

2b Seymour Road
N8 0BE
LONDON

DESIGN AND ACCESS STATEMENT

version 2

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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:

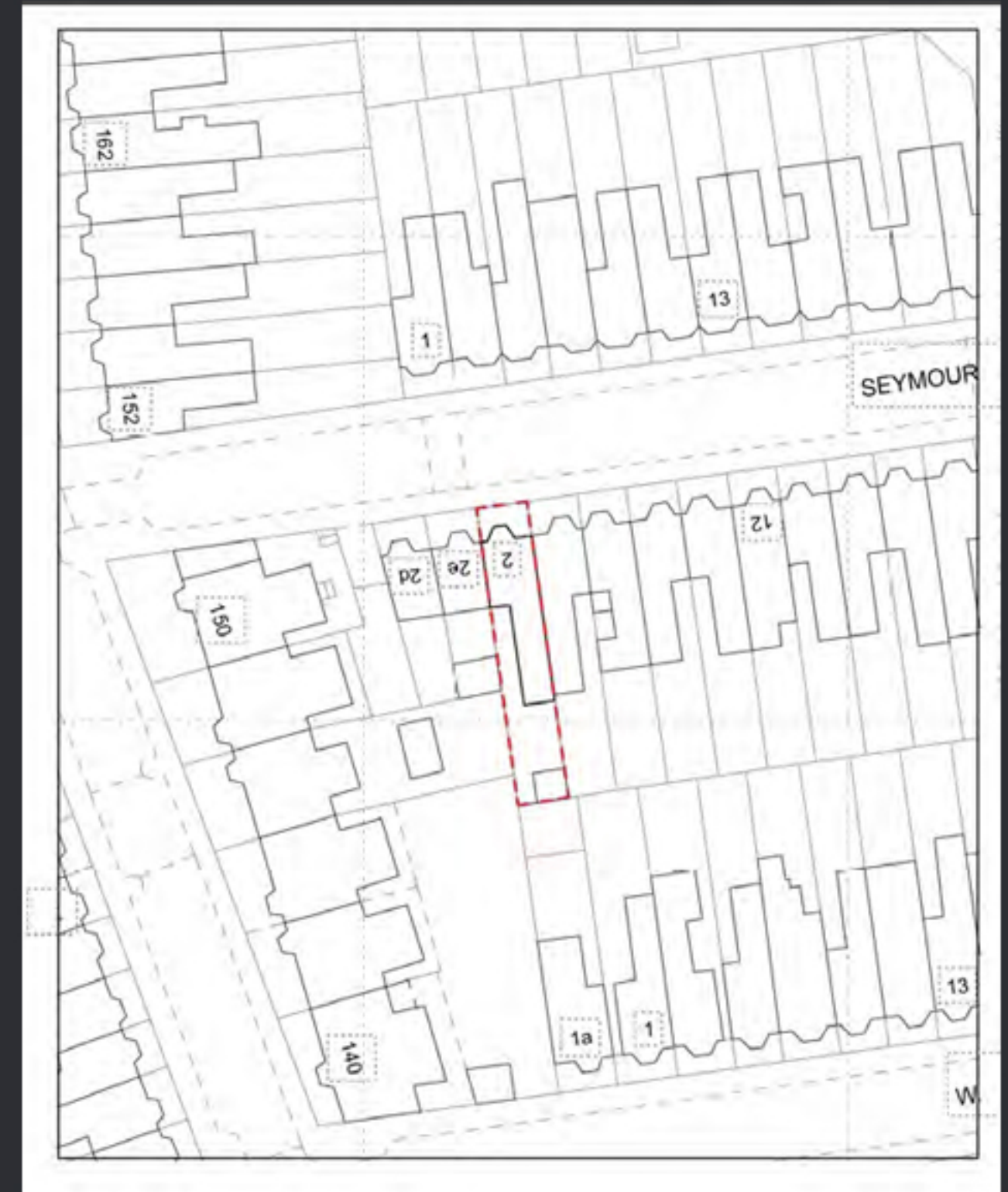
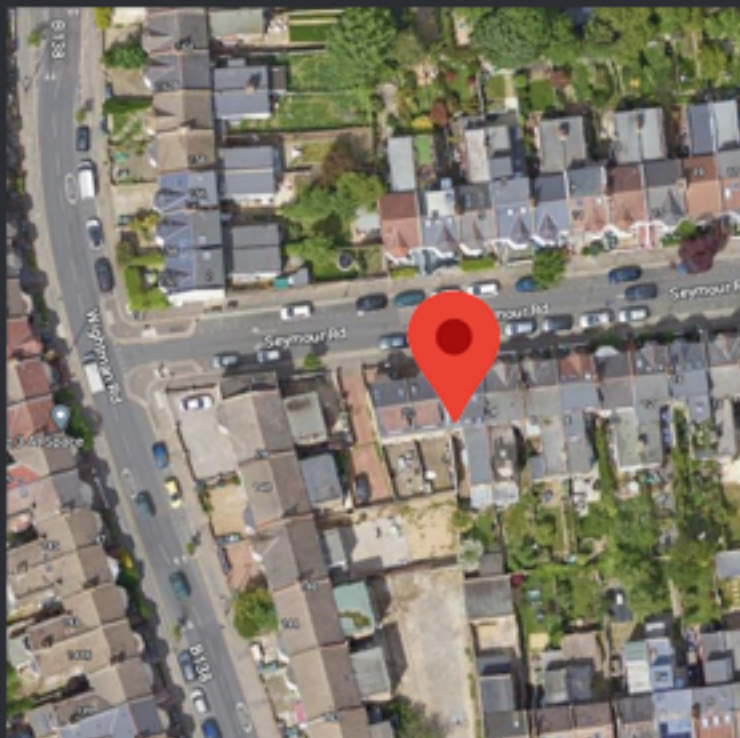
- Reinforcement and construction of roof terrace with decking, fencing and vegetation for privacy and keeping in style with the neighbourhood
- Forming of opening between living room and existing bedroom
- Installation of kitchen into existing second bedroom

