

170 Archway Road N6 5BB

Loft conversion and alterations to form
self contained 1st floor flat and 2nd / 3rd
floor maisonette

170 Archway Road N6 5BB

DESIGN & ACCESS & HERITAGE STATEMENT

On Behalf of
TMBR Property Investment Ltd
November 2022

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CONTENTS

0.0 Site Map

1.0 Introduction

2.0 Site Context

Location and Setting

Existing Photos

3.0 Heritage

4.0 Proposed Development

Amount

Layout

Scale / Appearance

Access

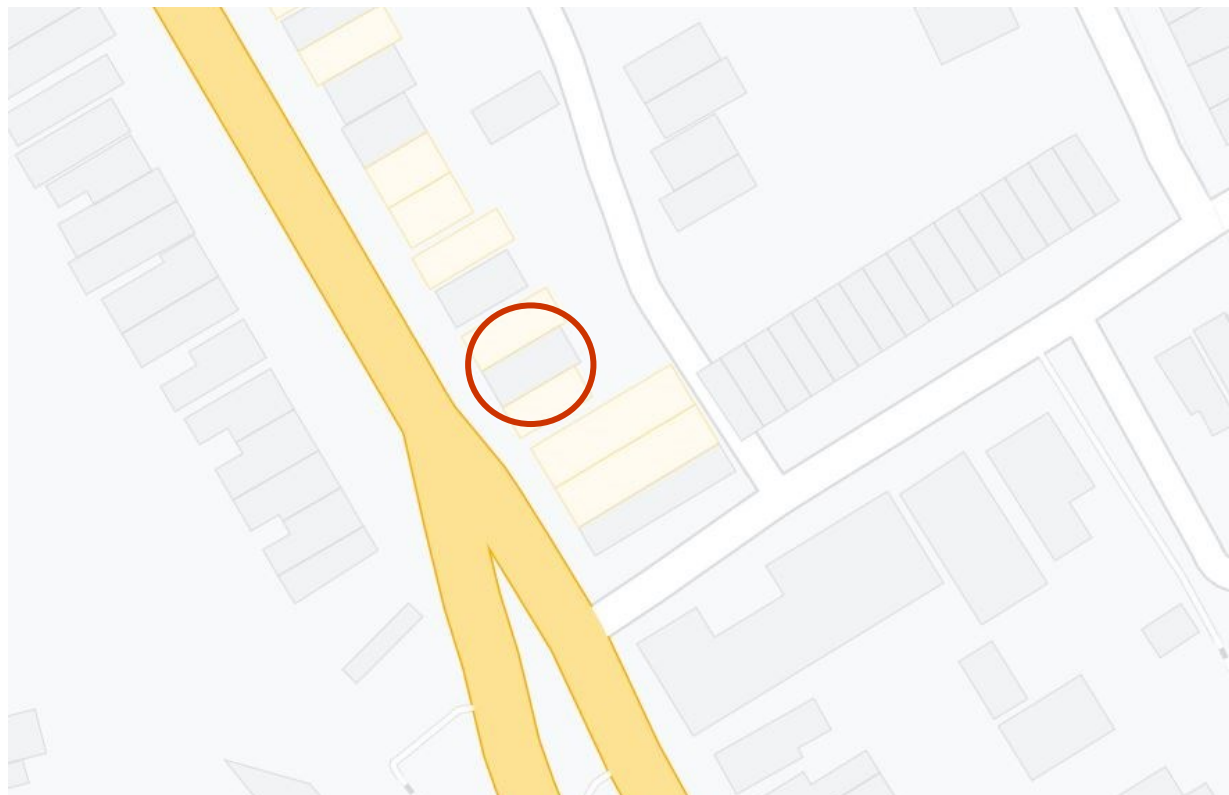
Amenity

Landscaping

Energy Saving

5.0 Drawings

0.0 SITE MAP



1.0 INTRODUCTION

The design and access statement is a short report that accompanies and supports proposals by TMBR Property Investment Ltd, (The Applicant) for loft conversion and alterations to form self contained 1st floor flat and 2nd / 3rd floor maisonette

The design and access statement should be read alongside the following scheme drawings prepared by Novadec that make up the application suite of documents.

