



Contents



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83 Cavendish is located within the London Borough of Haringey, at the north side of Cavendish Road, towards the south eastern end of this predominantly two storey Victorian terrace.

Flat B is a property that has not been updated, nor enjoyed meaningful investment in the past 20 years. The owners intend to invest in the property to improve its energy efficiency and insulation, update the services within the property and make it suitable for modern living.

This application proposes to:

- Improve the sub standard accommodation, through a series of reconfigurations to include a loft conversion.
- Provide a rear facing L-shaped dormer extension in order to provide a further bedroom and a study / office room.
- The L-shaped extension will be the same height as the existing dormers extensions approved and built in the adjacent properties.
- Provide two Velux windows, at the front of the existing roof.
- Provide an a outdoor space in the form of a roof terrace above the existing rear outrigger, including the provision of a 1.7m height obscure glazed screen in order to create privacy.

This will provide living space that meets the requirements of modern living whilst being of a sensitive design in keeping with the character of the area.

It will be demonstrated throughout this statement that the proposals are of a high standard. The design compliments the character and appearance of the surrounding area, in accordance with relevant Haringey DM policies.

Alterations have previously taken place in nearby properties,demonstrating that when sensitively done, new additions such as these ones can respect and enhance the character of the existing structure.

Furthermore, all the works proposed in this application are aiming to achieve a harmonious relation between new and existing.

The proposal will demonstrate high standards of design which complements the character and appearance of the existing building and the surrounding area, in accordance with Haringey council DM policies and the Residential Standards SPDs.

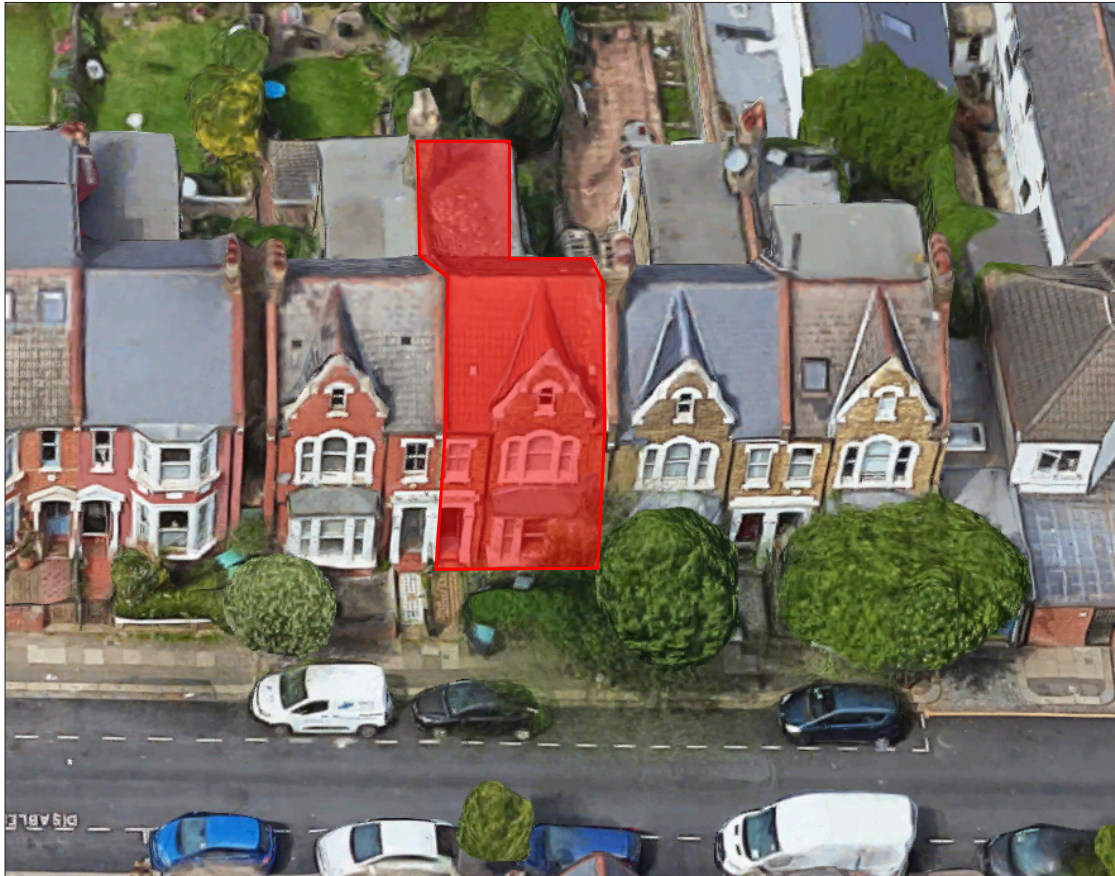
The development will not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD.



View from Cavendish road



Rear Aerial view of 83 Cavendish road

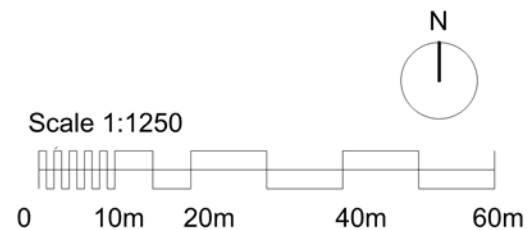


Aerial View
83 Cavendish road





01 Location map
1:1250



General Notes

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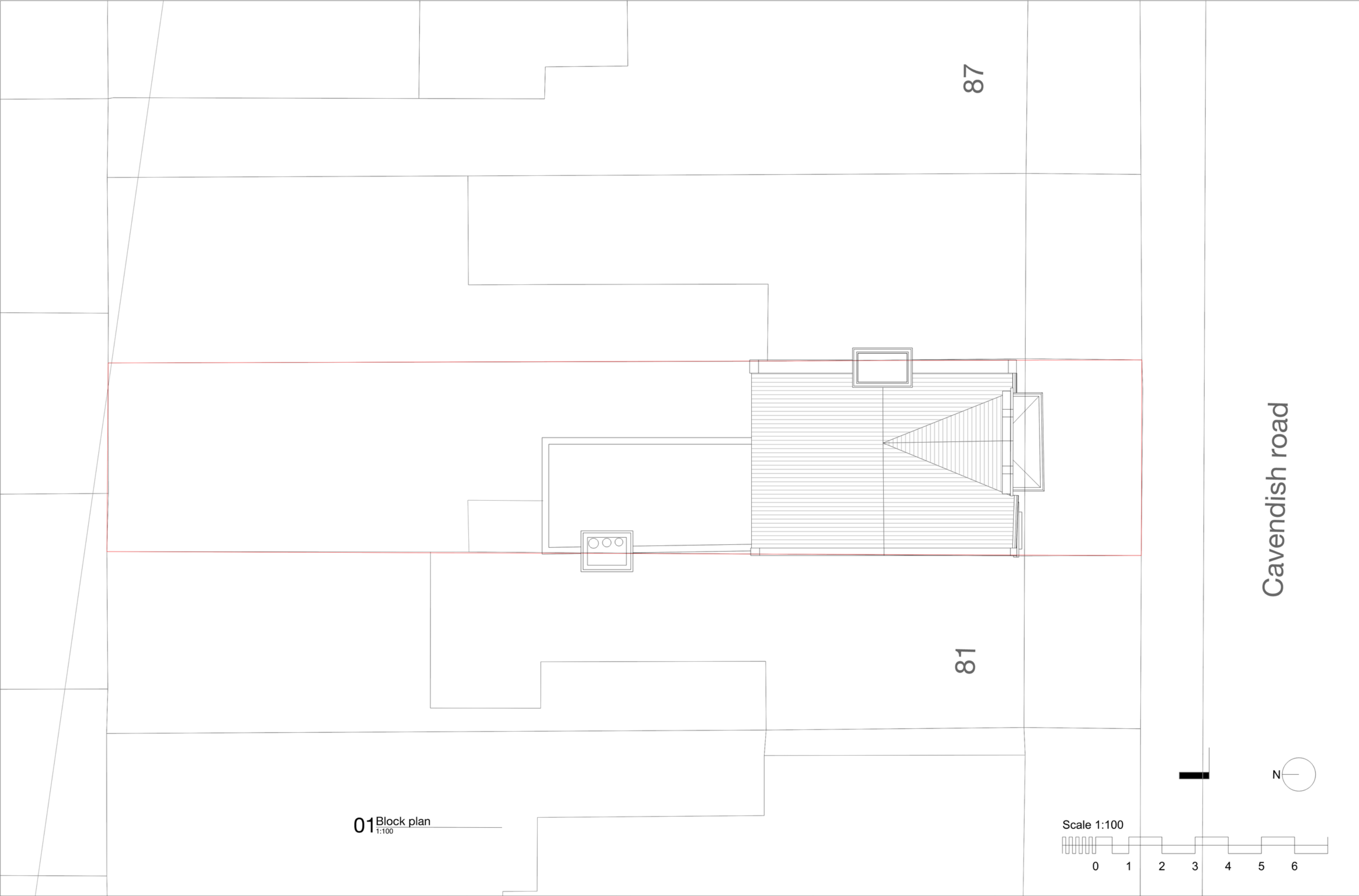
00	09/01/23	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
Marc Tauber

