

7

CHURCH VALE

PLANNING APPLICATION SUBMISSION
TO HARINGEY PLANNING DEPARTMENT

REAR EXTENSION & LOFT CONVERSION

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DESIGN STATEMENT

PLANNING APPLICATION SUBMISSION
TO HARINGEY PLANNING DEPARTMENT

REAR EXTENSION & LOFT CONVERSION TO 7 CHURCH VALE, LONDON, N2 9PB

PREPARED BY BURSTON ARCHITECTS. AUGUST 2023

INTRODUCTION

The plan is to expand the ground floor by extending the kitchen & rear reception area towards the back while also converting a part of the garage into a utility & gym space. This will optimize the use of the current space & create an open living area at the rear of the house. Some of the existing walls may need to be relocated to better utilise the area. The first floor will undergo minor adjustments to the internal walls to enhance the layout & size of the existing bedrooms. A loft conversion will be added, which will include a bedroom, walk-in storage, & an en-suite.

LOCATION

This particular site is a semi-detached residential property situated in the western part of Haringey borough & does not fall within a conservation area. Access to the building can be gained from Craighton Avenue to the north or Twyford Avenue to the south.

ACCESS

The property is accessed directly from the front into the main hallway from which all rooms are accessed. The property has a front & rear garden facing East.

DESIGN

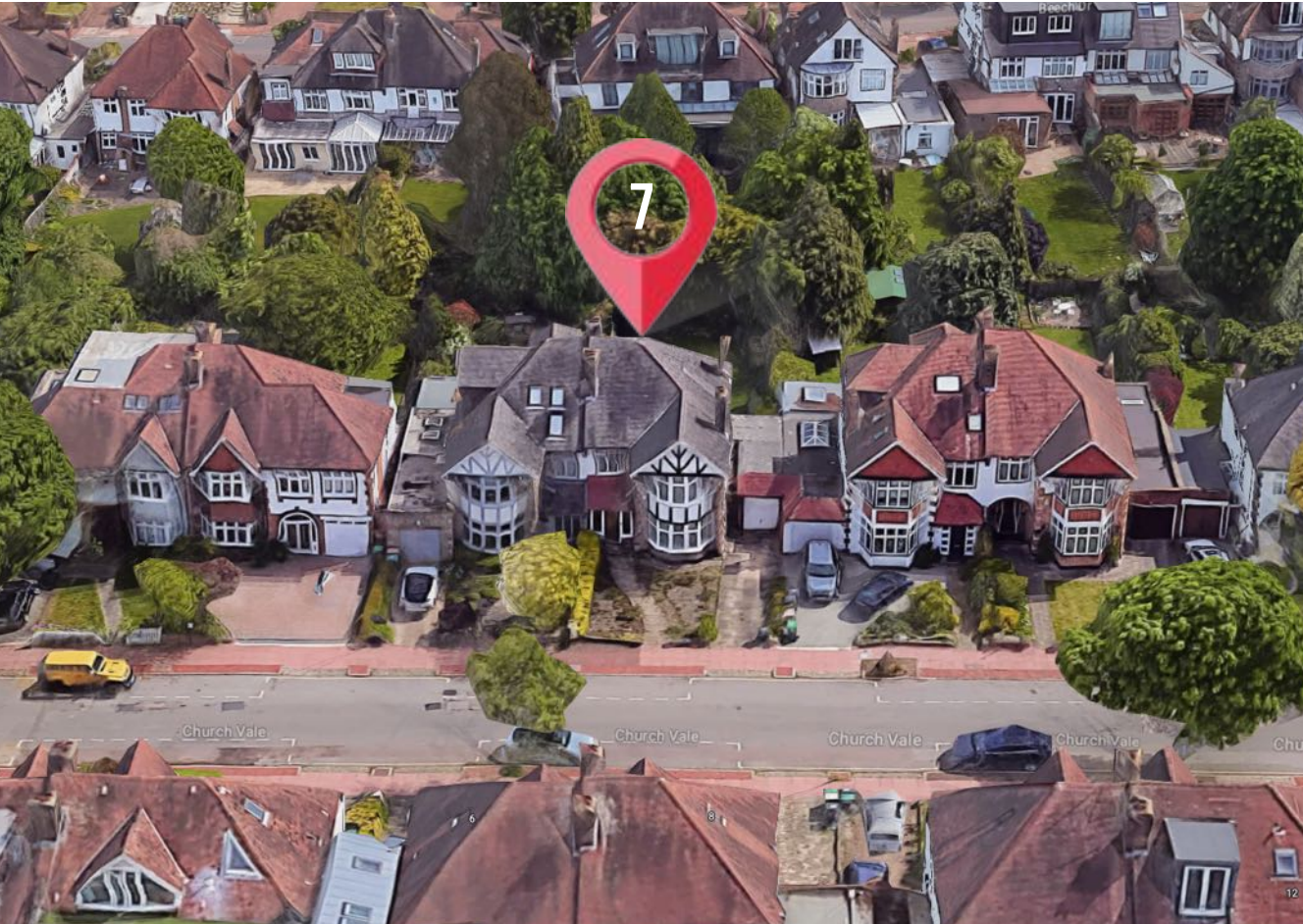
We followed the guidance as set out in the DM Policy (2017) DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings will be required to be of a high, site-specific, and sensitive design quality, and respect and complement the form, setting, period, architectural characteristics, detailing of the original buildings.

