

2b Seymour Road
N8 0BE
London

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1 Introduction

1.1 Summary

This document is submitted in satisfaction of the planning, design and access statement requirements for a planning application to extend a roof terrace space at 2b Seymour Road. The works consist of reinforcing the current roof structure to support additional load and fencing off for privacy and considerate seclusion. The additional outside space would allow for a more comfortable “working from home” culture, outdoor living, and accommodate a growing family. The works will also consist of forming an opening between the living room and the existing bedroom to promote open space and more convivial living.

1.2 Brief

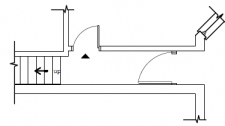
For the consideration of this planning application, the proposal seeks to accommodate the following requirements:

- Reinforcement and construction of roof terrace with decking
- Forming of opening between living room and existing bedroom
- Installation of kitchen into existing second bedroom

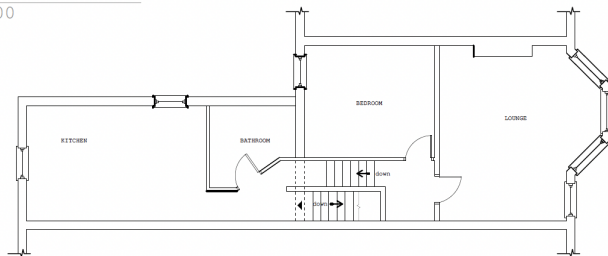


EXISTING PLANS

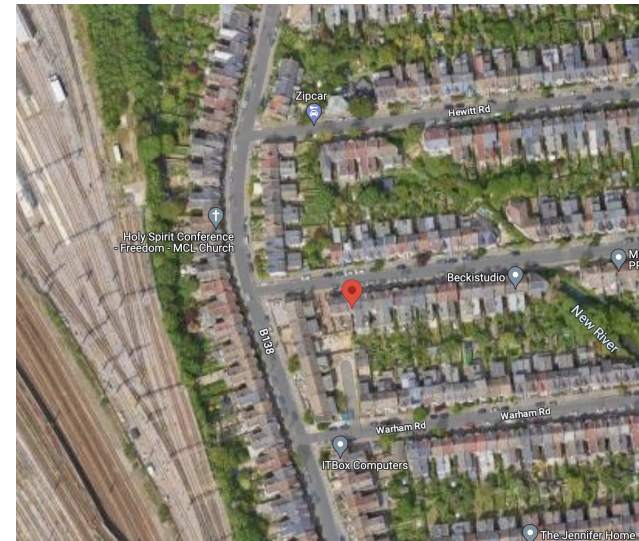
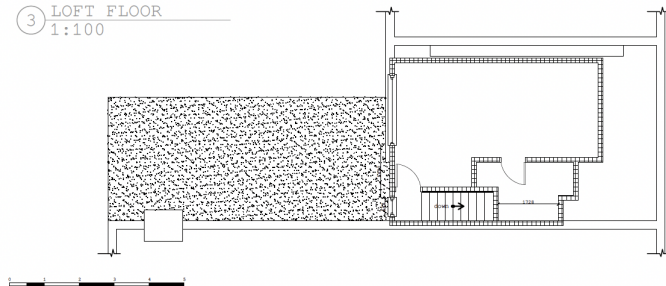
① GROUND FLOOR (PART) 1:100



② FIRST FLOOR 1:100



③ LOFT FLOOR 1:100



2.2 Existing Drawings

Currently the 1st floor is split on two separate levels, with the second bed and living room adjacent. This proposals seeks to combine the living space with the kitchen space for open plan living and reposition the second bed into the existing kitchen space. The roof terrace will be reinforced and redesigned to form a usable but provate external space.

3 Proposed Design

3.1 The approach

Roof development

The proposal seeks to develop the existing roof into a usable and private terrace. It will be sheltered by means of a wooden fence and climbing vegetation. The fencing will be built at a considerate height with the neighbors in mind, in order to ensure privacy and respect for all.