The Design and Access Statement has been prepared in accordance with CABE guidance to explain the design principles and concepts in terms of amount, layout, scale, landscaping and appearance of the proposals and demonstrate the process of assessment, involvement, evaluation and design that has been followed.



Image 01—Front Elevation



Image 02—Rear Elevation

Existing Photos



Image 01—Front View



Image 02—Front View



Image 03—Rear View



Image 04—Rear View

2.0 PROPOSED DEVELOPMENT

The project focuses on a rear addition that replaces the current extension with a well-designed glass window that wraps the back and a portion of the facade at ground level. It's a beautifully designed structure that seeks to contrast with the main structure while remaining sympathetic to it. By doing so, it avoids creating a pastiche modification to the existing and

instead roots its presence in the time of its creation, looking to the future and providing a beneficial contribution to the property's life.

There is a new glass slit window design between rear extension and side extension.

This new proposal is similar to approved planning scheme as a footprint and height.

(19/0392/HOT) *Replacement single storey side/rear extension; proposed window on ground floor side elevation; blocking up of basement windows.*

Amount

There is no change of the existing footprint of the building.

Scale

There is no change of the existing scale of the building.

Layout

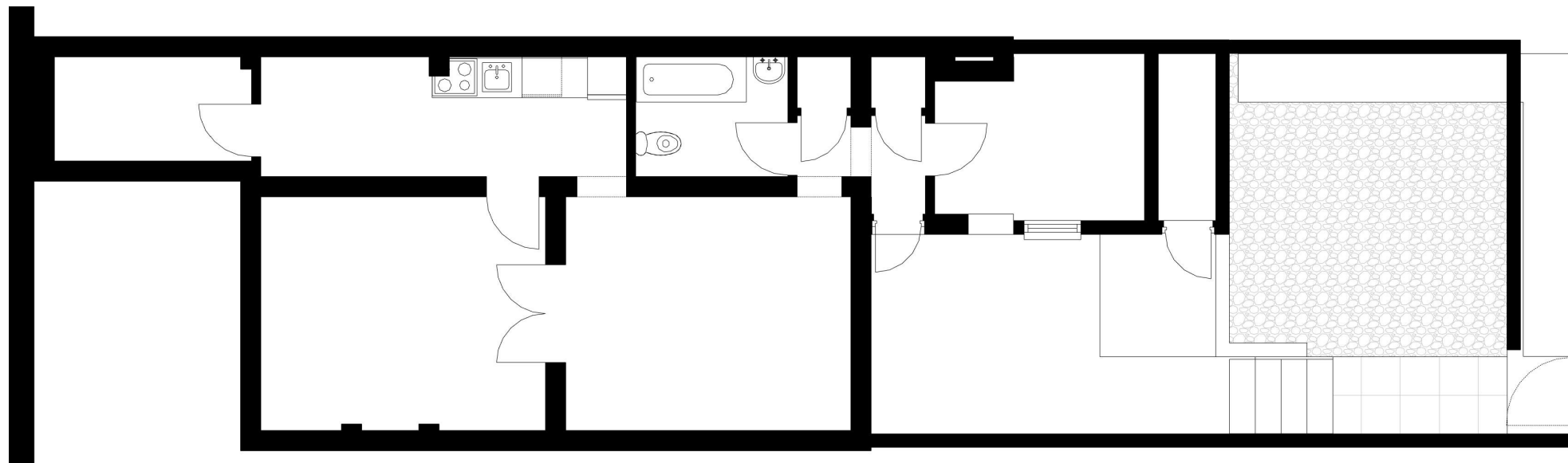
The proposed interior changes will have no effect on the exterior appearance.

