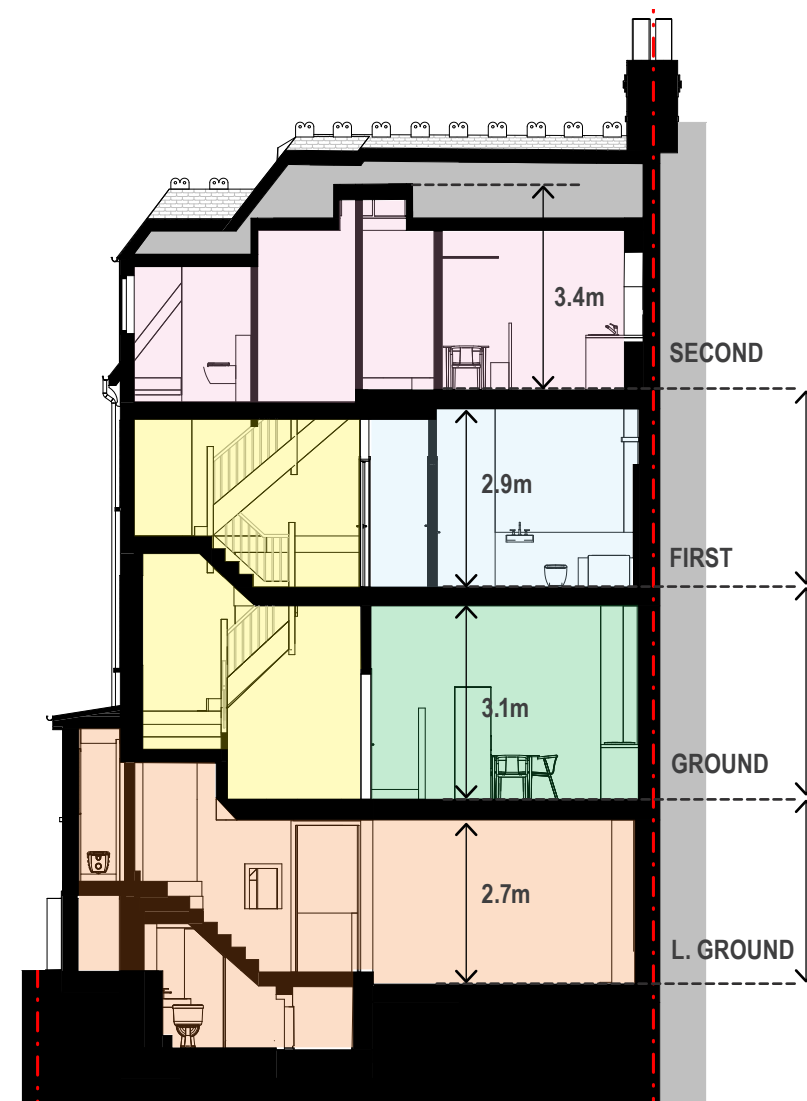


Proposed Sections

The existing Victorian staircase and entrance are maintained and provide access to all three of the proposed dwellings. The individual apartments span the half-levels between the front and back of the house. Each flat therefore enjoys both North & South facing accommodation.

	FLAT A 46 Avenue Road
	FLAT B 46 Avenue Road
	FLAT C 46 Avenue Road
	FLAT D 46 Avenue Road
	COMMUNAL AREAS



Architectural section drawing of a three-story building with a basement and ground floor. The drawing shows the internal layout of rooms, including a living area, kitchen, and bedrooms. Dimensions are provided for various rooms and overall floor heights. The building is situated on a sloping site, with the ground level indicated by a dashed line. The drawing is color-coded: pink for the second floor, blue for the first floor, green for the ground floor, and yellow for the basement. The overall height of the building is 10.6m, and the total floor area is 100.0m².

Dimensions:

- Overall height: 10.6m
- Overall width: 10.0m
- Overall floor area: 100.0m²
- Second floor: 2.4m (left), 3.0m (right)
- First floor: 2.4m (left), 2.4m (right)
- Ground floor: 2.6m (left), 3.2m (right)
- Basement: 2.4m (left), 2.5m (right)

Room Layout:

- Second Floor:** Two bedrooms (pink).
- First Floor:** Living area (blue), kitchen (blue), and bathroom (blue).
- Ground Floor:** Living area (green), kitchen (green), and bathroom (green).
- Basement:** Storage area (yellow) and bathroom (yellow).

Ground Level: Indicated by a dashed line. The building is situated on a sloping site, with the ground level indicated by a dashed line.

PROPOSED HOUSE Long Section BB

FLAT DJ 2ND FLOOR FLAT
TERRACE = 12.5 sqm

2.3 GROUND FLOOR

Existing & Proposed Layouts

The proposed alterations to the ground floor plan look to convert the existing spaces, predominantly kitchen & living, into a spacious self contained 2 Bed 4 Person apartment. The proposed layout shows how this can be achieved with little impact on the existing fabric of the property, maintaining the original proportions of the rooms and period features, as well as keeping the original Victorian entrance hall fully intact.