The design has been primarily informed by the neighbouring properties to ensure consistency and to demonstrate an awareness & the character of the local area. The proposed rear extension & outbuilding will match existing & it will have an acceptable impact on the character and appearance of the host property. And furthermore, it will not impact unacceptably upon the residential amenity of neighbouring occupiers.

MATERIALS

The existing main building is constructed from a blend of red bricks at the ground floor level & white render with black timber cladding at the First Floor level. The exterior windows and doors are single glazed with white timber frames. The roof is clad with dark red clay tiles. The rear extension will match existing bricks & will add aluminium triple glazed windows to contrast the existing appearance to enhance the character of the property. The loft floor will match the proposed ground floor; however, it will incorporate zinc cladding & aluminium triple glazed windows. New space will contain double bedroom & the shower. It is not felt that any of the proposals would be deemed contentious within the context; therefore, we believe the scheme set out within this application should be supported.

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



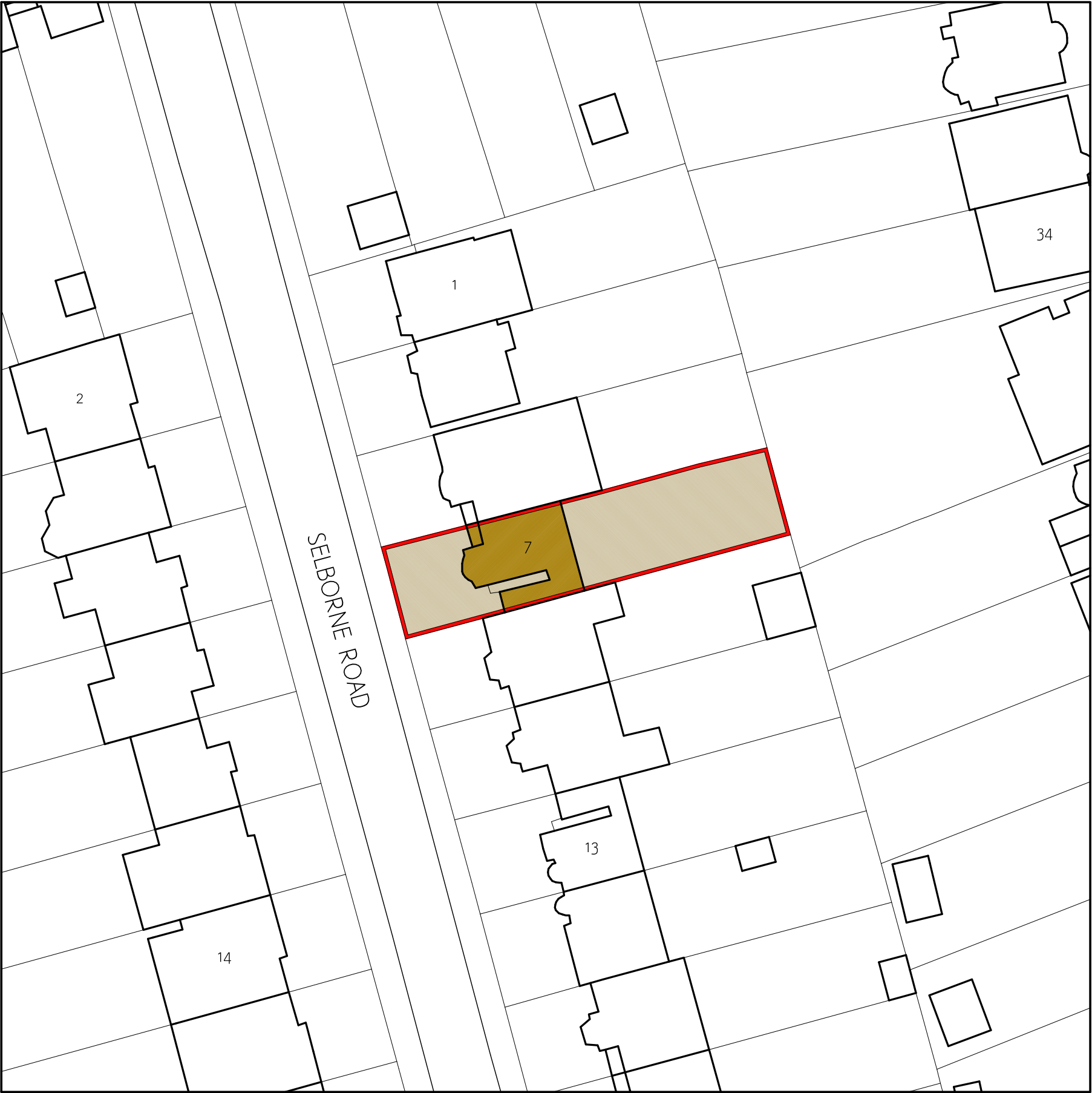
TOP VIEW

DRAWING LIST

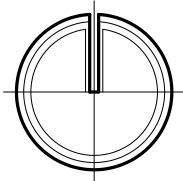
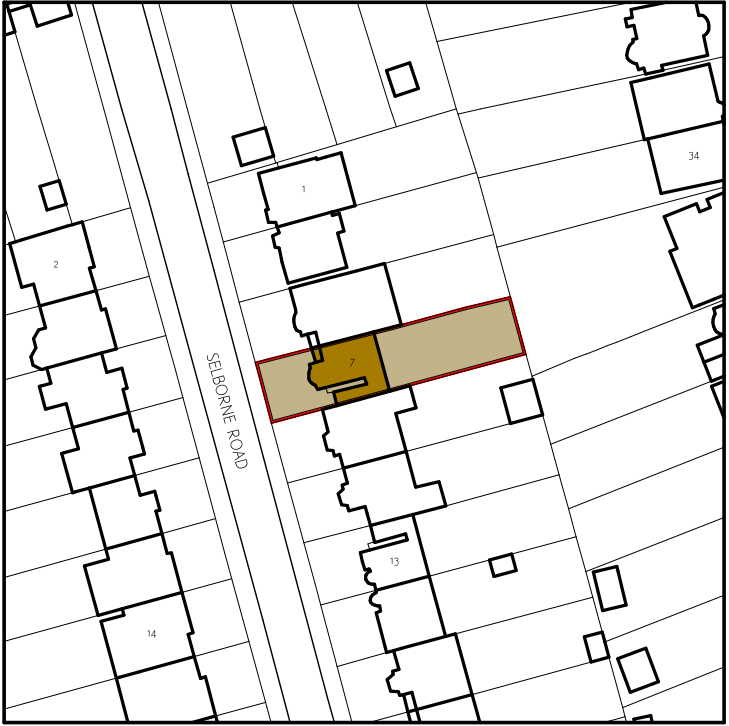
7 CHURCH VALE, LONDON, N2 9PB

DESCRIPTION	EXISTING	PROPOSED
LOCATION PLAN 1/500	001	
GROUND FLOOR PLAN	010	050
FIRST FLOOR PLAN	011	051
LOFT FLOOR PLAN		052
ROOF FLOOR PLAN	012	053
SECTION AA	020	060
FRPNT ELEVATION	030	070
SIDE ELEVATION	031	071
REAR ELEVATION	032	072

SCALE | 1:500



SCALE | 1:1250



**BURSTON
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PROJECT:
Loft Conversion, Rear Extension
& Refurbishment to
7 Church Vale,
London N2 9PB

LOCATION PLAN

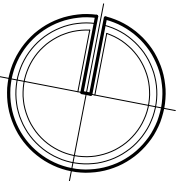
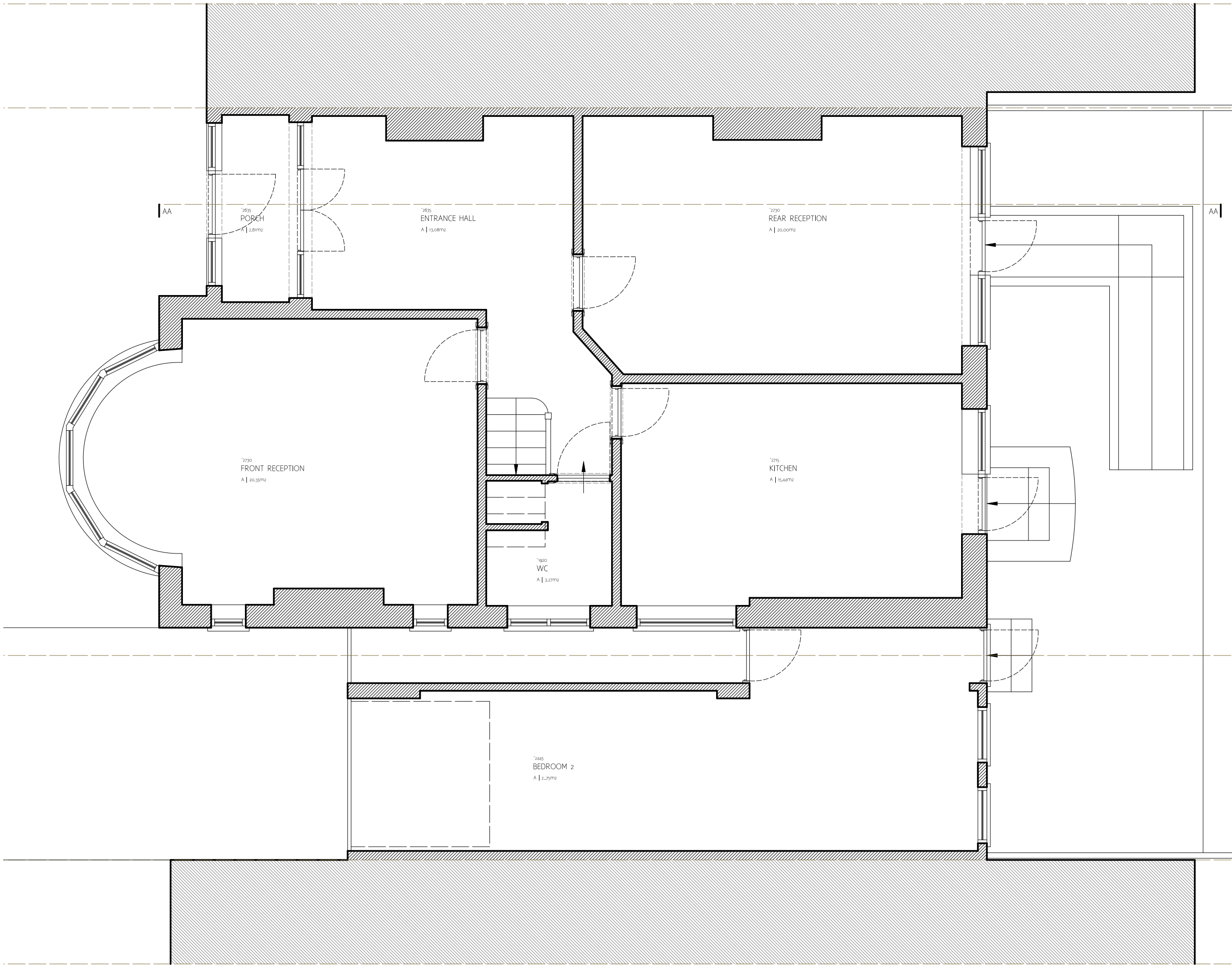
EXISTING