Amenity

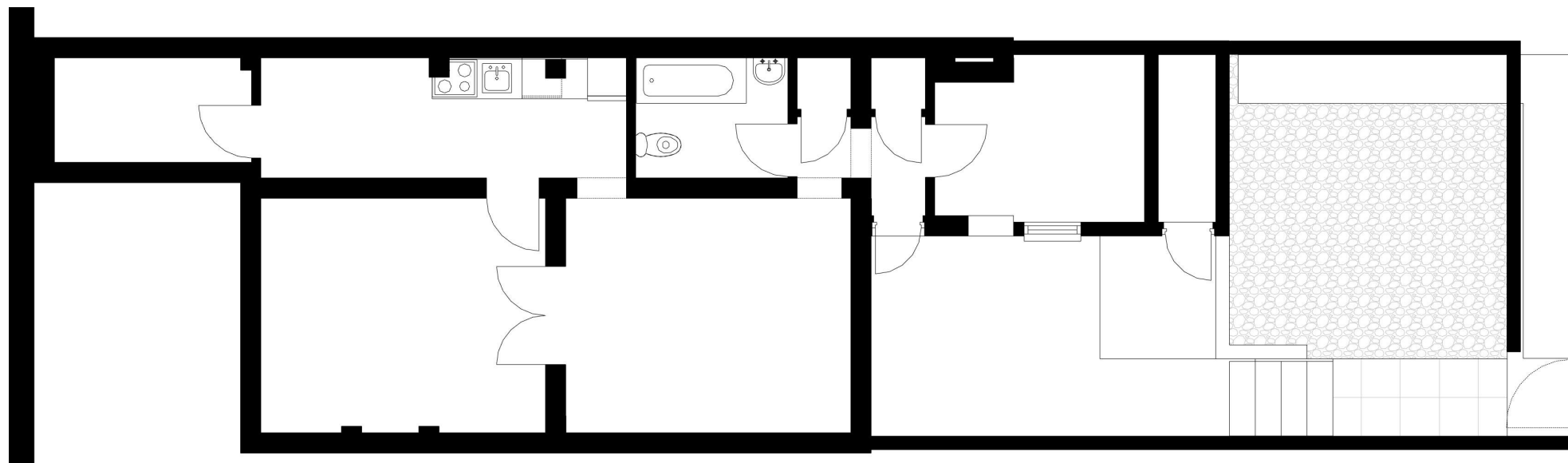
There is no change of the existing amenity of the building.



