLANNING

NEW DEVELOPMENT AT THE REAR OF 45 TOTTENHAM LANE, N8 9BD, LONDON

PREPARED BY BURSTON ARCHITECTS JUNE 2016

SITE AND SURROUNDINGS

The application site is located to the rear of 45 Tottenham Lane and is accessed from Rathcoole Avenue via a shared alleyway. A two-storey building has been constructed on the site and its use is restricted to an artist's studio. The alleyway in question and site it serves are generally in poor condition and attract fly tipping. The site is not located within the conservation area and is within walking distance of Hornsey station.

RELEVANT PLANNING HISTORY

The site has recently received permission for the use described above which is effectively a renewal of a permission that had lapsed.

BRIEF

The brief is to rebuild the property to provide a new residential unit in lieu of the artist's studio

DESIGN

The new house is entered from the side, and beyond the entrance is a recycling and bicycle store. The lower floor is dropped partly into the ground to reduce the bulk of the building, with the bedrooms on the lower floor and the living room and kitchen dining on the upper floor.
To reduce overlooking, the upper floor is mainly lit by rooflights and the flank wall towards Rathcoole Avenue does not have any windows.

MATERIALS

The materials proposed are green roof, brick external walls, aluminium windows and external doors, timber fencing.

ACCESS

The house is split-level. It is within easy reach of shops and public transport.