SCALE 1:500 & 1250 | A3
MARCH 2022

2303.001



EXISTING DRAWINGS



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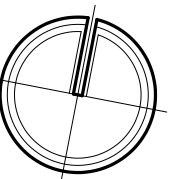
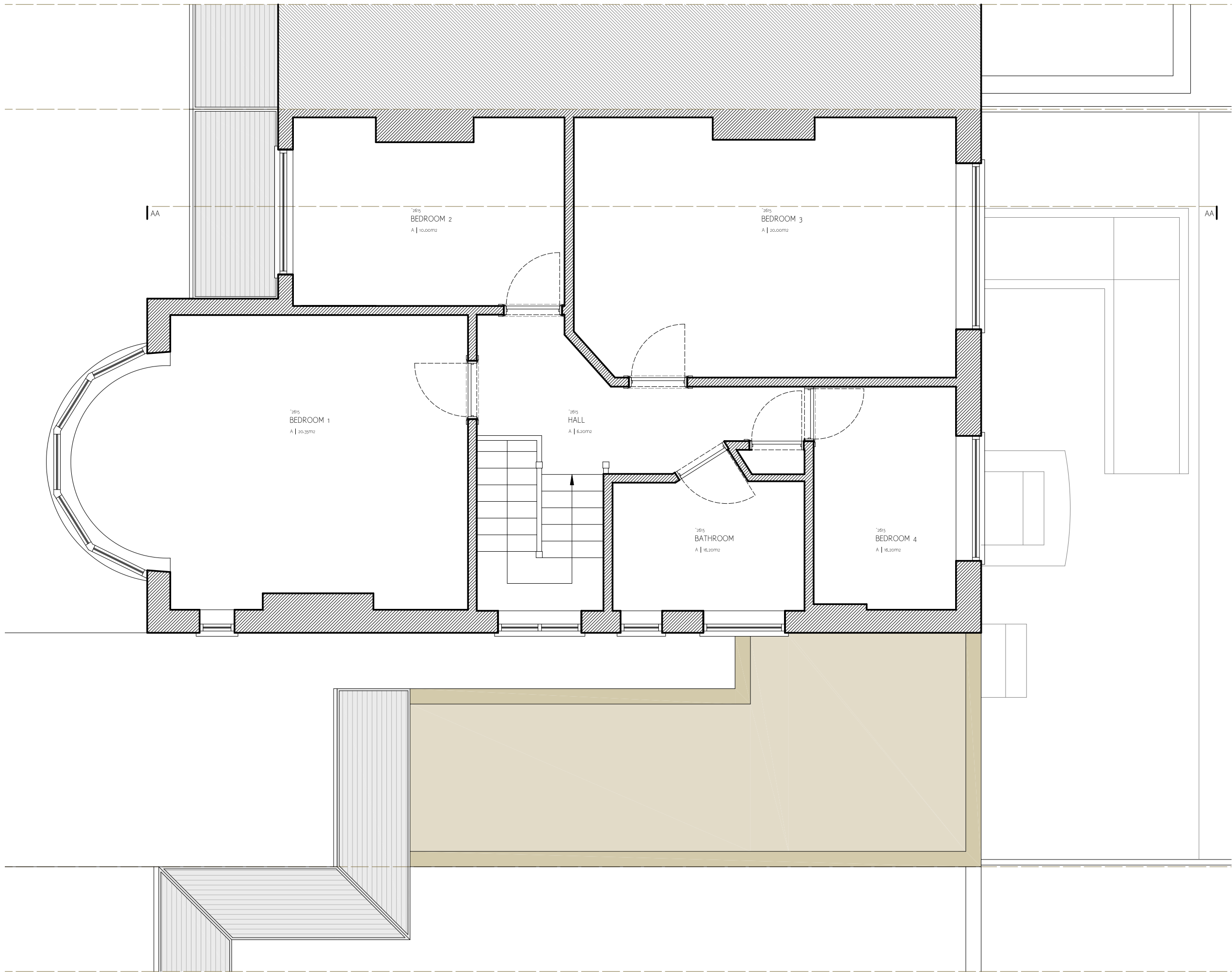
PROJECT:
Rear Extension &
Loft Conversion to
7 Church Vale
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GROUND FLOOR
EXISTING