Project
83 Cavendish Rd,
London, N4 1RR

Title
Location Map

Project No.	Scale @ A3	Date	Drawn By
090	1:100	29/09/22	craft
Number			Revision
B-1001			01



01 Block plan
1:100



Cavendish road



craft

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Client
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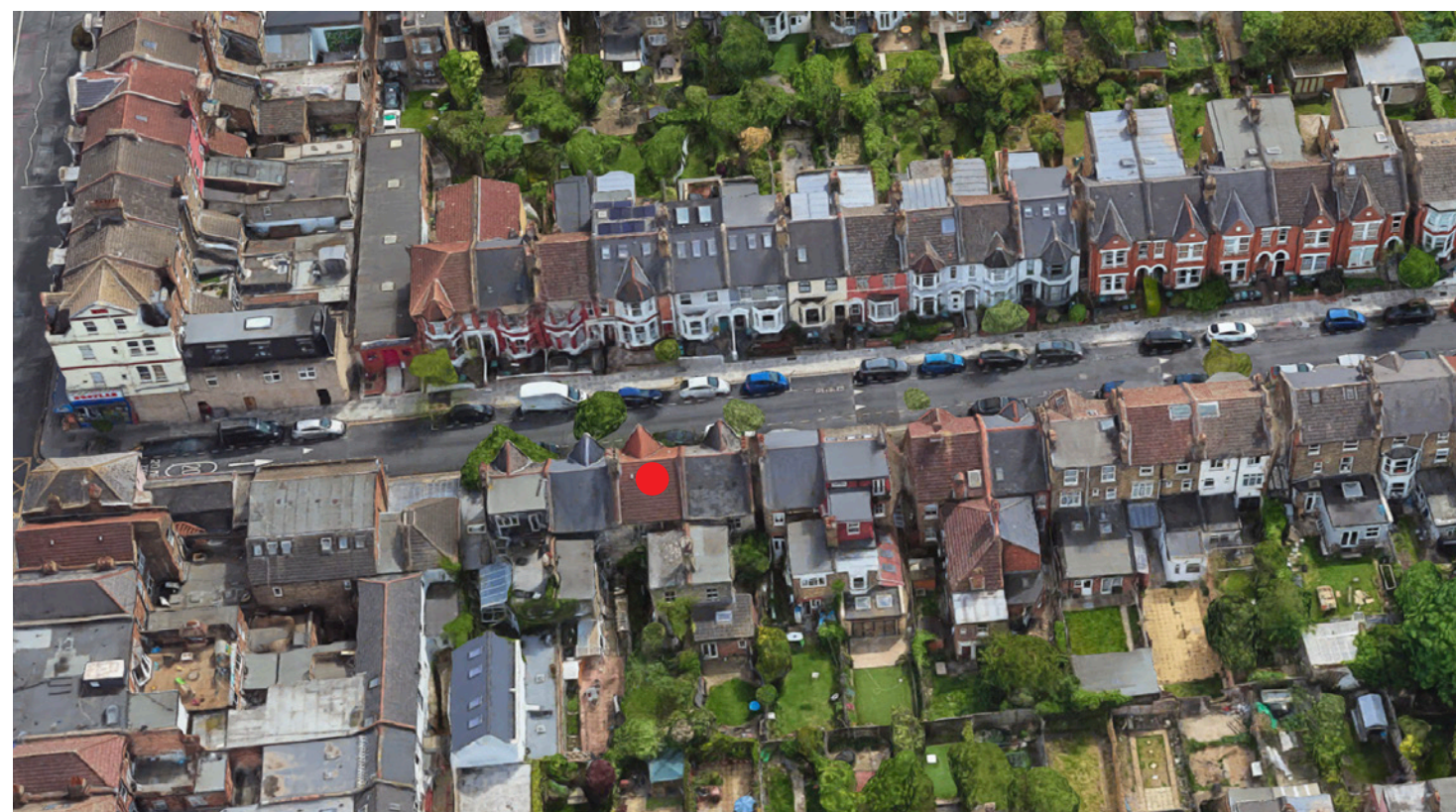
Project
83 Cavendish Rd,
London, N4 1RR

Title
Block plan

Project No.	Scale @ A3	Date	Drawn By
090	1:100	29/09/21	craft
Number	Revision		
B-1000	01		



Front aerial view



Rear aerial view

Existing

The property is split into two flats and is built from a buff facing brick with white painted stone details with a large ground floor bay window. The roof is tiled in concrete tiles, the windows are a single glazed timber sashes.