2. THE SITE

2.1 Site and location

2b Seymour Road is a 1st floor flat residential flat on the Harringey Ladder.

The building is not listed and is not in a Conservation Area.



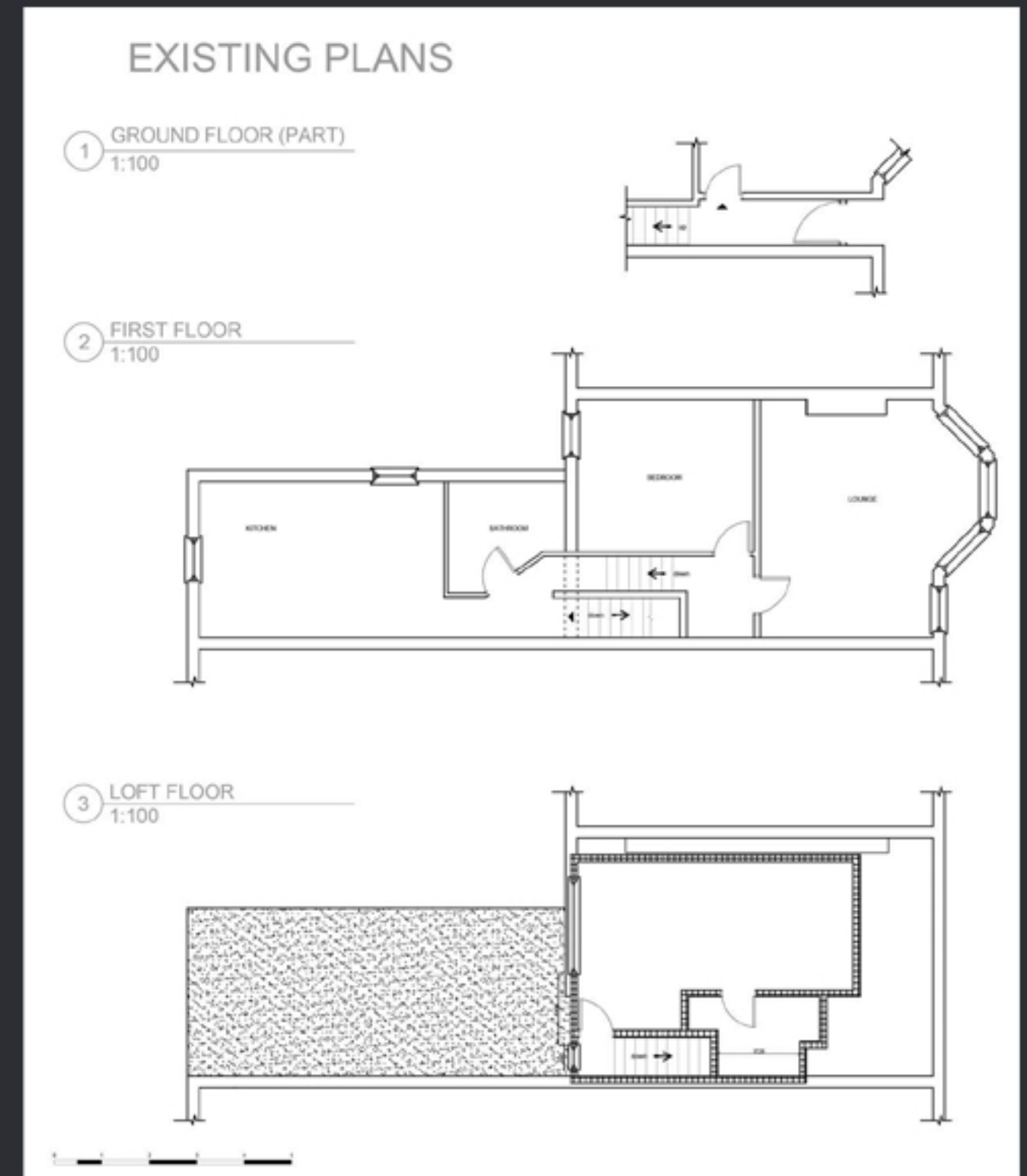