EXISTING PHOTOS

FRONT ELEVATION



VIEW OVER THE TOP





FRONT ELEVATION, BIRD EYE VIEW



REAR ELEVATION, BIRD EYE VIEW

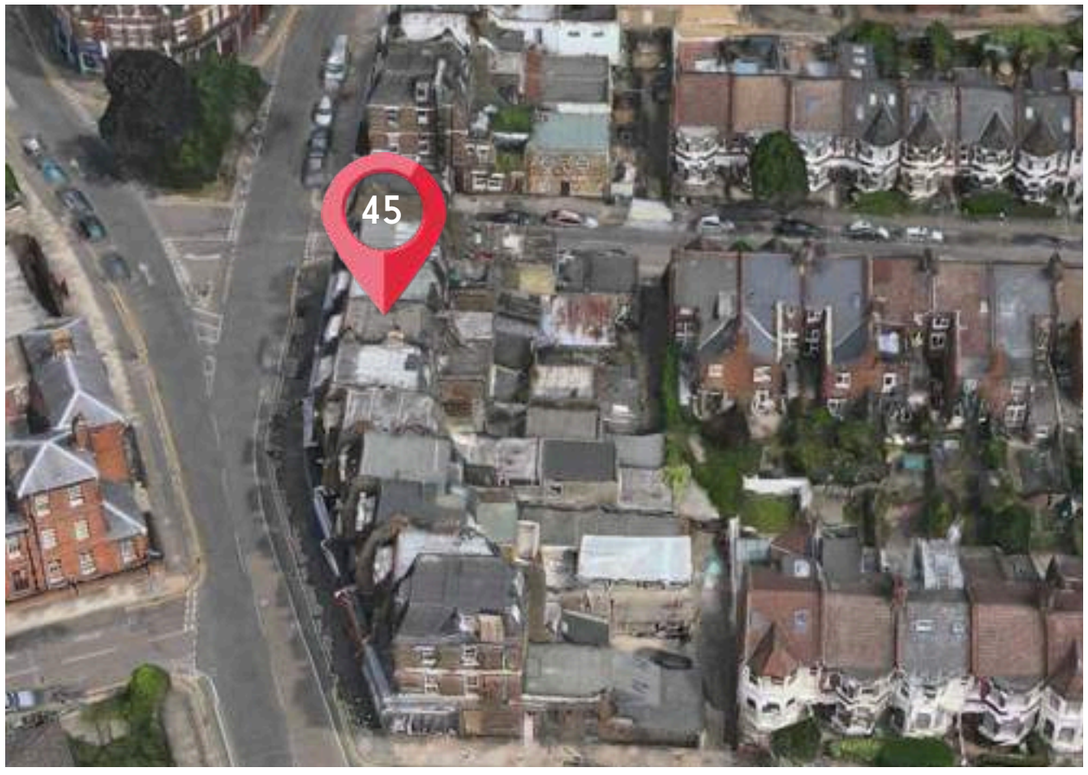
EXISTING BIRD'S EYE VIEW

TOP, BIRD EYE VIEW

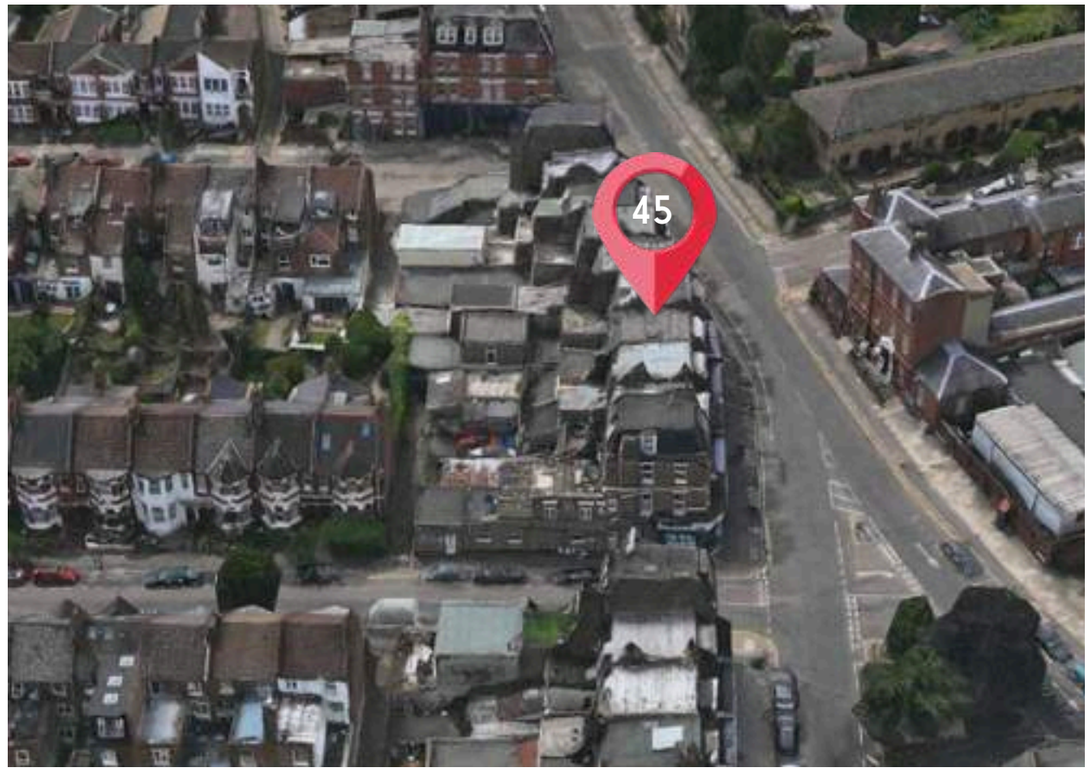