SCALE 1:50 | A3
MAY 2023

2303.010





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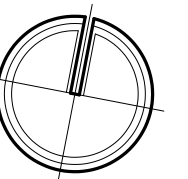
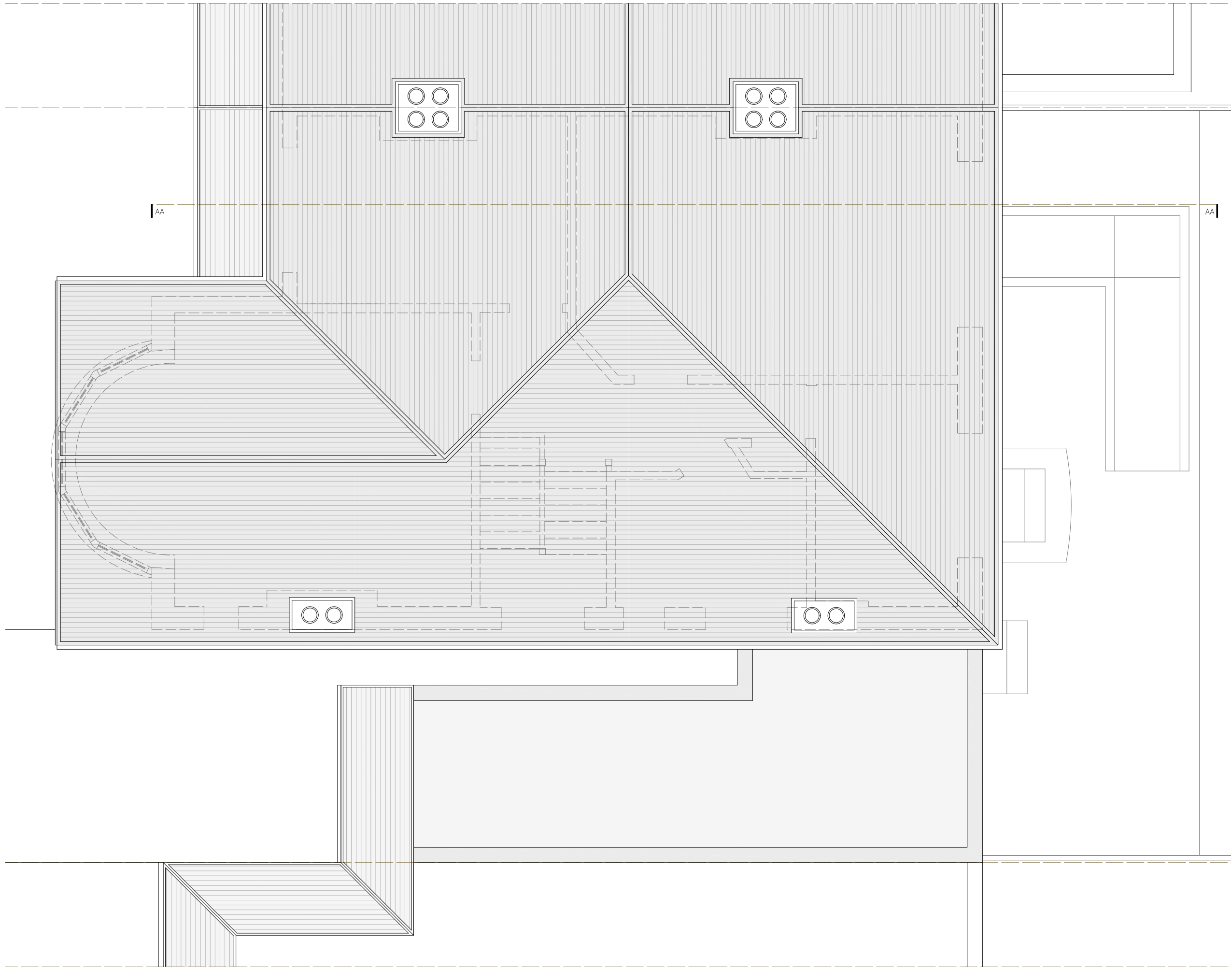
PROJECT:
Rear Extension &
Loft Conversion to
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London, N2 9PB