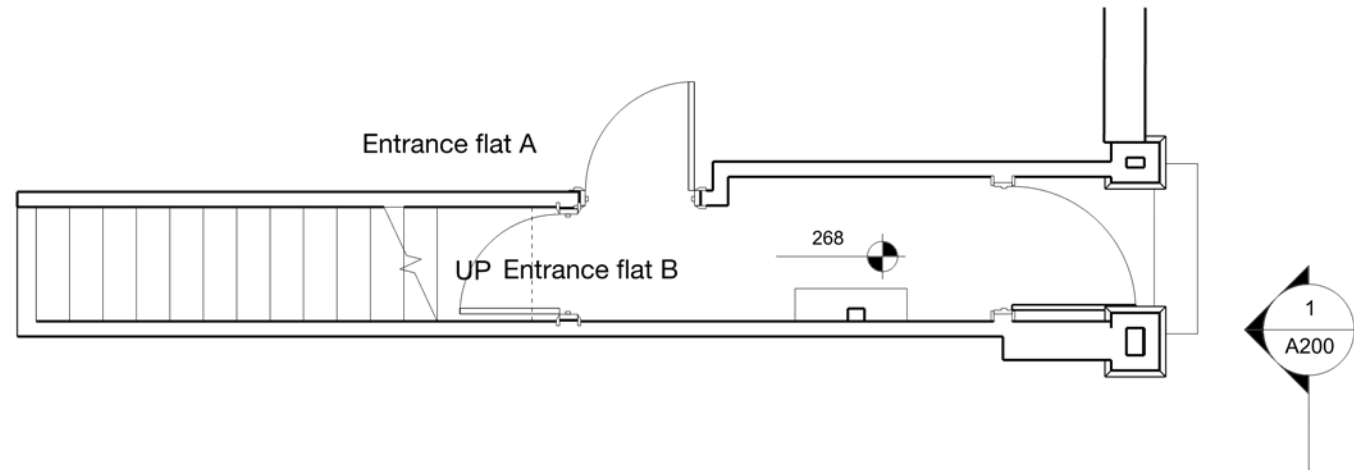
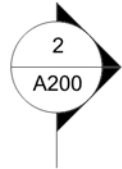
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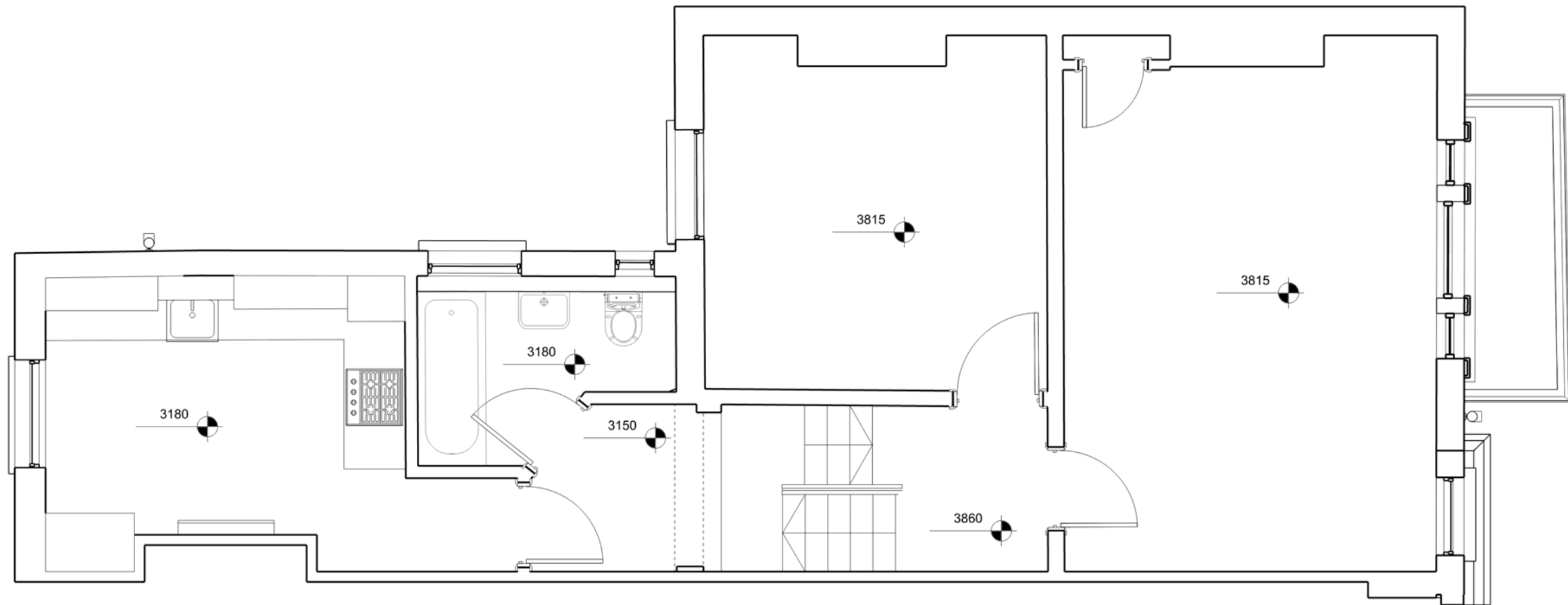
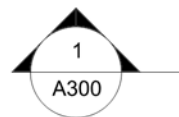
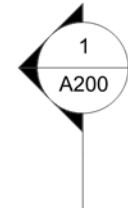
Front View



Side aerial View

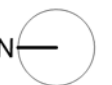
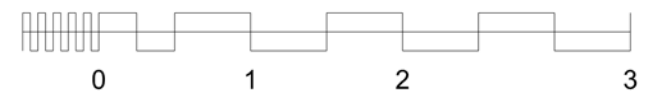


01 Existing entrance
1:50



02 Existing First floor plan
1:50

Scale 1:50



craft

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Client

Marc Tauber

Project

83 Cavendish Rd,
London, N4 1RR

Title

Existing first floor

Project No.

090

Scale @ A3

1:50

Date

29/09/21

Drawn By

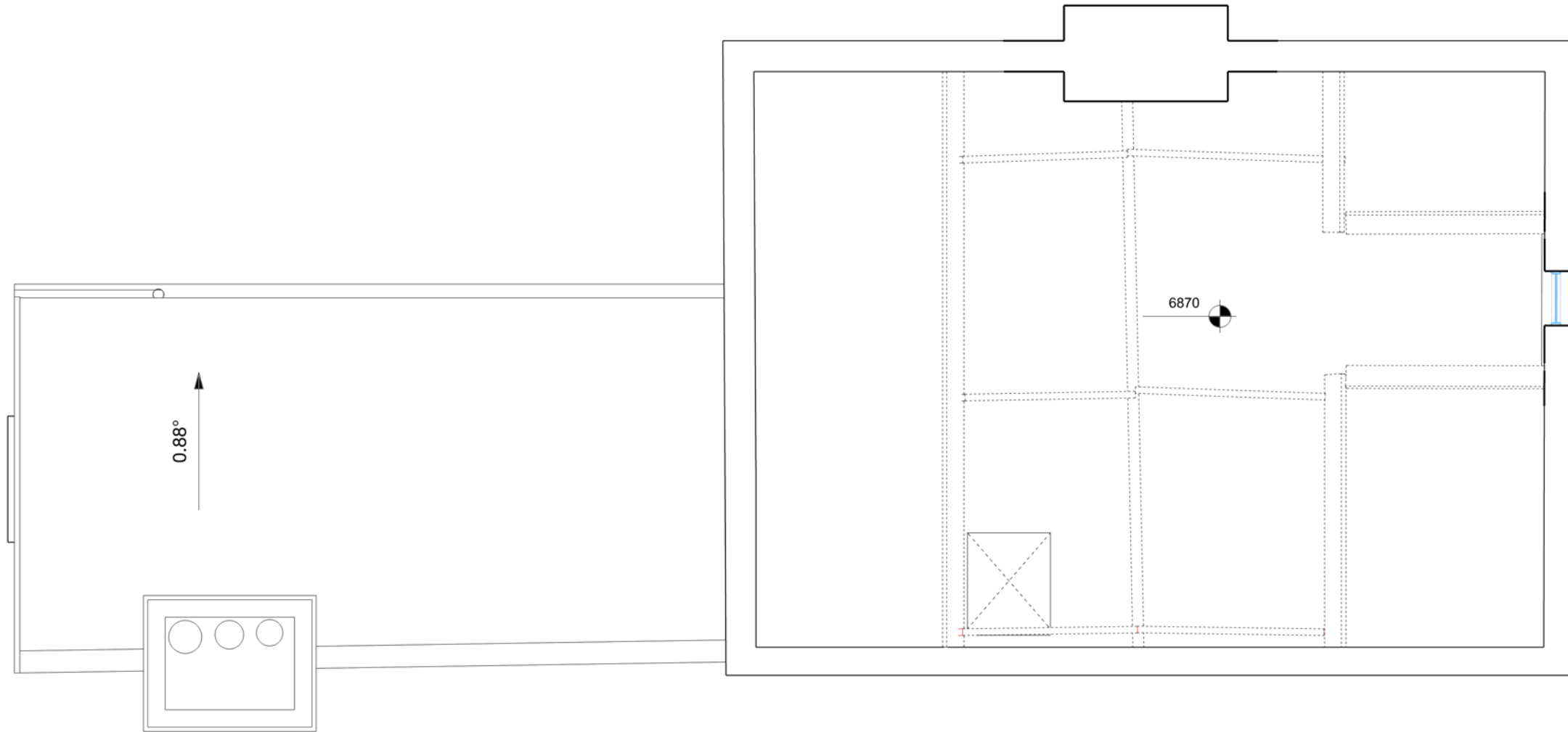
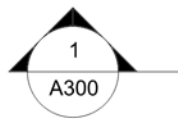
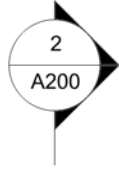
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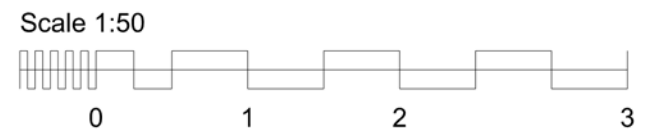
A-100