3.0 Proposed Drawings

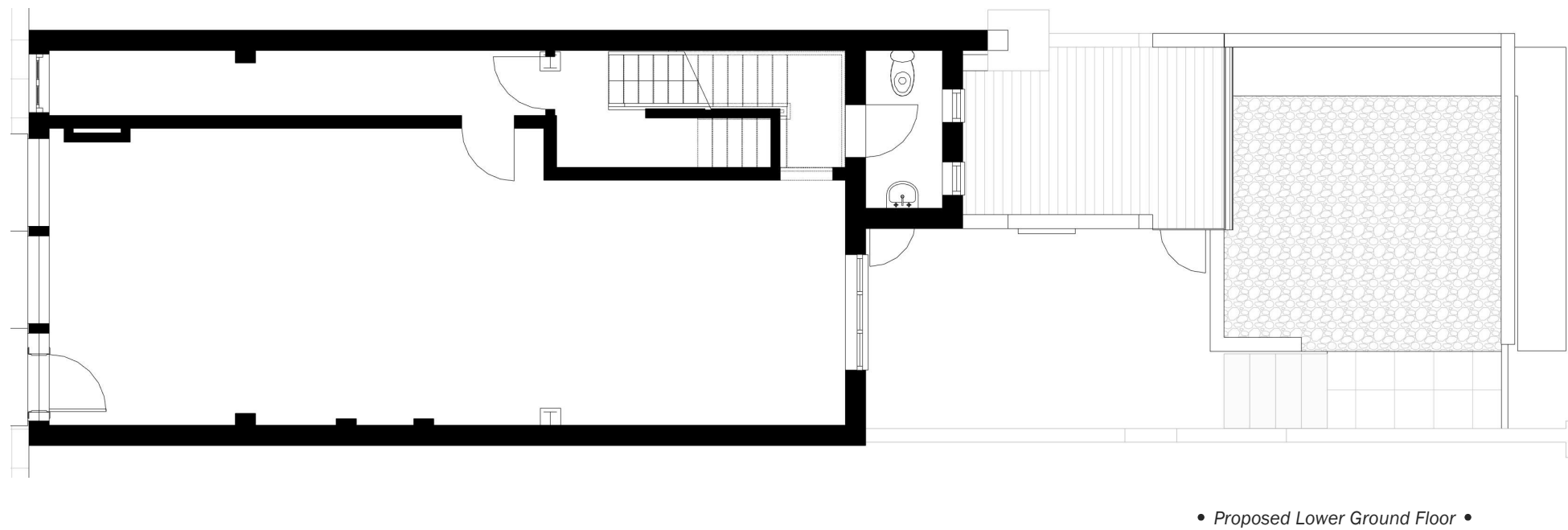
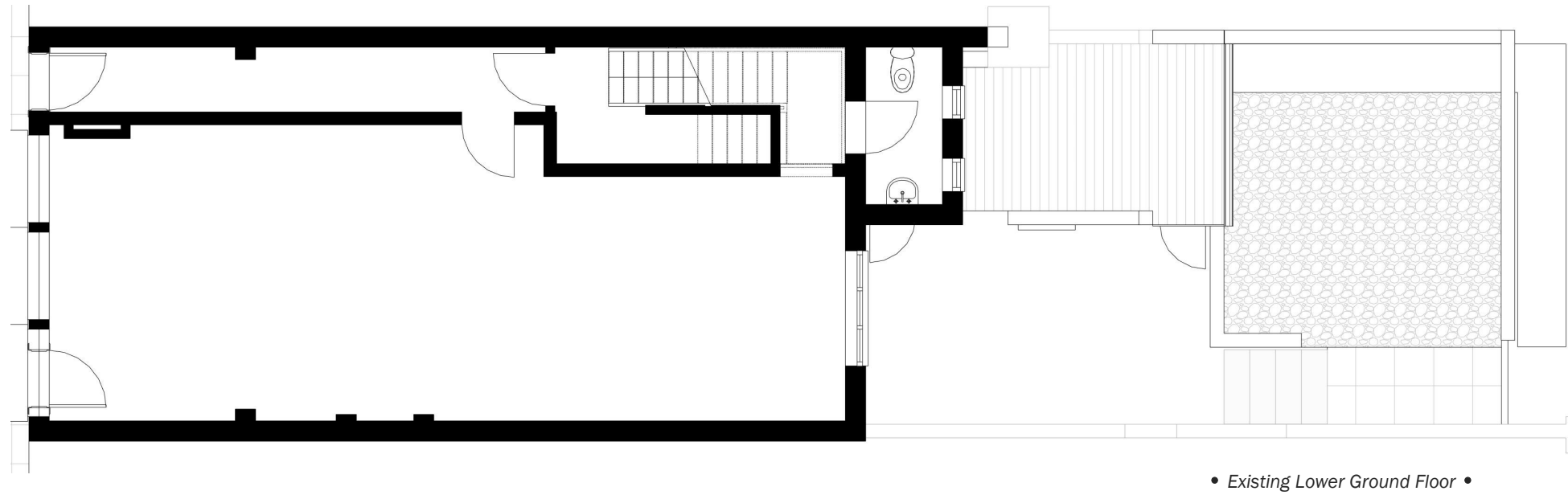