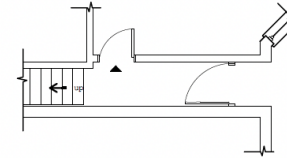
Internal reconfiguration -

The proposal also seeks reconfigure the kitchen and second bedroom by means of an opening between the existing bedroom and living space to promote open space living and reduce footfall in the hallway.

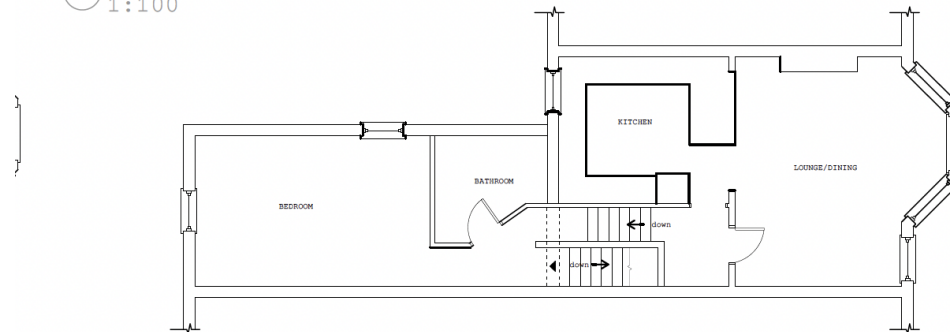
3.2 Proposed Drawings

PROPOSED PLANS

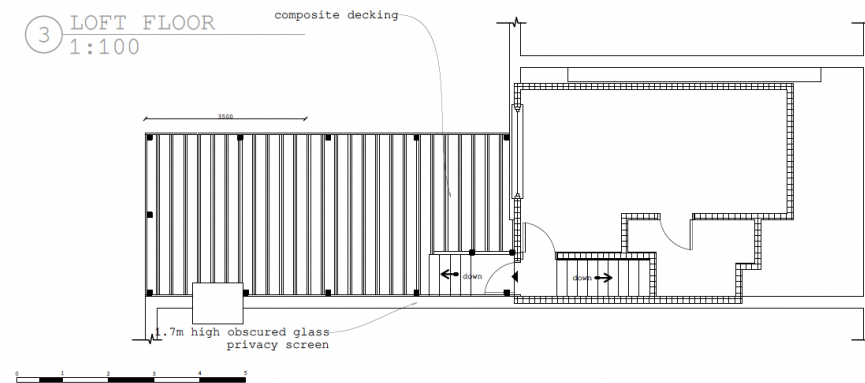
① GROUND FLOOR (PART)
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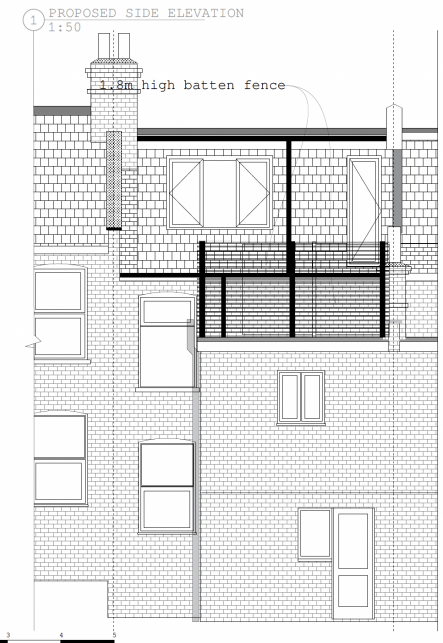
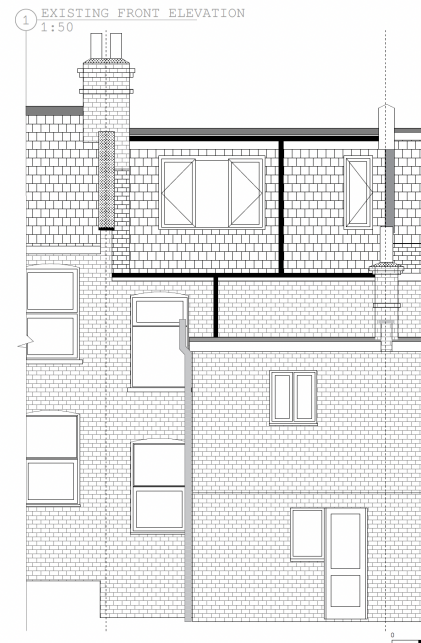
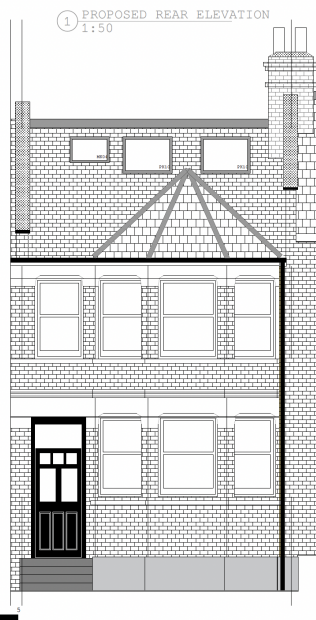
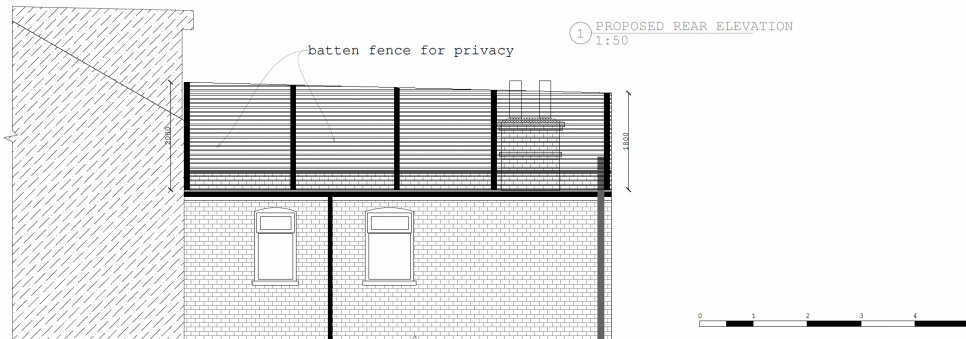
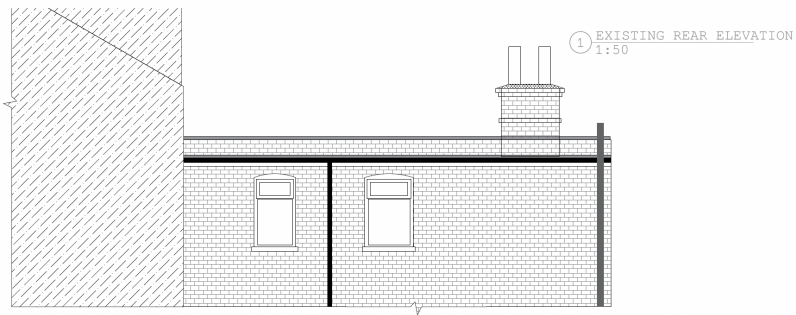


② FIRST FLOOR
1:100



③ LOFT FLOOR
1:100





4 Access

4.1 Access

The property is accessed via a pathway through the front garden on Seymour Road.

4.2 Transport

There are a number of train stations within walking distance, as well as bus stops. Road parking is available via visitor day permits.

4.3 Refuse and recycling

The current arrangement for refuse collection is individual waste collected in two bins, located in the front garden. These are emptied on a weekly basis by the council. This arrangement is to be retained with any additional building refuse to be loaded and disposed of by wait and load.

During works a skip and skip license will be organised.