Revision

01



02Existing Loft
1:50



craft

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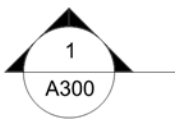
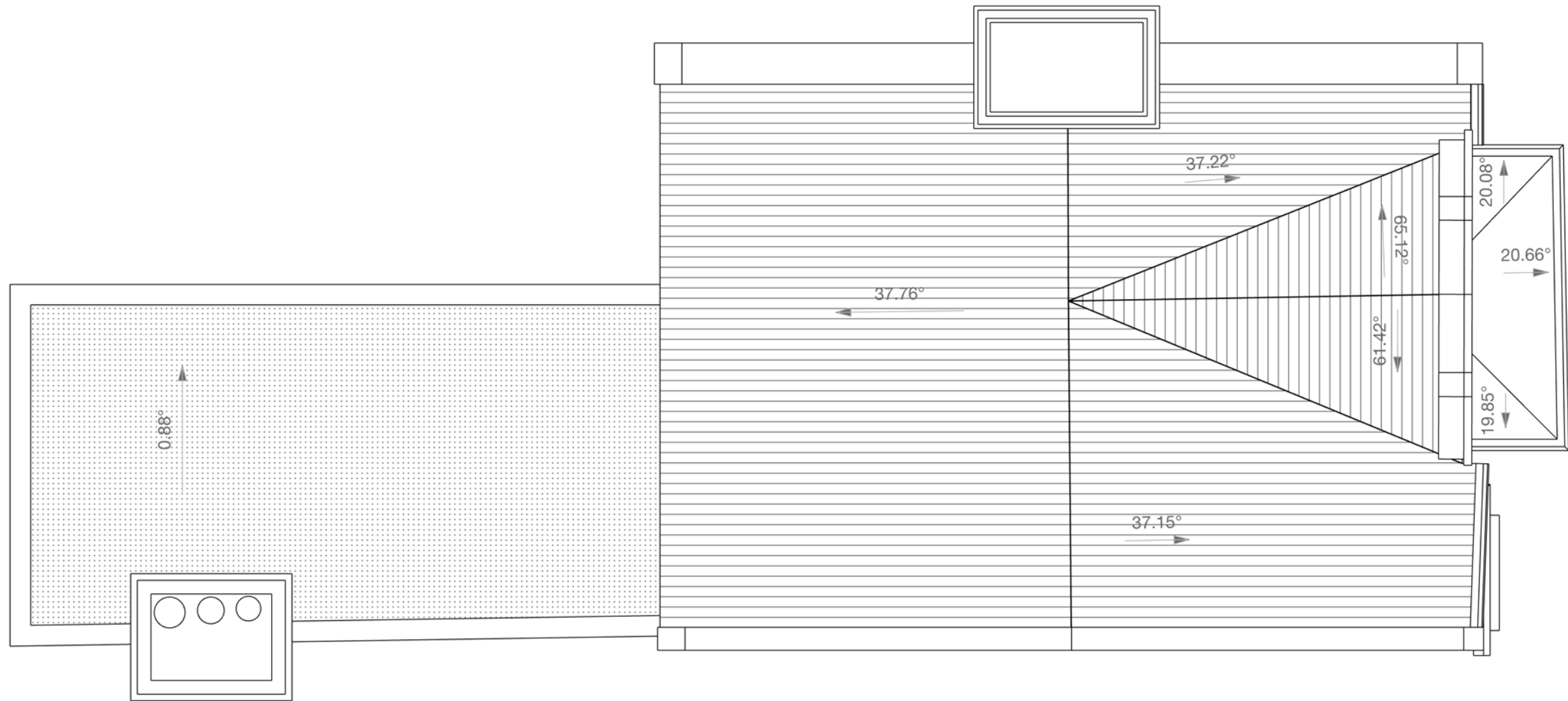
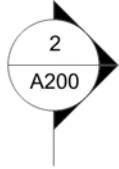
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Client
Marc Tauber

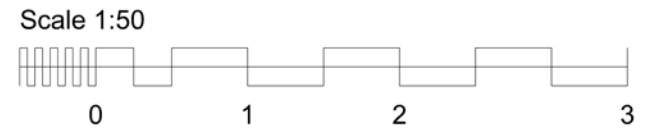
Project
83 Cavendish Rd,
London, N4 1RR

Title
Existing Loft

Project No.	Scale @ A3	Date	Drawn By
090	1:50	29/09/21	craft
Number	Revision		
B-101	01		



01 Existing roof
1:50



craft

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Client
Marc Tauber

Project
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London, N4 1RR

Title
Existing roof

Project No.	Scale @ A3	Date	Drawn By
090	1:50	29/09/21	craft
Number			Revision
B-102			01



Loft
Floor
6870



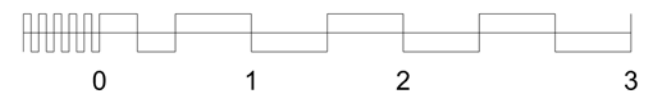
First Floor
3180



Ground Floor
0

01 Existing section
1:50

Scale 1:50



craft

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Client

Marc Tauber

Project

83 Cavendish Rd,
London, N4 1RR

Title

Existing section

Project No.