• Existing Lower Ground Floor •

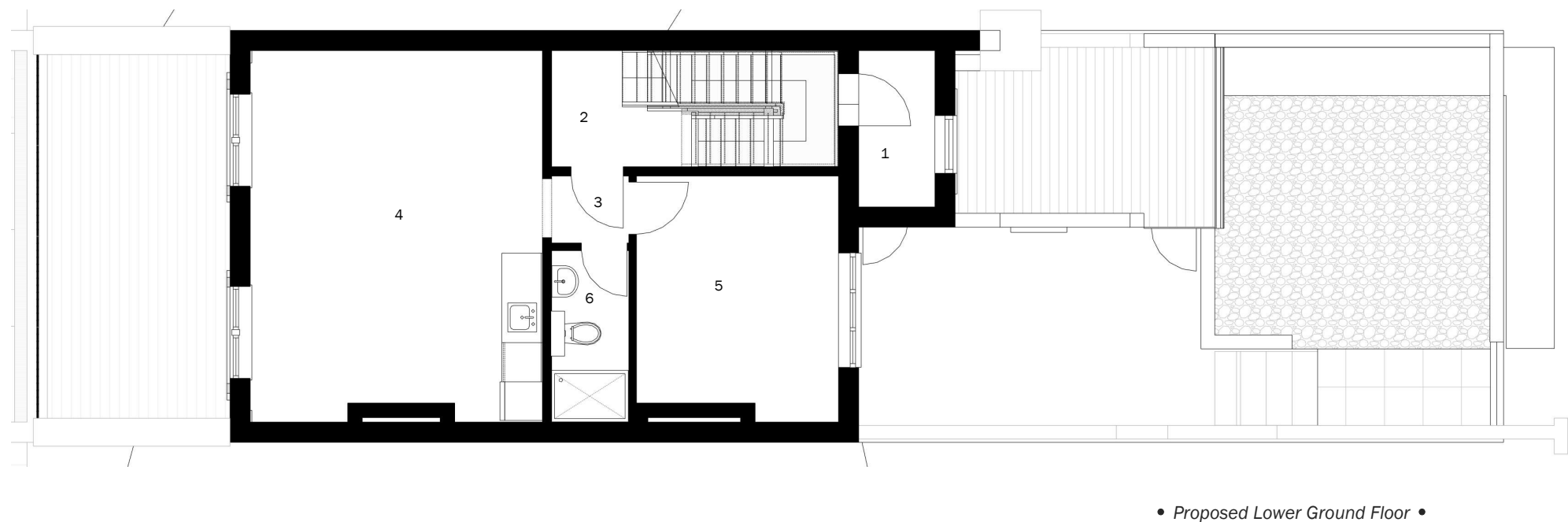
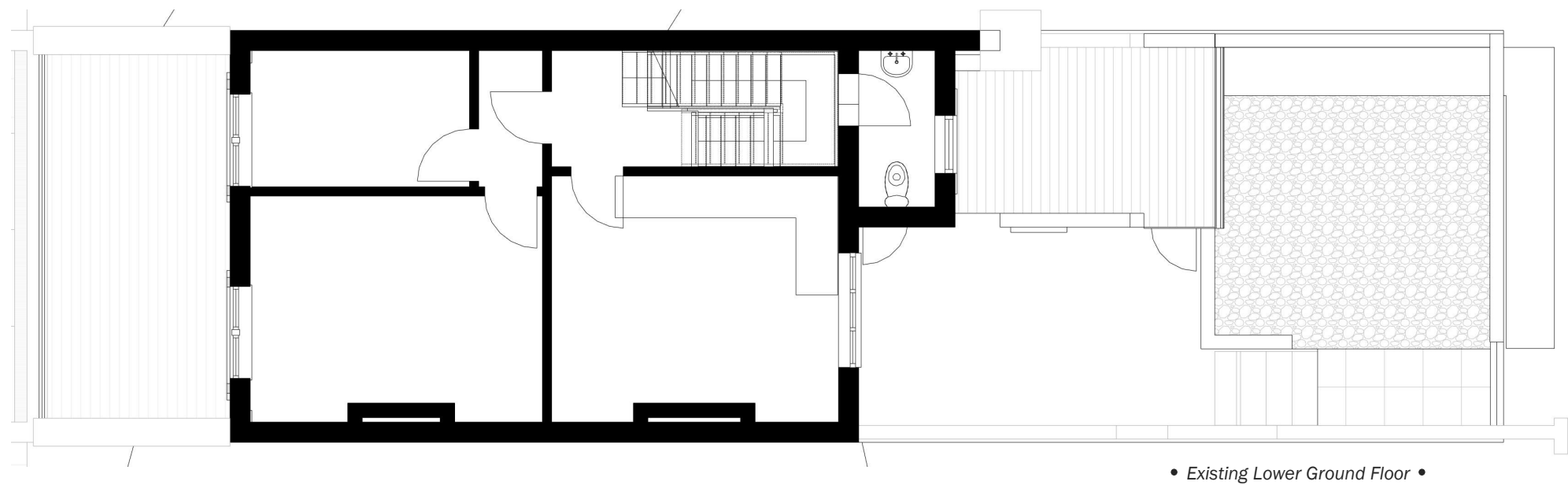