FIRST FLOOR
EXISTING

SCALE 1:50 | A3
MAY 2303

2303.011

0M 2.5M



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ROOF PLAN
EXISTING

SCALE 1:50 | A3
MAY 2023

2303.012





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SECTION AA EXISTING

SCALE 1:50 | A3
MAY 2023

2303.020

0M 2.5M



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FRONT ELEVATION
EXISTING

SCALE 1:50 | A3
MAY 2023

2303.030





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SIDE ELEVATION
EXISTING

SCALE 1:50 | A3
MAY 2023

2303.031





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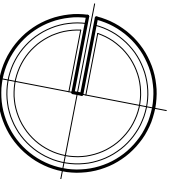
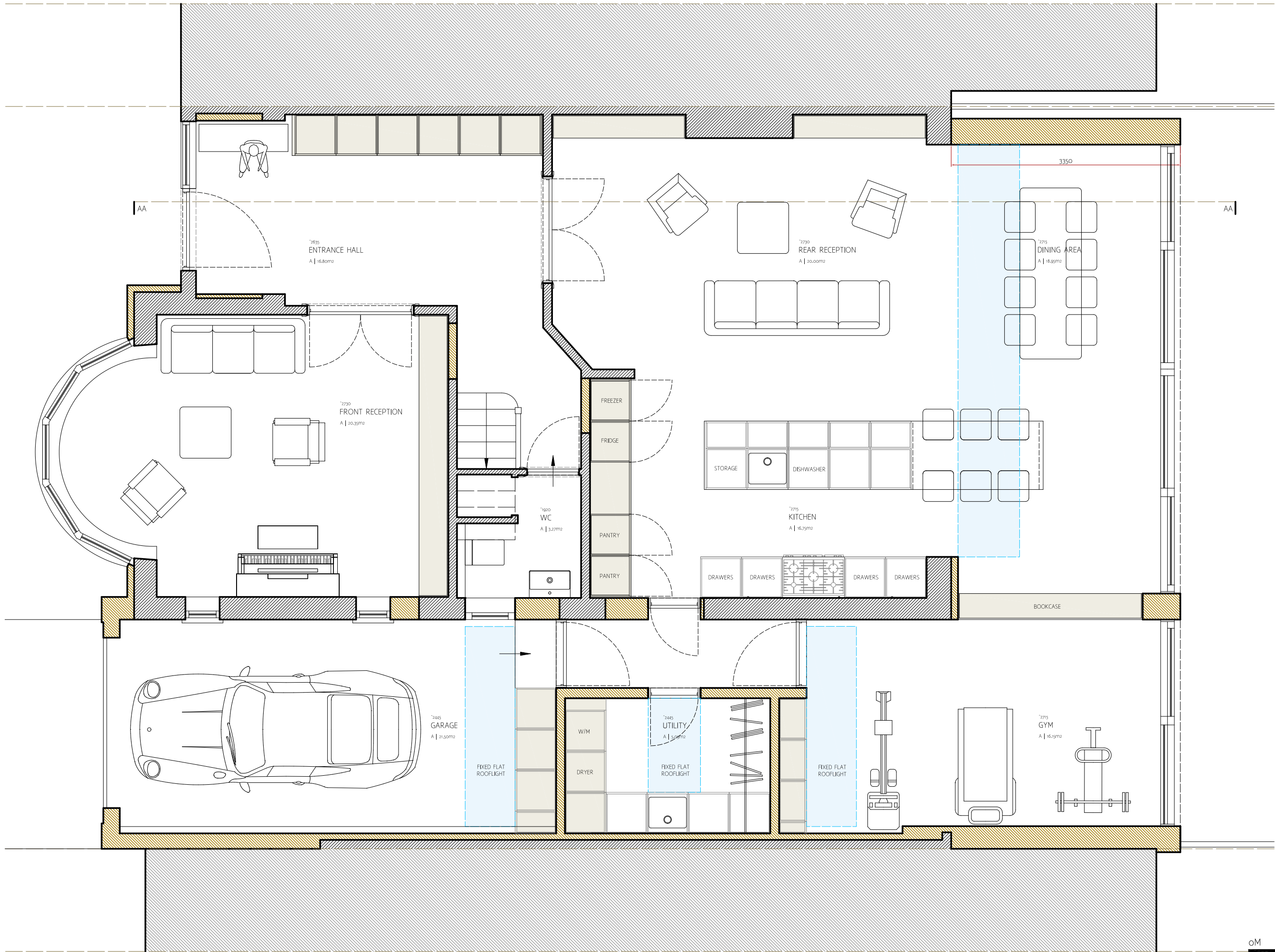
REAR ELEVATION
EXISTING

SCALE 1:50 | A3
MAY 2023

2303.032



PROPOSED DRAWINGS



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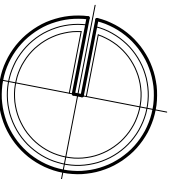
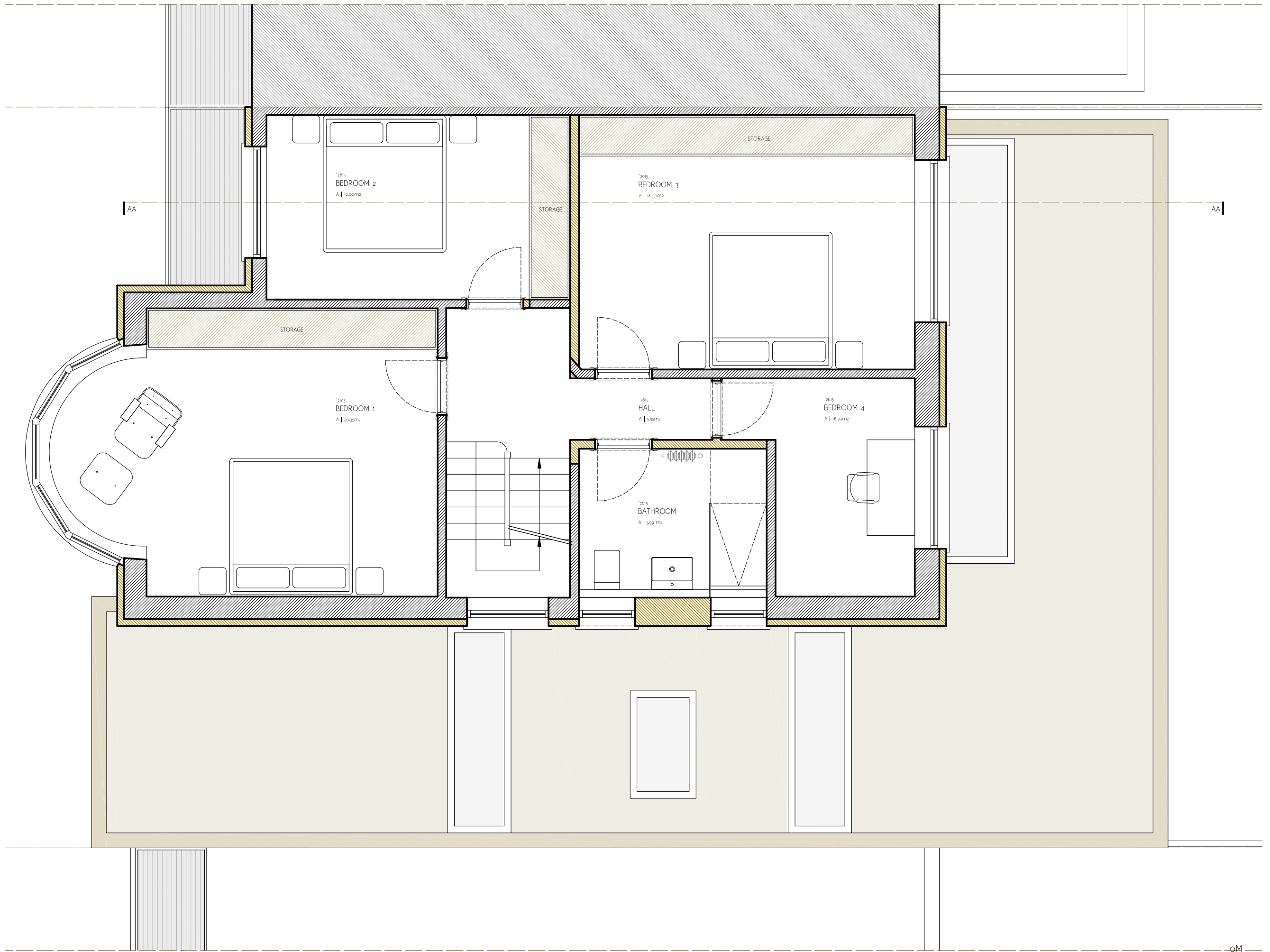
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PROJECT:
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GROUND FLOOR
PROPOSED
SCALE 1:50 | A3
JUNE 2023