090

Scale @ A3

1:50

Date

29/09/21

Drawn By

craft

Number

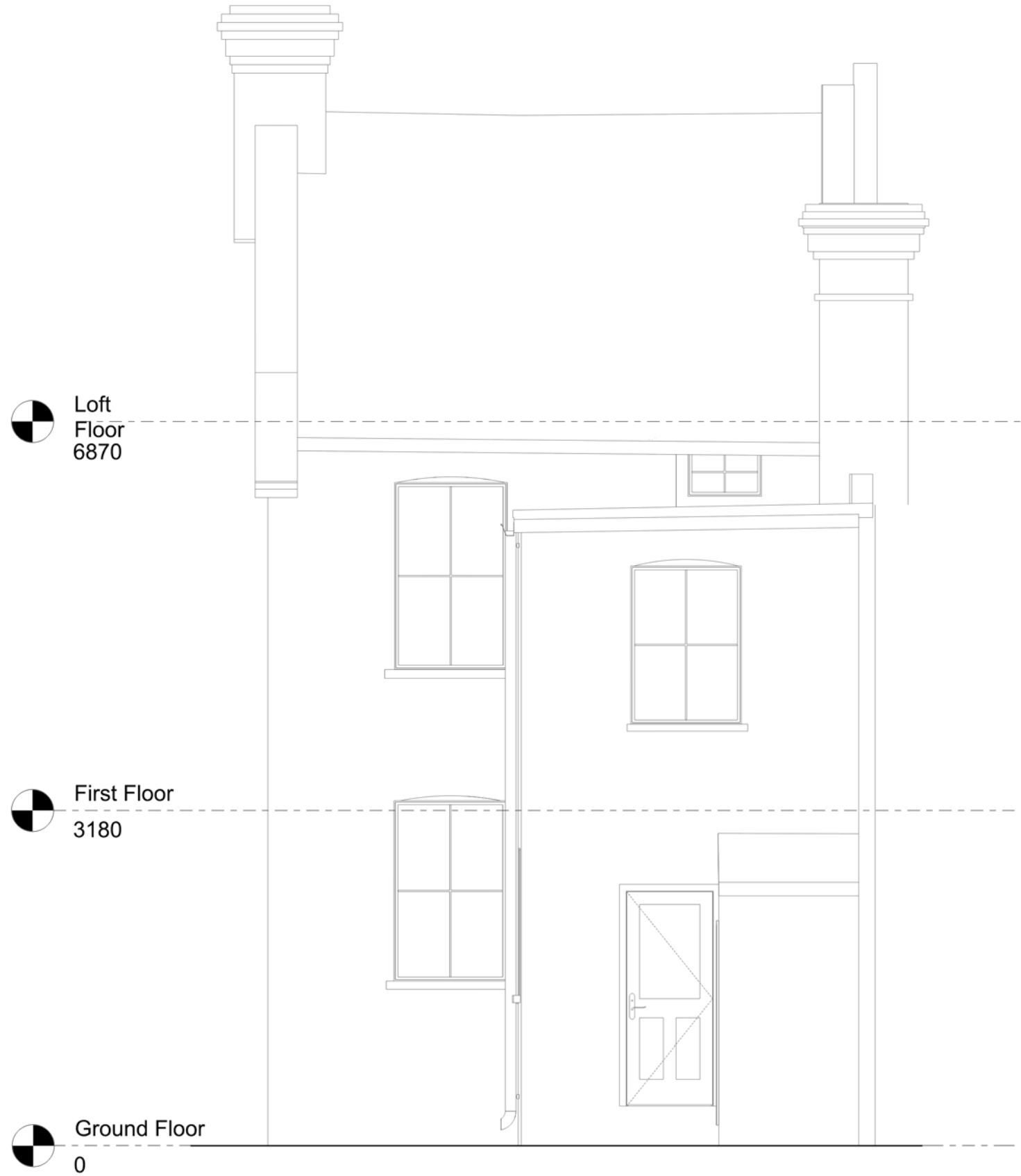
B-300

Revision

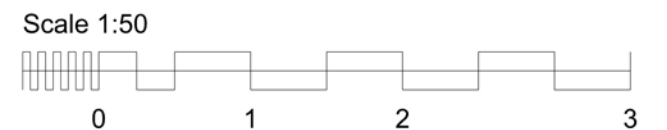
01



02Existing front elevation
1:50



02Existing rear elevation
1:50



craft

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Client

Marc Tauber

Project

83 Cavendish Rd,
London, N4 1RR

Title

Existing front & rear
elevations

Project No.

090

Scale @ A3

1:50

Date

29/09/21

Drawn By

craft

Number

B-200

Revision

01

Precedents

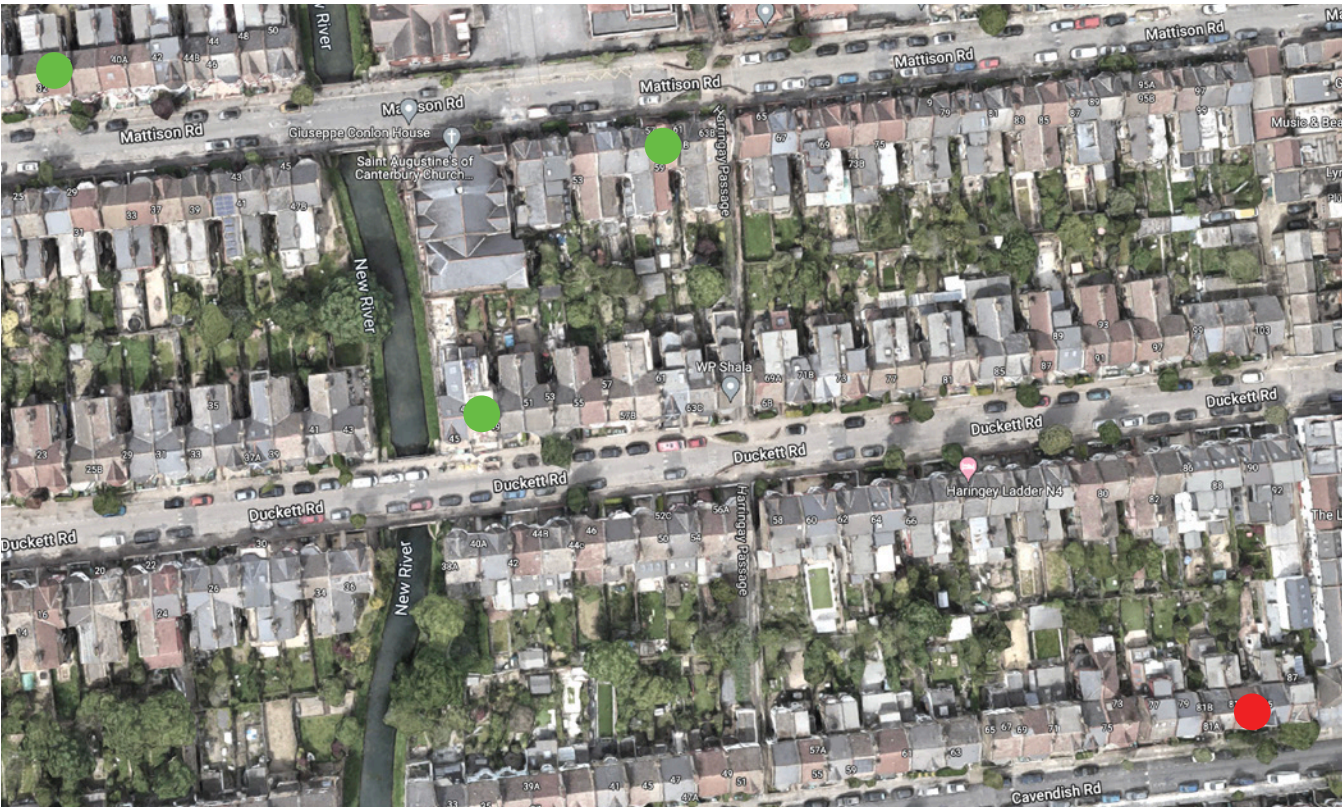
Many nearby properties have undergone alterations to the rear and sides. To a degree, this has evolved over time to reflect modern living standards.

Dormer extensions and alterations have been developed demonstrating that when sensitively done, they can respect and enhance the character of the building and create architectural interest to the area.