• Proposed Lower Ground Floor •

3.0 Proposed Drawings

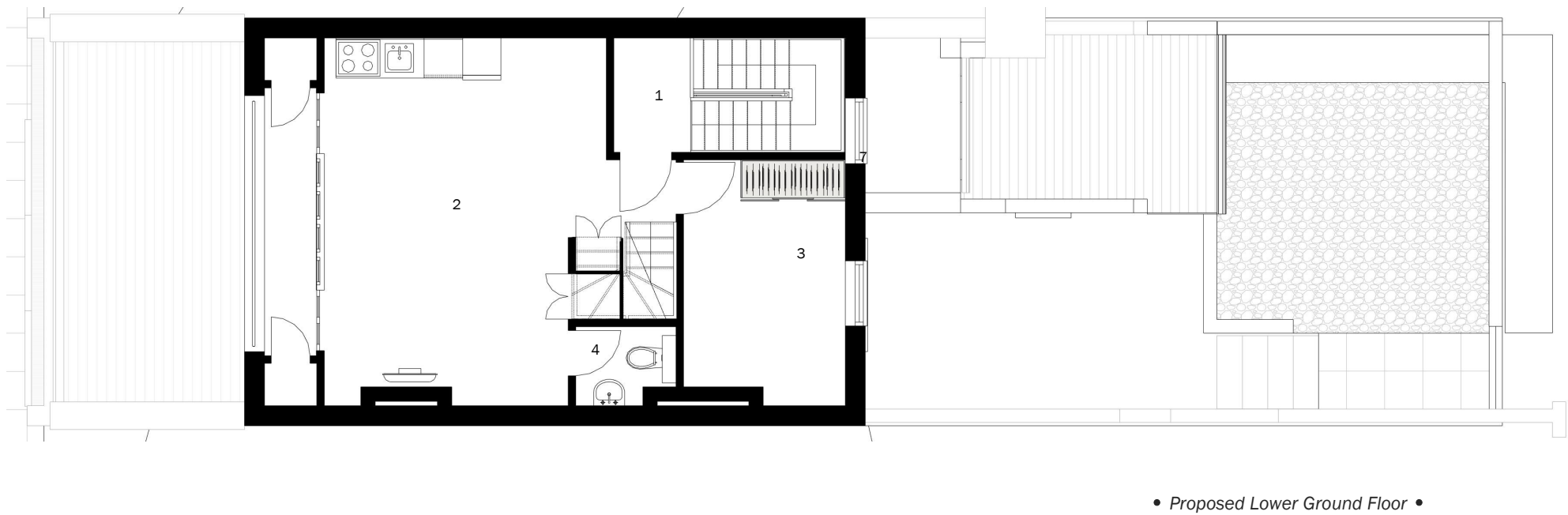
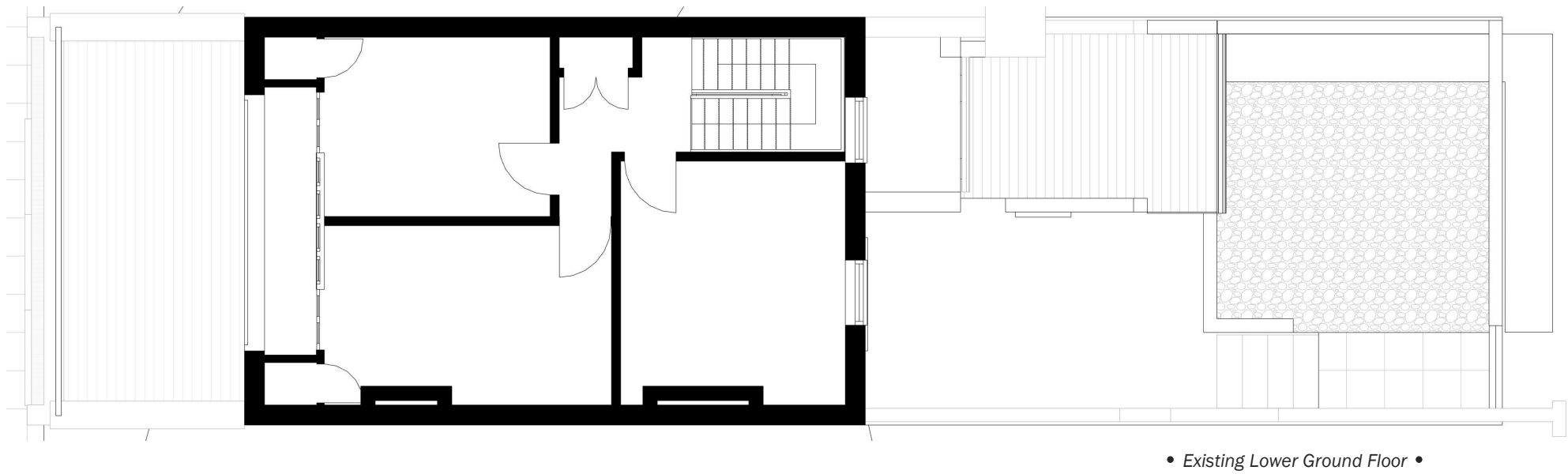


