

Project: 52 CONISTON ROAD, TOTTENHAM, LONDON, N17 0EX

Design and Planning Statement

Advance Architecture



This retrospective planning application intends for the single storey rear extension of No 52 Coniston Road, Tottenham, London, N17 0EX

1. INTRODUCTION

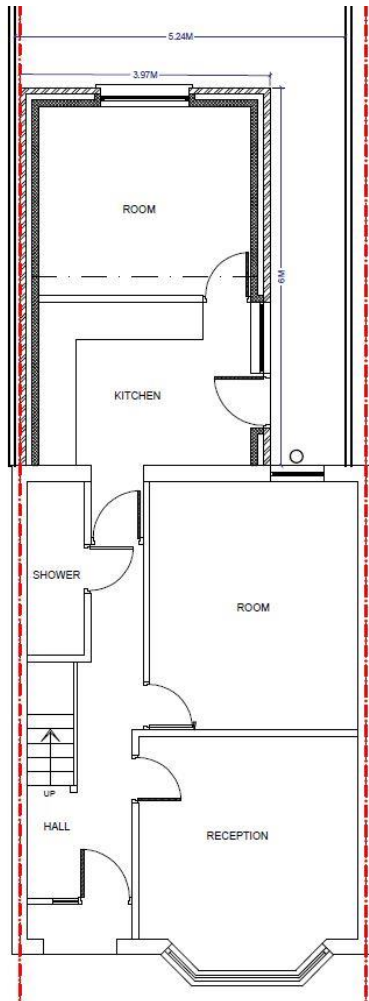


This document has been conducted in order to accompany the Retrospective Planning Application regarding the property at 52 Coniston Road, Tottenham, London, N17 0EX. It should be read in conjunction with all the submitted documents and drawings.

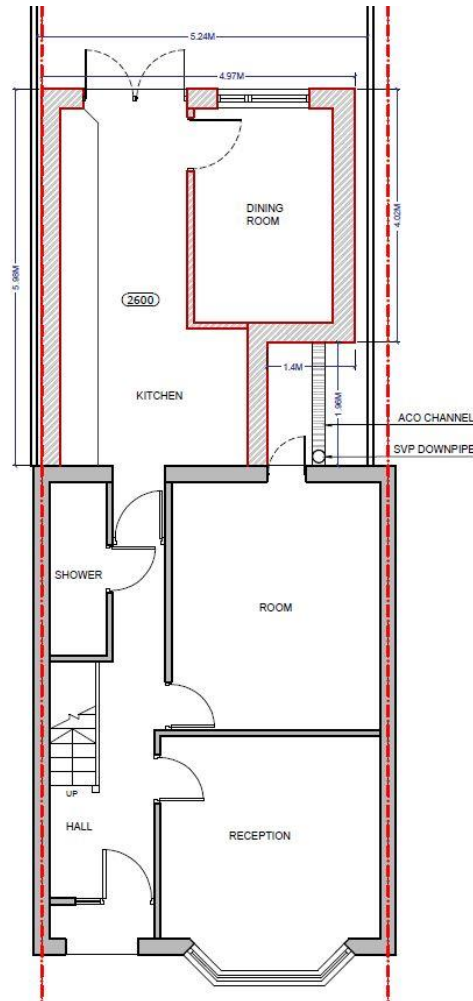
The site is privately owned and this document has been prepared by Advance Architecture on behalf of Mrs Pratima Rambojun.

SITE AERIAL VIEW

2. PROPOSAL OVERVIEW



APPROVED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

The retrospective planning application is a revision of the approved planning application ref: HGY/2022/4486. This was a planning application granted to erect a single storey extension which extends beyond the rear wall of the original house by 6m x 3.97m, for which the maximum height would be 3.15m. Since then, the existing building has been extended to the rear by 5.98m depth, 3m height and 4.97m width.

The 1m discrepancy on the width of the single storey rear extension was decided during the construction stage to avoid the Thames Water piping. A large number of piping would be passing through the new foundation and therefore, the site manager decided to redirect the extended volume.

3. CONCLUSION

The Retrospective Planning Application intends for the consent of the constructed single storey rear extension of the dwellinghouse at 52 Coniston Road, London, N17 0EX.

The amended proposal was a necessity to avoid Thames Water piping and further extend the single storey new addition to the east. The proposed materiality has been of the friendliest materials for the internal and external changes to ensure the local environment benefits of the changes only. Our client has invested to create the eco-friendliest spaces implementing the best constructive solutions. The extended development is sustainable, durable, safe and inclusive and has improved the quality, clarity and sense of spaces inside the shell of the building.

In conclusion, it is believed that this proposal provides clear, safe and useful addition to the premise which complies with regulations and is aesthetically acceptable as a whole and therefore, the permission of this application should be granted.

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