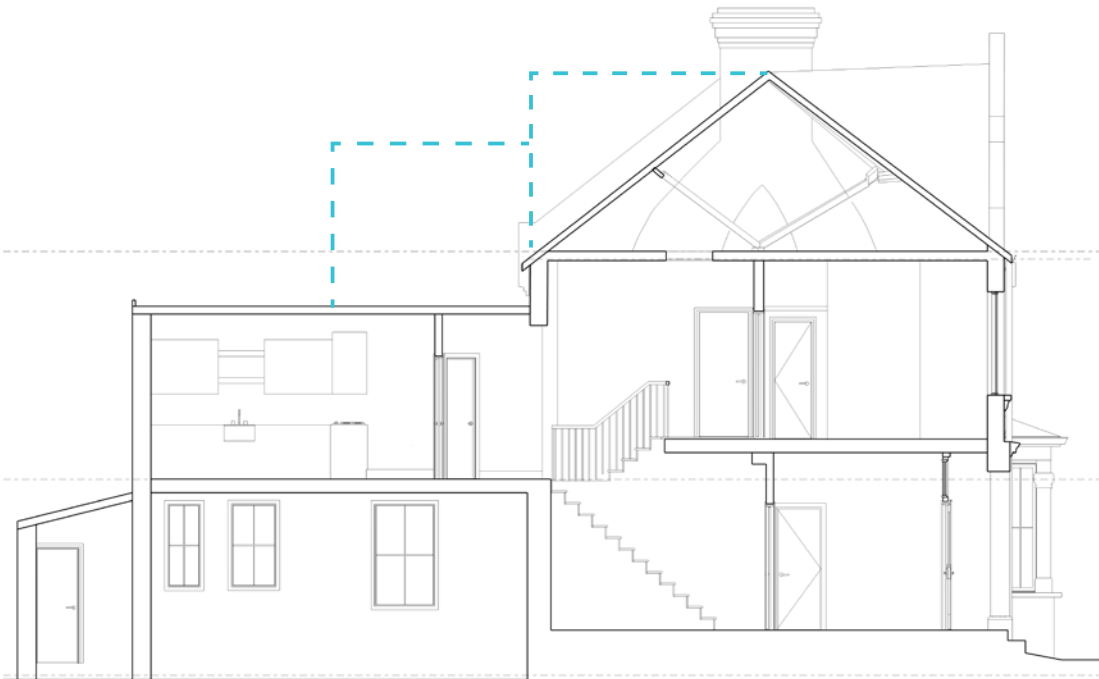
Aerial view

- 83 Cavendish road
- L-shaped dormers and loft extensions



Aerial view

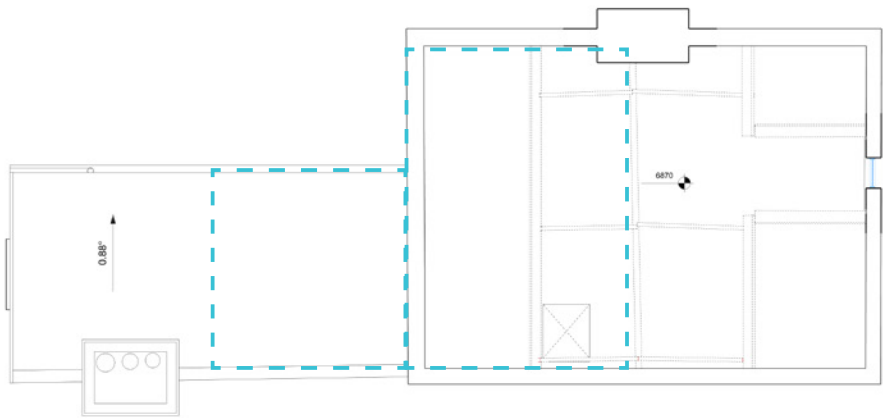
- Roof terraces approved in adjacent roads
57 Mattison road / 36 Mattison road / 47 Duckett road
- 83 Cavendish road



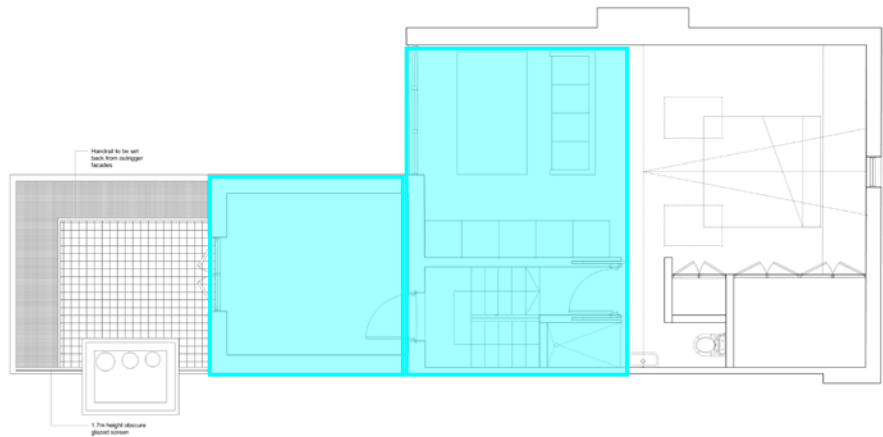
Existing section showing potential
Extensions boundary



Proposed section showing new L- shaped
Dormer extension



Existing loft layout showing potential
Extension areas



Proposed loft layout showing new L- shaped
Dormer extension

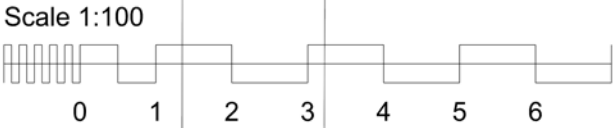
Cavendish road

87

81

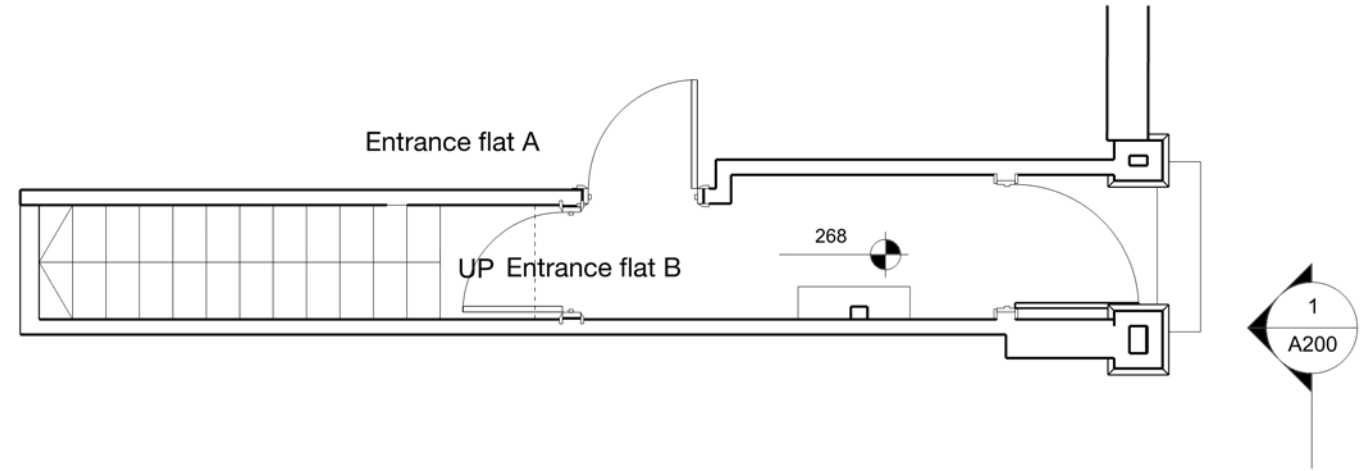
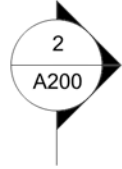


01 Proposed Block plan
1:100

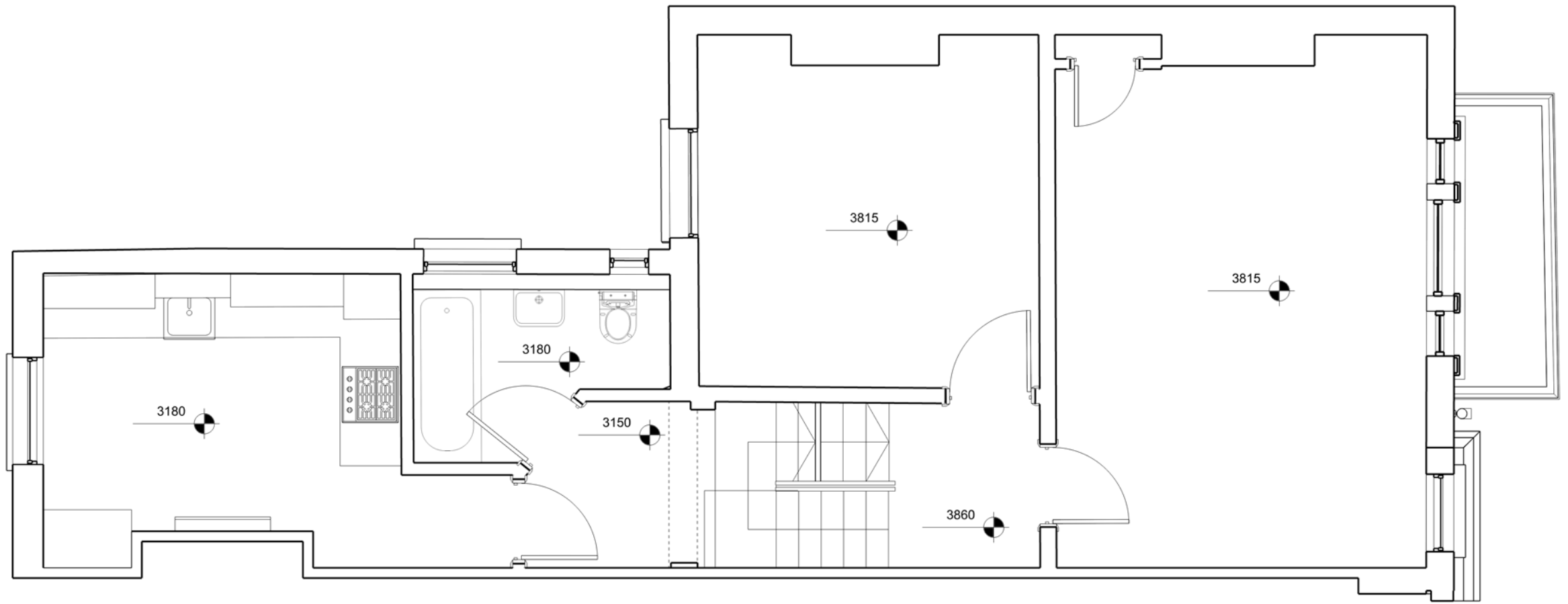
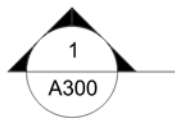