2. THE SITE

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 private external space.



3. PROPOSED DESIGNS

3.1 Approach

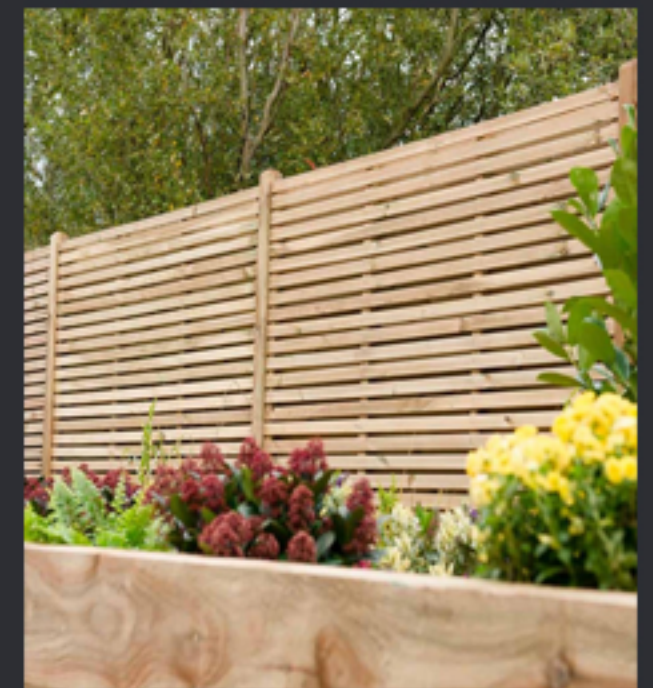
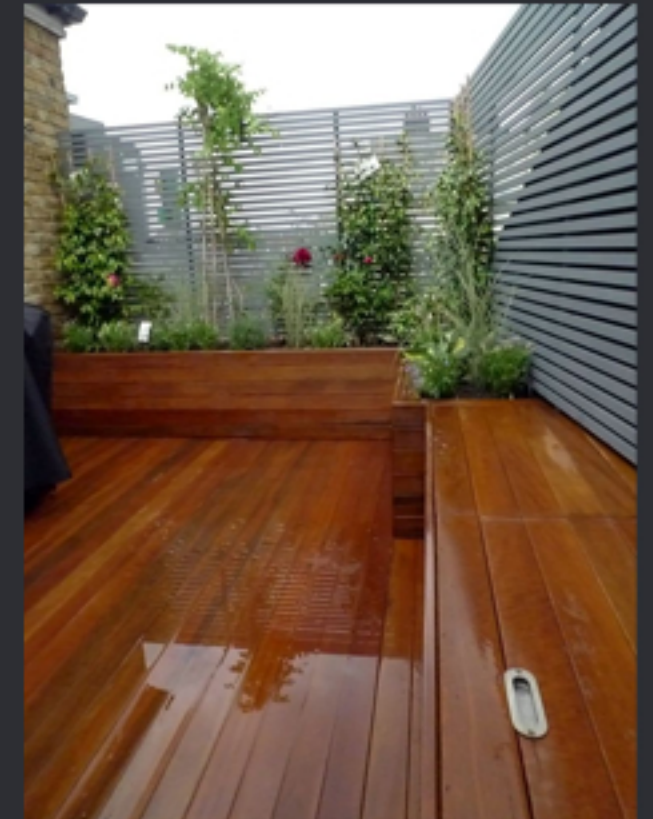
Roof development:

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 while keeping in style of the surroundings aesthetic and atmosphere.

The fencing will be coloured in slate grey curpinol to match neighbourhood roofs.



3. PROPOSED DESIGNS

3.1 Approach

Roof development:

Examples of similar developments in the area.

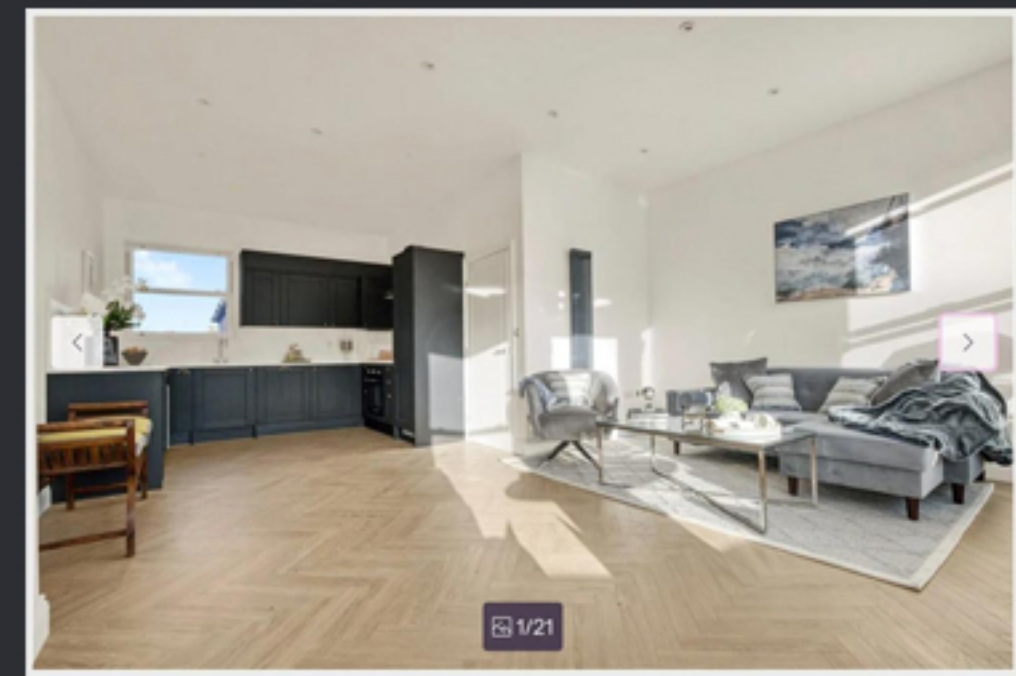
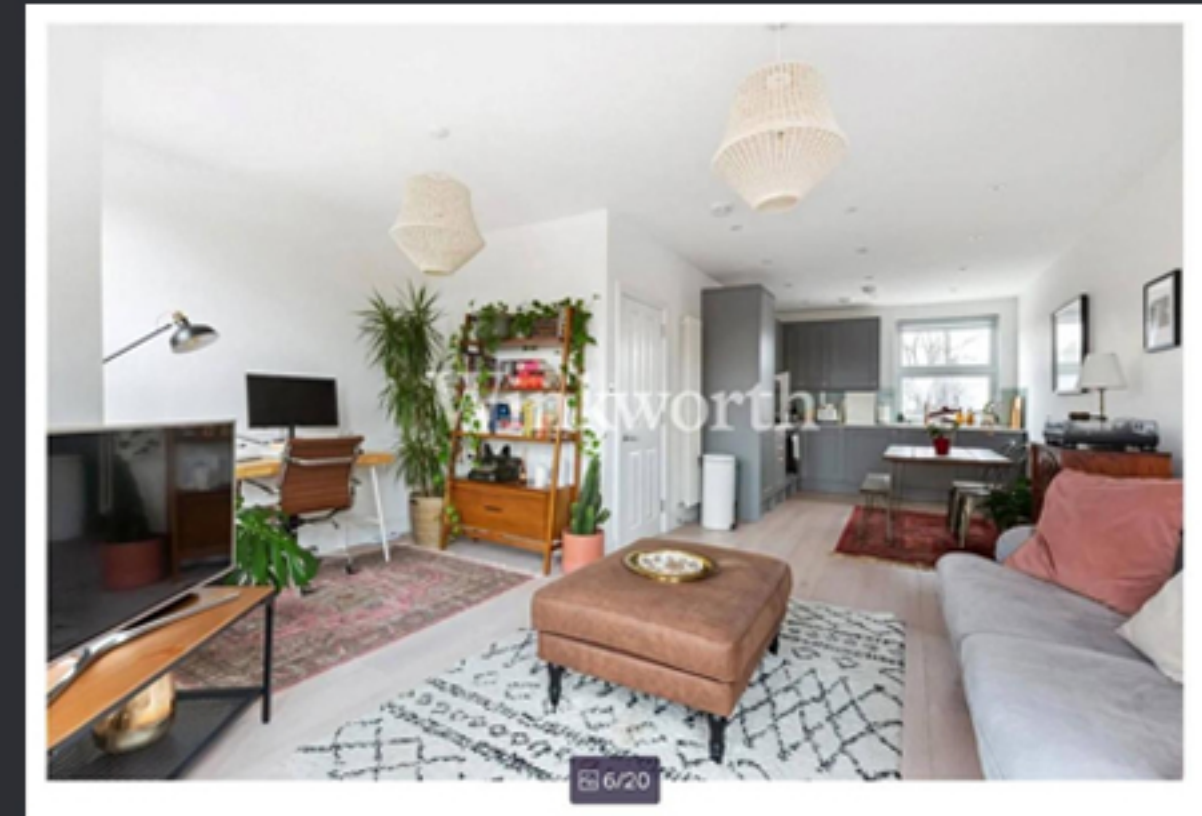


3. PROPOSED DESIGNS

3.1 Approach

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, traffic down stairs and noise levels.



Front room kitchen conversions on similar properties on Seymour Road and the Harringey ladder