MINIMUM SPACE STANDARDS

The proposed layout exceeds the minimum 70SQM required within the London Plan 2021 for a 2 Bed 4 Person dwelling, providing 80 sqm in total GIA.

AMENITY SPACE

In the proposed layout the newly created apartment has direct access to a 13 sqm, existing terrace to the rear of the property. It also has access to a new balcony of 2 sqm which is an exact replica of the balcony on the level above. Located to the rear, the terrace benefits from being away from the road and associated noise and has views out over the garden and the mature trees. Accessed directly from the kitchen/living space, the external terrace can be considered an extension of the living accommodation in the warmer months of the year.

PRIVACY

The existing property benefits from being set back from the street and pedestrian pavement and therefore limits the opportunity for passersby to look directly in to the property. The 'ground floor' is also raised above street level by circa half a meter, further increasing the privacy of the internal spaces. The main living space is located to the rear of the property which increases privacy for the residents in their principle living space.

DAYLIGHT

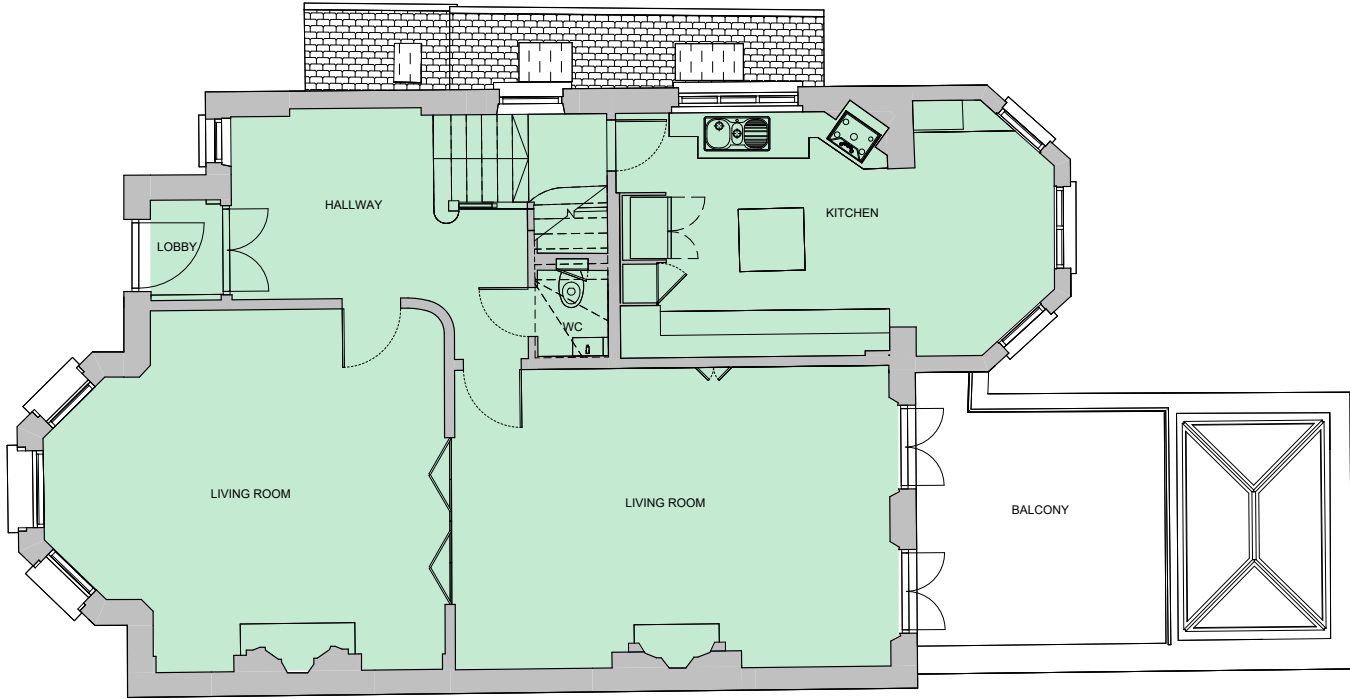
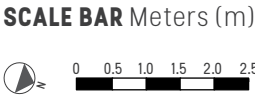
The existing property benefits from high ceilings and large windows which allow high levels of natural daylight in to the internal spaces. All of the existing windows at this level are to be retained therefore there will be no reduction in daylight levels. In order to allow the southern light in to the rear kitchen & living space, a high level internal clerestory window has been introduced at high level between bedroom 01 and the kitchen/living space

PROPOSED AREAS

GROSS INTERNAL AREA (WHOLE FLOOR)=	99 SQM
GROSS INTERNAL AREA (FLAT A)	= 80 SQM
EXTERNAL AMENITY AREA (PRIVATE)	= 15 SQM
DEDICATED INTERNAL STORAGE AREA	= 2 SQM