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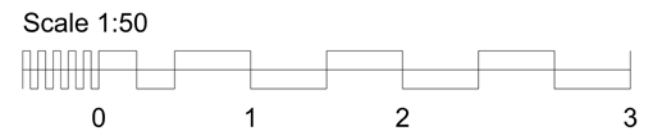
Project No.	Scale @ A3	Date	Drawn By
090	1:100	29/09/21	craft
Number			Revision
B-1000			01



01 Proposed entrance
1:50



02 Proposed first floor plan
1:50



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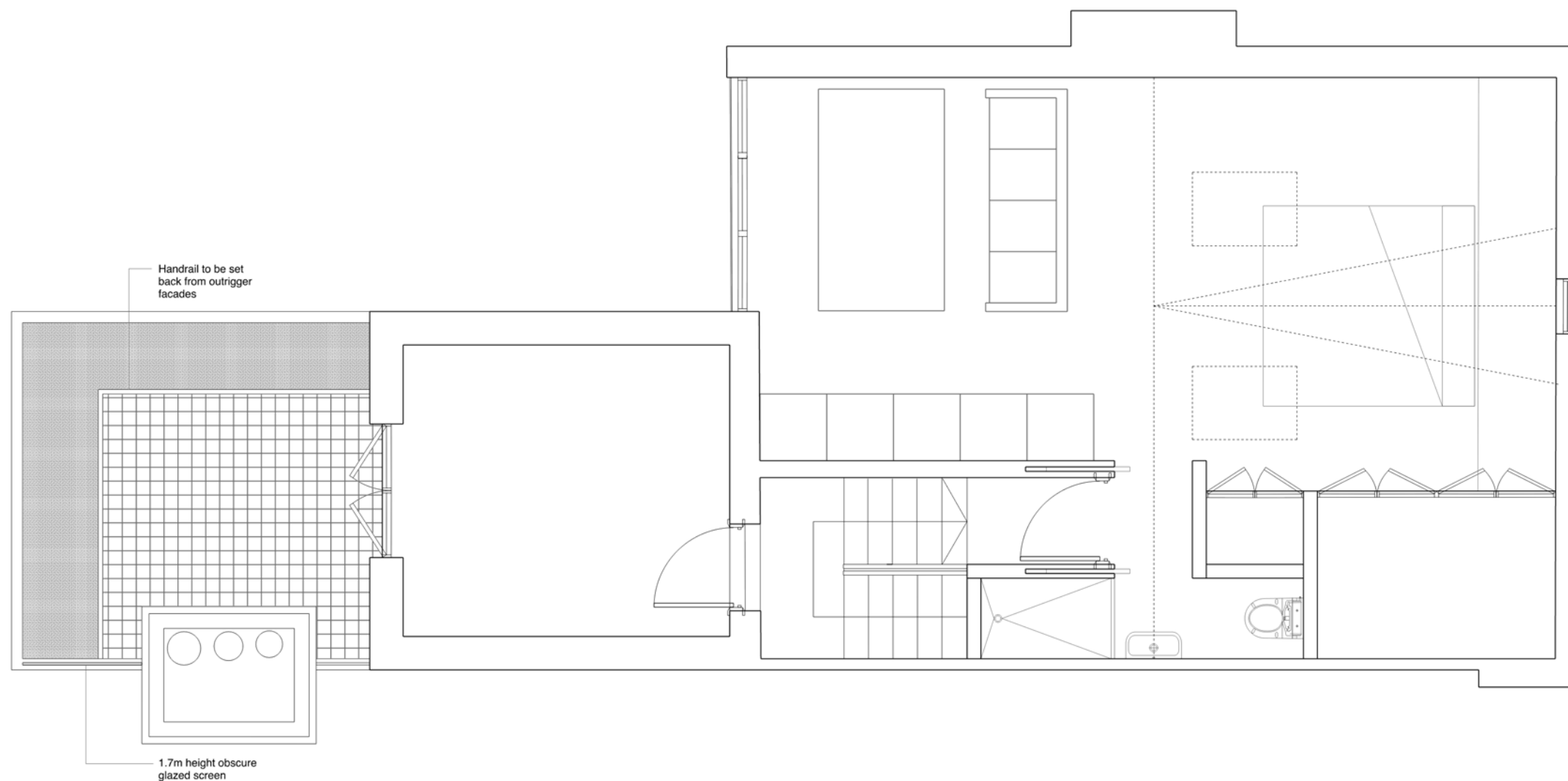
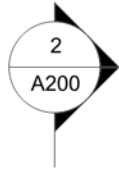
00	09/01/23	Planning submission	
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Client
Marc Tauber

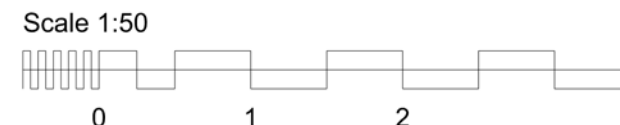
Project
83 Cavendish Rd,
London, N4 1RR

Title
Proposed first floor

Project No.	Scale @ A3	Date	Drawn By
090	1:50	29/09/21	craft
Number			Revision
A-100			01