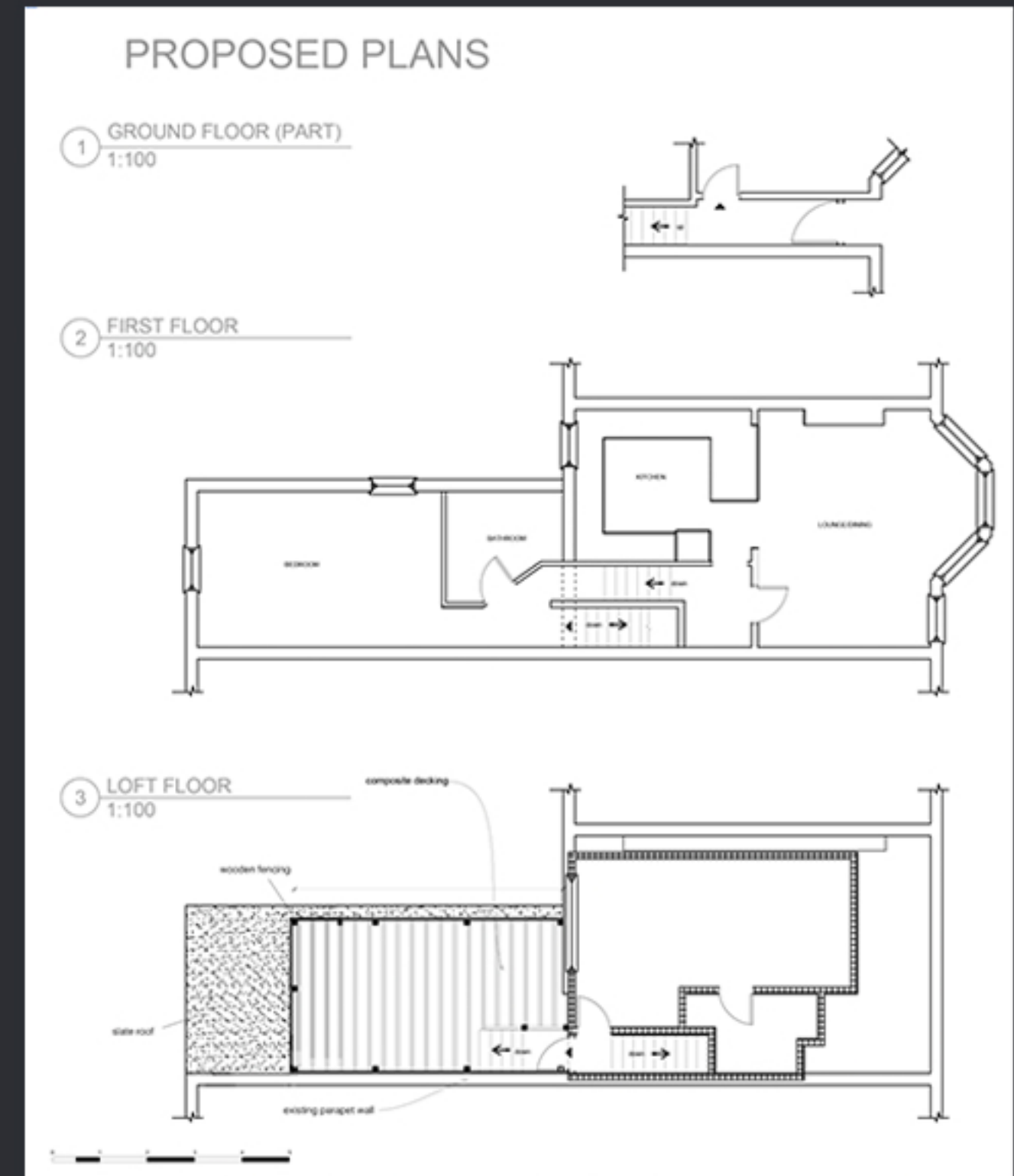
3. PROPOSED DESIGNS

3.2 Proposed drawings

Roof terrace:

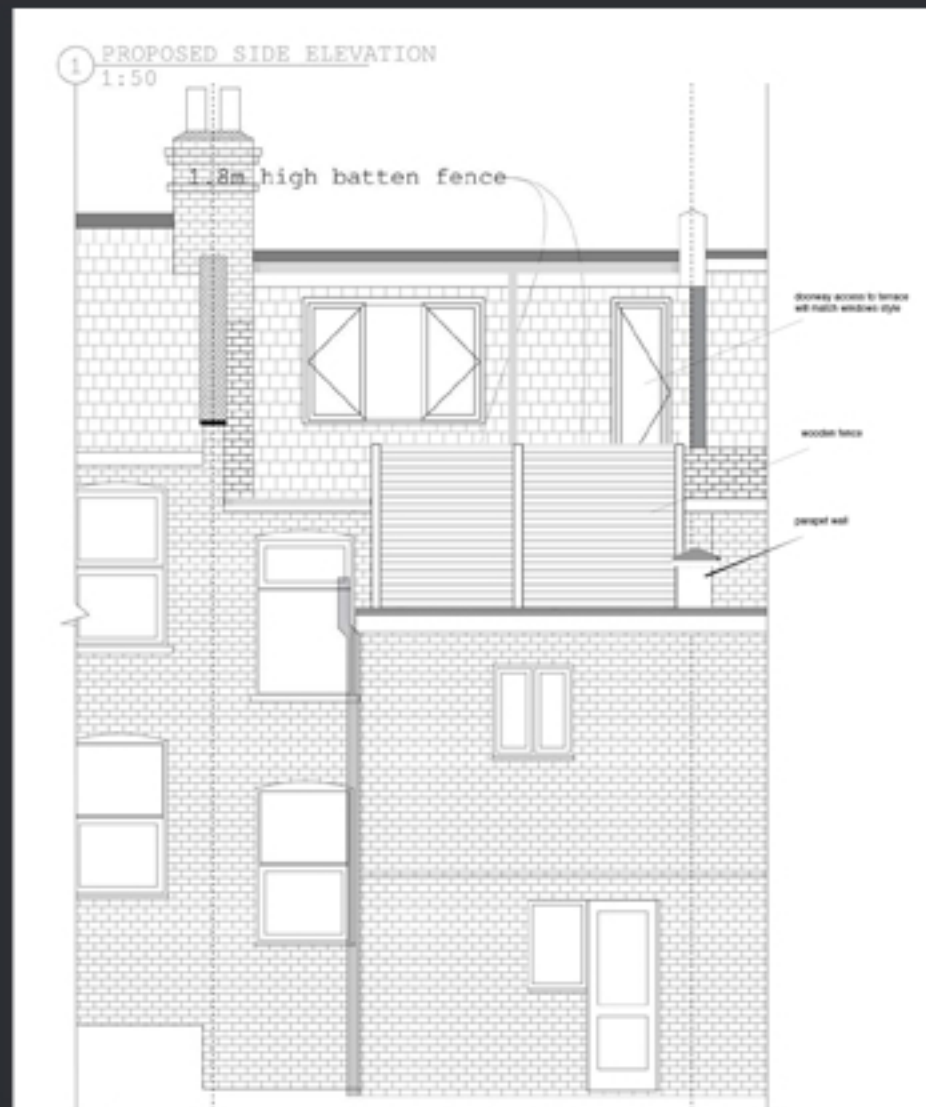
The roof terrace will take into account the overall footprint of the terrace, keeping a setback from the edge to insure privacy, non-dominancy over neighbouring properties and a non-obtrusive design.

The terrace will also use materials fitting with the roof slate finishing of the surrounding and keep the general aesthetic of the area.