2303.050

0M 2.5M



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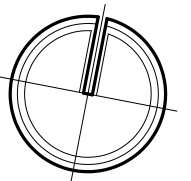
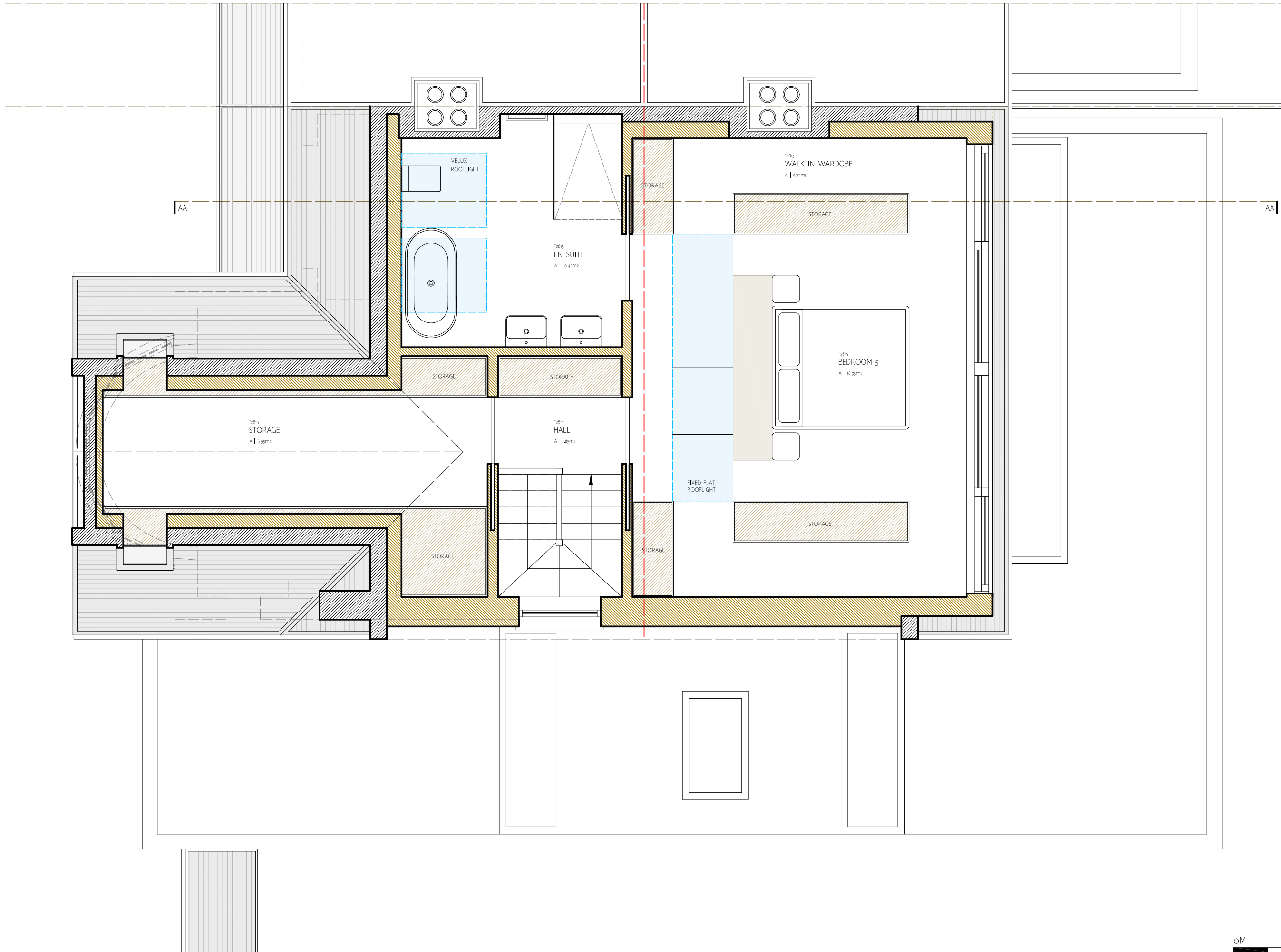
PROJECT:
Rear Extension &
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FIRST FLOOR
PROPOSED