3.0 Proposed Drawings



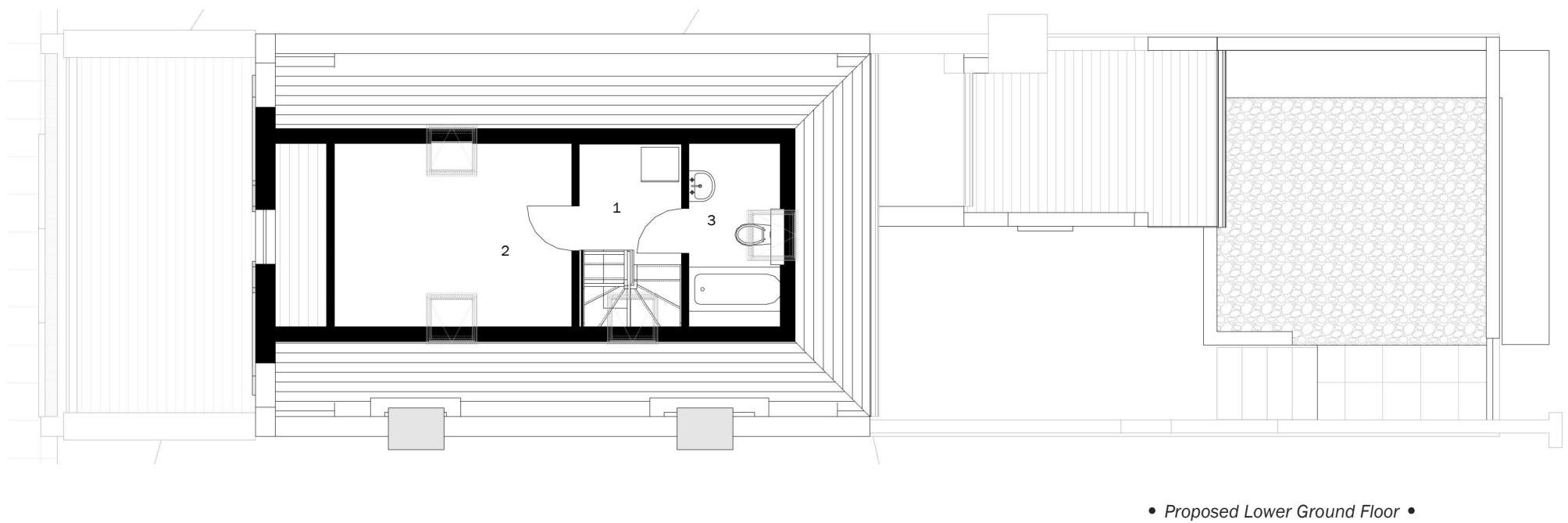
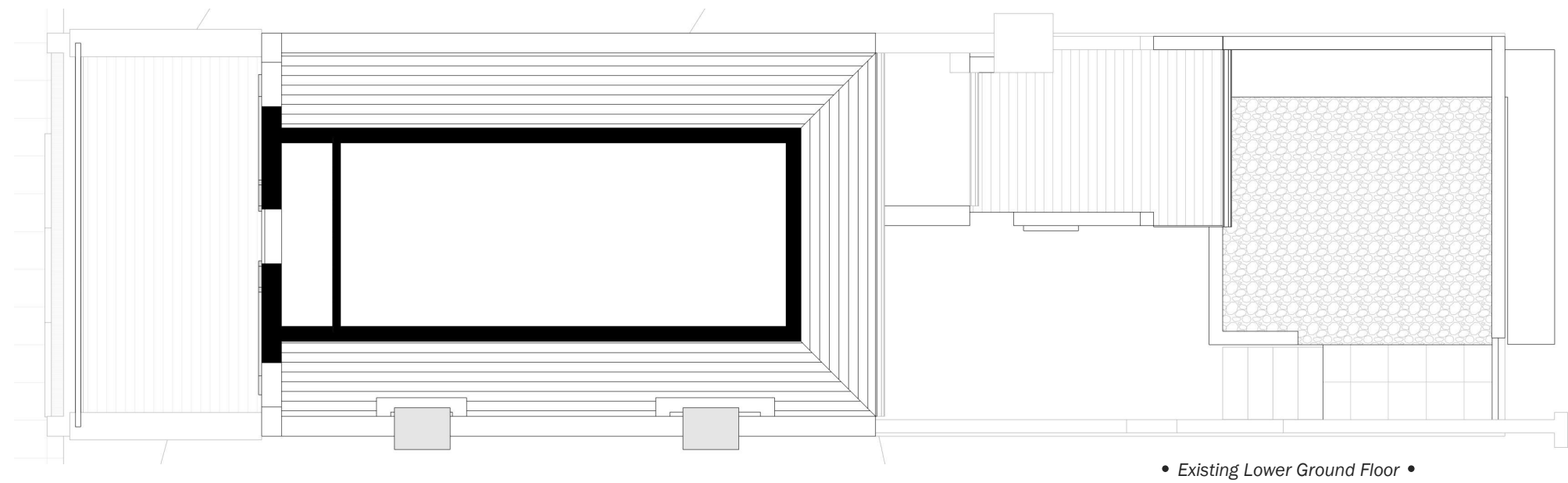
- | | | | |
|---|-----------|---|---------------------------|
| 1 | Storage | 4 | Living / Kitchen / Dining |
| 2 | Staircase | 5 | Bedroom |
| 3 | Hall | 6 | Bathroom |

3.0 Proposed Drawings



- 1 Staircase
- 2 Living / Kitchen / Dining
- 3 Bedroom
- 4 WC

3.0 Proposed Drawings



- 1 Staircase
- 2 Bedroom
- 3 Bathroom