REAR, BIRD EYE VIEW





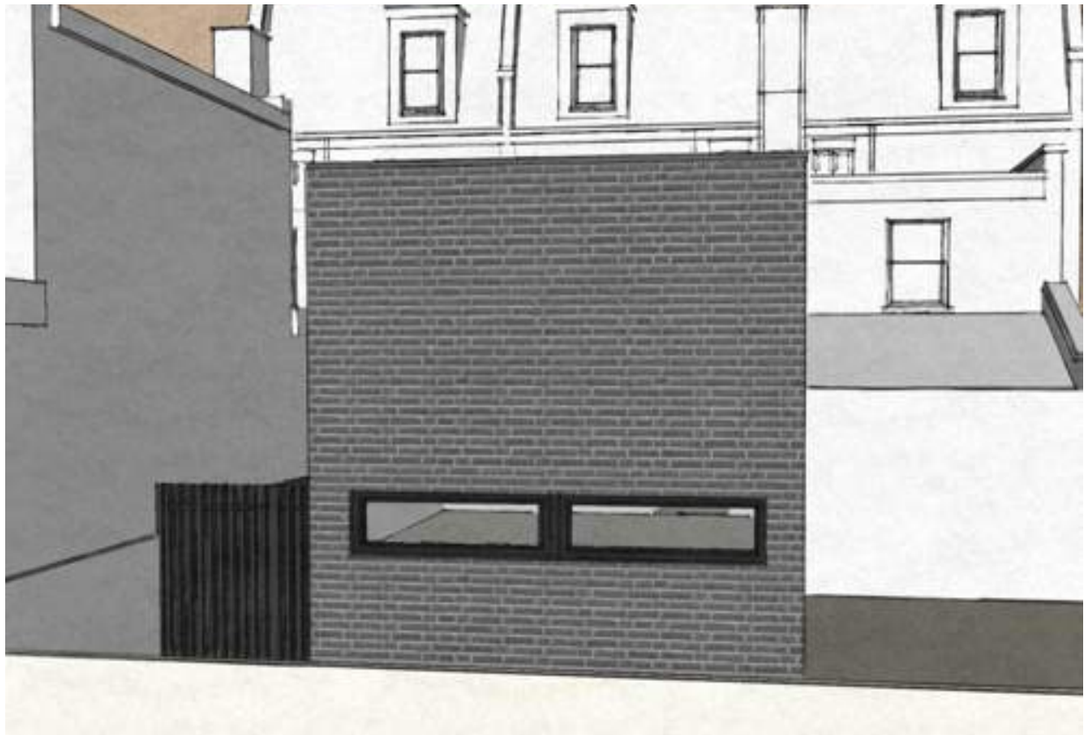
SIDE, BIRD EYE VIEW



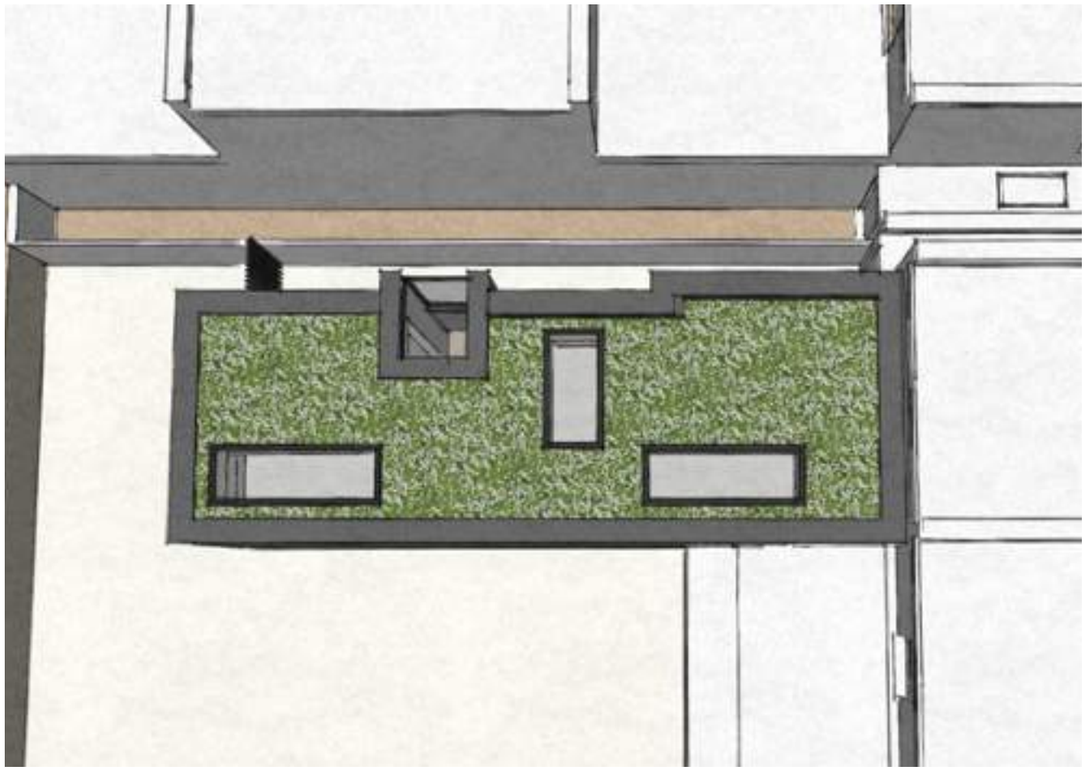
SIDE, BIRD EYE VIEW

PROPOSED VISUALISATIONS

PROPOSED FRONT ELEVATION



PROPOSED ROOF PLAN





PROPOSED SIDE ELEVATION FORM NO.47