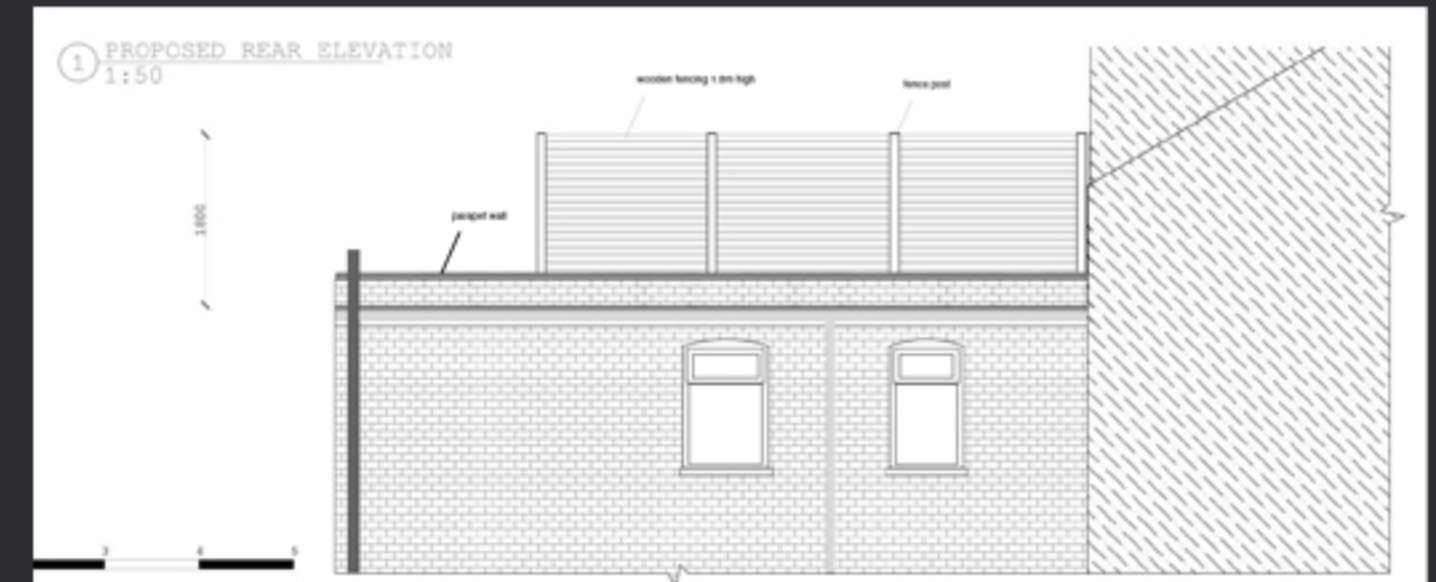
3. PROPOSED DESIGNS

3.2 Proposed drawings

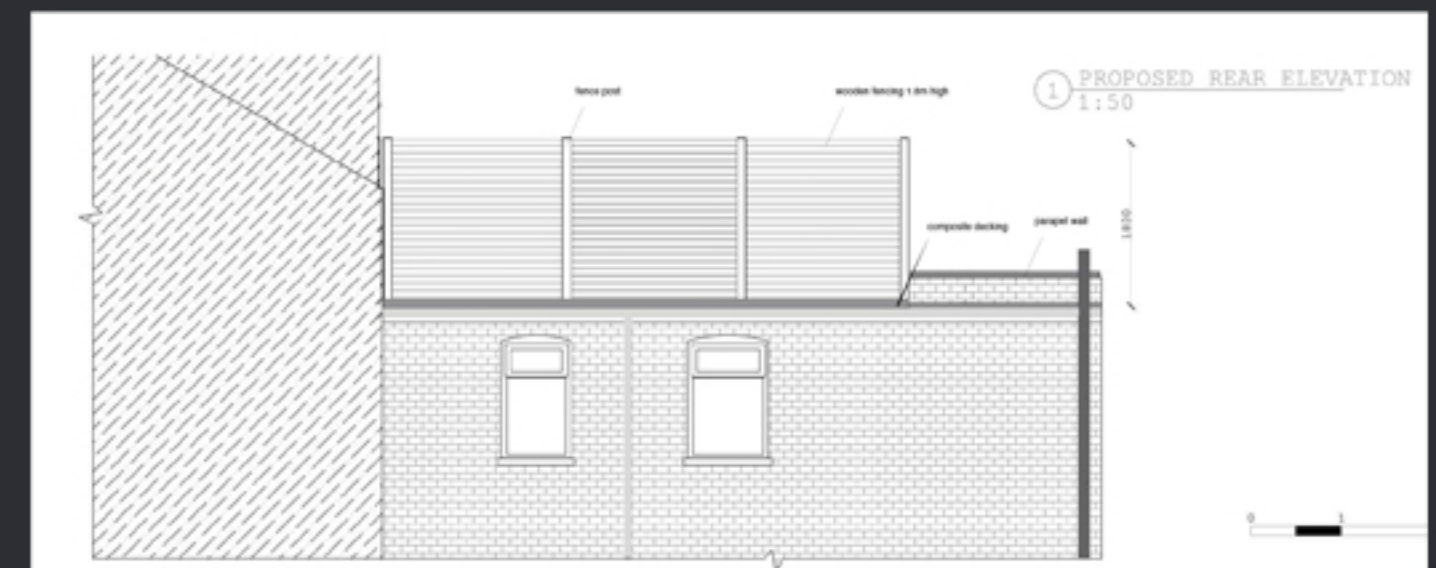


Please see PDF for high resolution drawings

West view



East view



4. ACCESS

4.1 Access

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



4. ACCESS

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. ACCESS

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, wait and load will be organised for less disturbance or alternatively a skip will be hired.



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