01 Proposed Loft
1:50



craft

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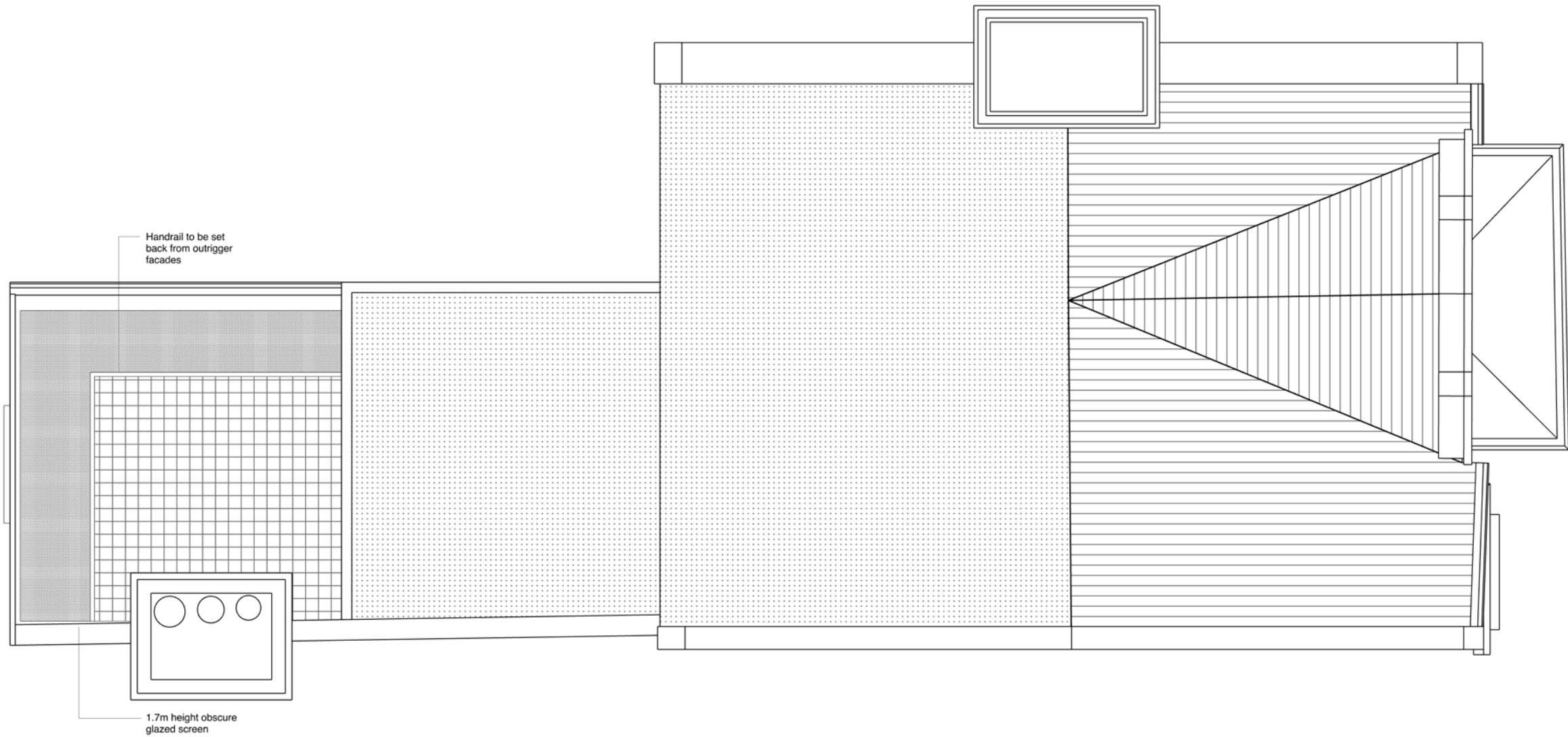
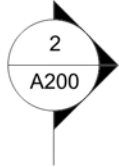
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Client
Marc Tauber

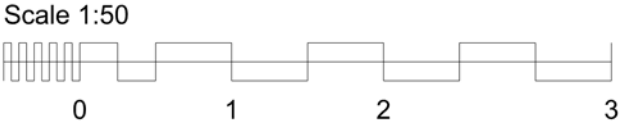
Project
83 Cavendish Rd,
London, N4 1RR

Title
Proposed Loft

Project No.	Scale @ A3	Date	Drawn By
090	1:50	29/09/21	craft
Number			Revision
A-101			01



01 Proposed roof
1:50



craft

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Client
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Project
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London, N4 1RR

Title
Proposed roof plan

Project No.	Scale @ A3	Date	Drawn By
090	1:50	29/09/21	craft
Number			Revision
A-102			01



Loft
Floor
6870



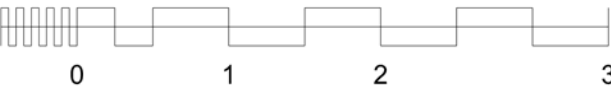
First Floor
3180



Ground Floor
0

02 Proposed section
1:50

Scale 1:50



craft

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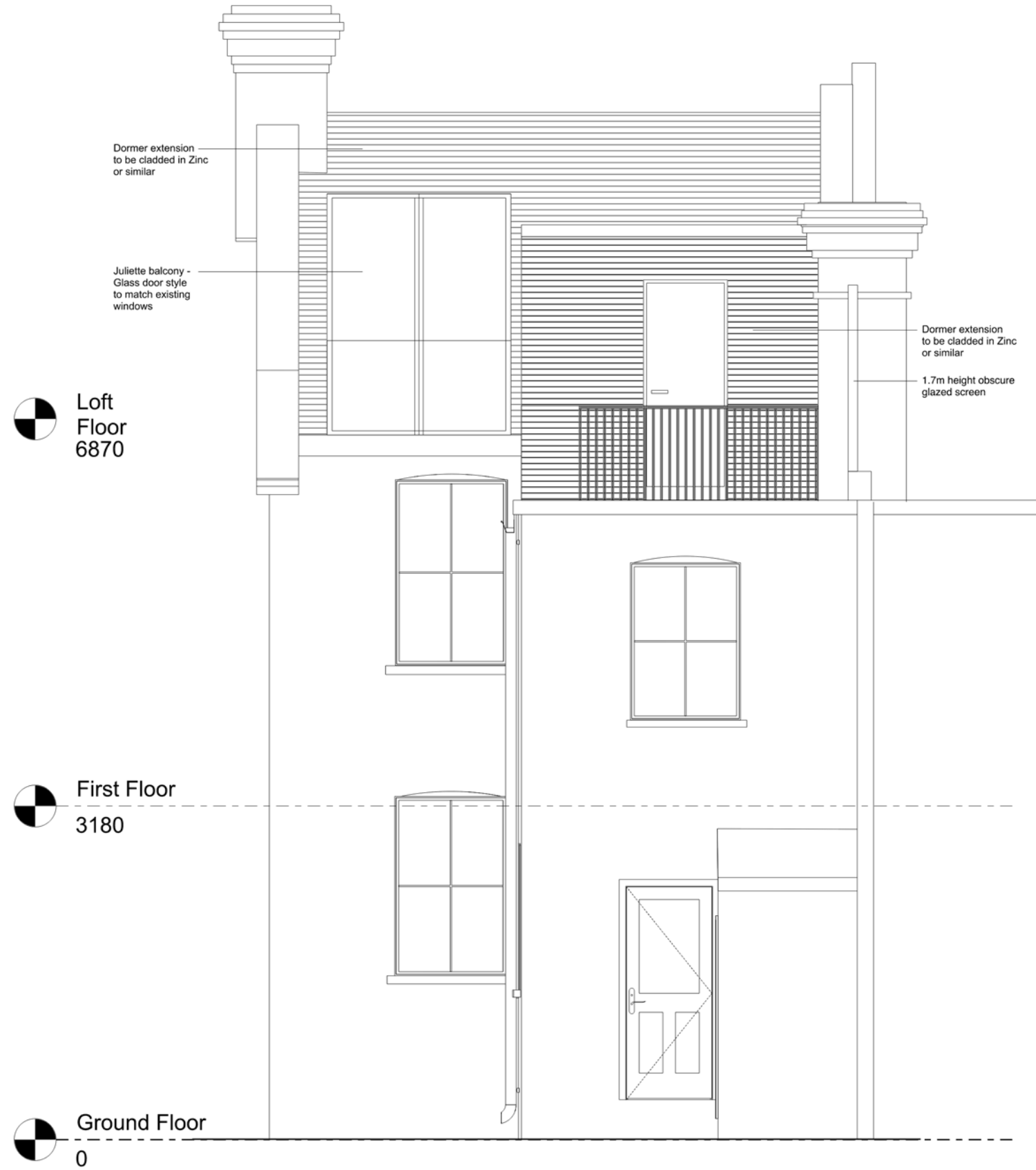
Project
83 Cavendish Rd,
London, N4 1RR

Title
Proposed section

Project No.	Scale @ A3	Date	Drawn By
090	1:50	29/09/21	craft
Number			Revision
B-300			01



01 Proposed front elevation
1:50



02 Proposed rear elevation
1:50



craft

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Project

83 Cavendish Rd,
London, N4 1RR

Title

Proposed front & rear
elevations

Project No.

090

Scale @ A3

1:50

Date

29/09/21

Drawn By

craft

Number

A-200

Revision

01

To conclude, the new rear L-shaped dormer extension together with other alterations and additions will offer the following:

- Creation of a better quality accommodation.
- Improvement of internal layouts and external aspects that are more in keeping with the London Plan standards.
- A design that responds to its immediate context.
- High quality extensions visually subordinate to the main building.
- The detailed design and materials for the proposals will respect the main building.
- This proposal will not conflict with other policies in the Haringey housing design guidelines.