PROPOSED SIDE ELEVATION FORM NO.43

PROPOSED MATERIALS

PROPOSED BRICK - WIENERBERGER - PAGUS GREY/

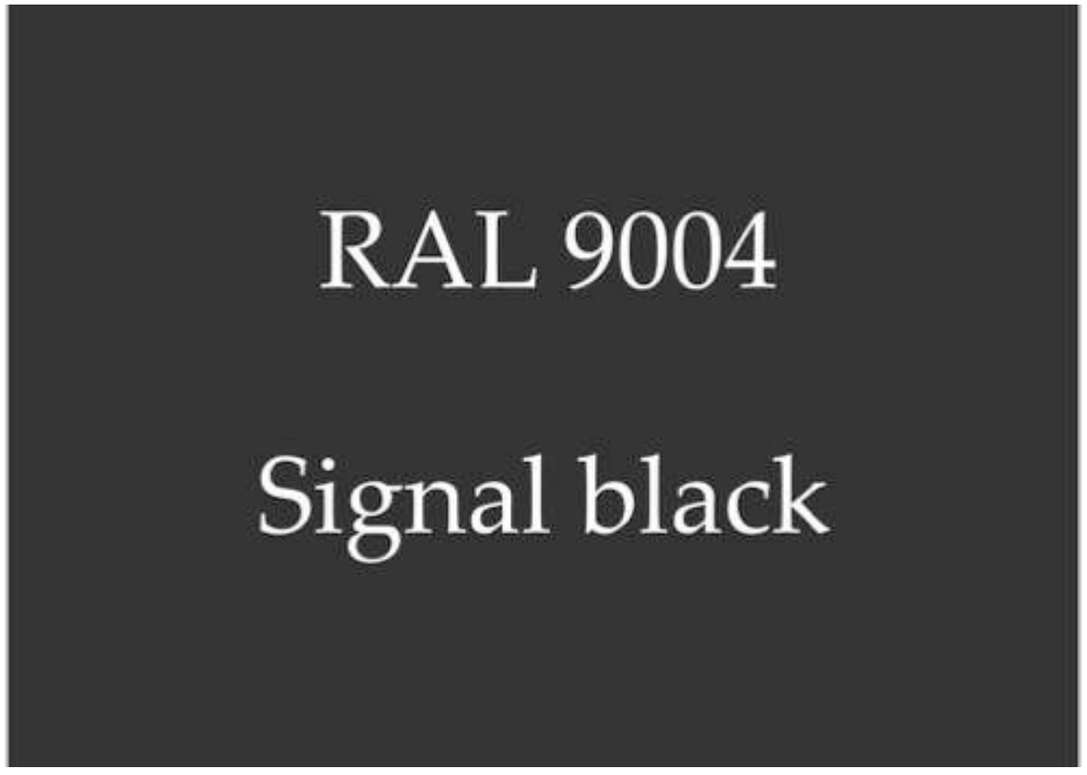


PROPOSED TIMBER FENCE





PROPOSED GREEN ROOF FINISH



PROPOSED WINDOWS AND DOORS COLOUR