SCALE 1:50 | A3
JUNE 2303

2303.051

0M 2.5M



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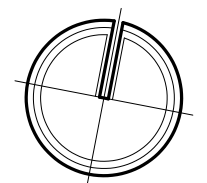
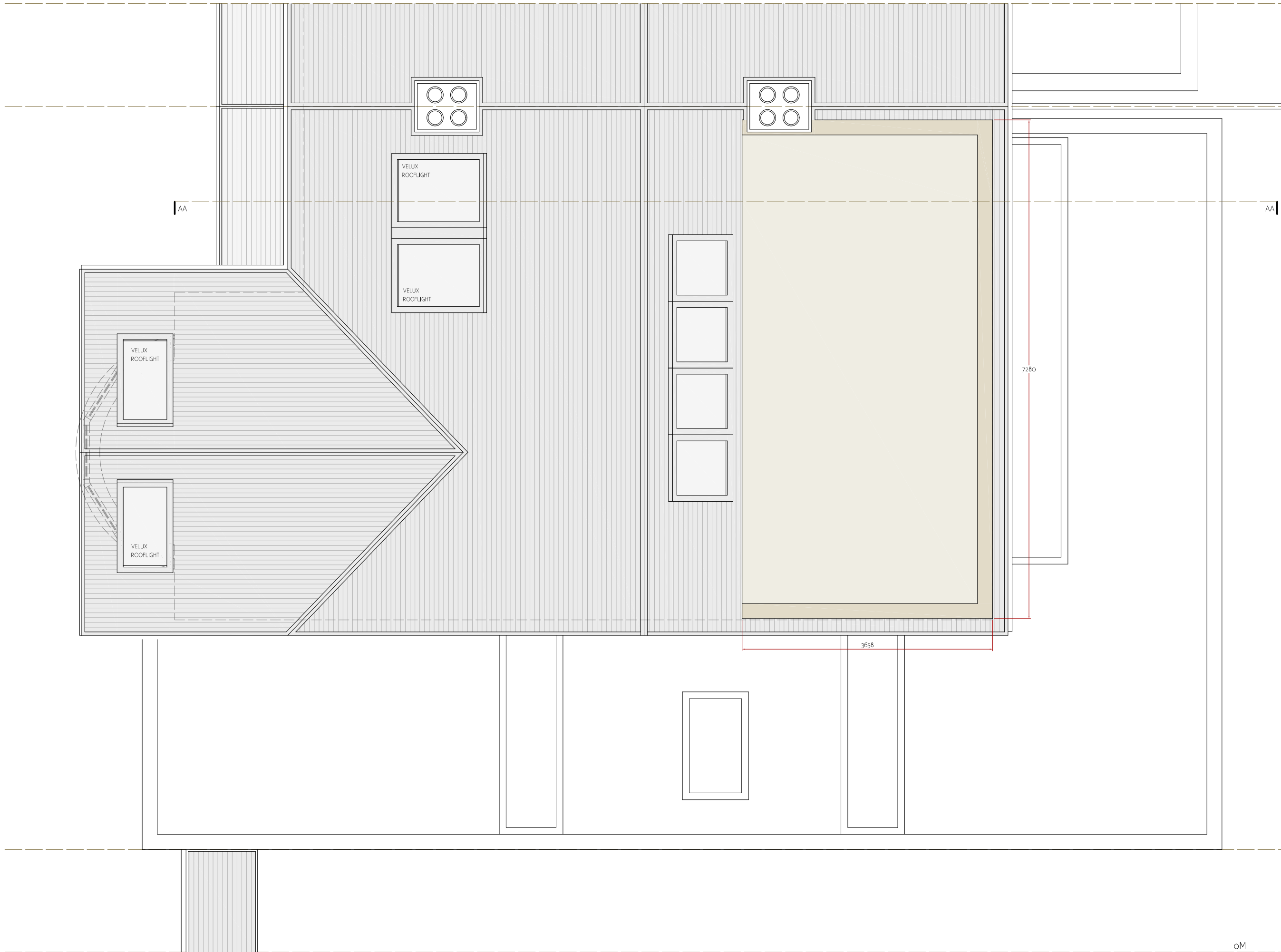
PROJECT:
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LOFT FLOOR
PROPOSED

SCALE 1:50 | A3
JUNE 2023

2303.052





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ROOF PLAN
PROPOSED

SCALE 1:50 | A3
JUNE 2023

2303.053





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SECTION AA PROPOSED

SCALE 1:50 | A3
JULY 2023

2303.060





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FRONT ELEVATION

PROPOSED

SCALE 1:50 | A3
JULY 2023

2303.070

0M 2.5M



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SIDE ELEVATION
PROPOSED

SCALE 1:50 | A3
JUNE 2023

2303.071

0M 2.5M



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REAR ELEVATION

PROPOSED

SCALE 1:50 | A3
JULY 2023

2303.072