EXISTING LAYOUT

GROUND FLOOR PLAN EXISTING 1-200 Scale @ A3



PROPOSED LAYOUT

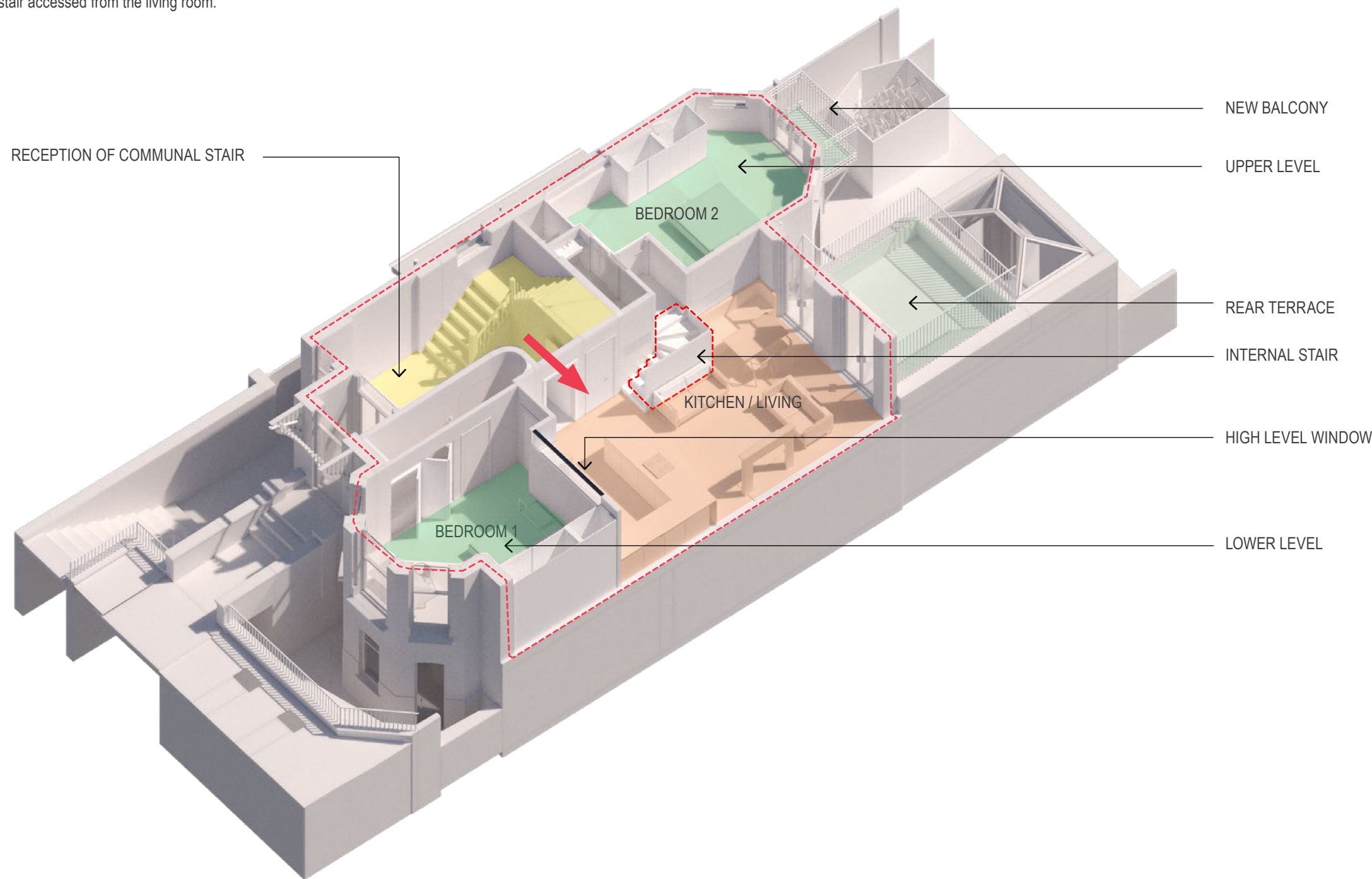
GROUND FLOOR PLAN PROPOSED 1-200 Scale @ A3



2.3 GROUND FLOOR

Proposed Isometric View

The ground floor plan is split over two levels, the lowest of which is level with the main entrance to the building and the second level raised towards the rear by approx 1.5m. The two levels are connected via a new internal stair accessed from the living room.



Existing & Proposed Layouts

The proposed alterations to the first floor plan look to convert the existing spaces, made up of bedrooms a bathroom and a WC, into a spacious self contained 2 Bed 4 Person apartment. The proposed layout shows how this can be achieved with little impact on the existing fabric of the property, broadly maintaining the original proportions of the rooms and period features. To provide the necessary circulation, some additional partitions are proposed, however; these are limited to the centre of the plan and do not have a detrimental impact on the quality of the spaces or reduce existing opportunities to views out or natural daylight.

MINIMUM SPACE STANDARDS

The proposed layout significantly exceeds the minimum 70 SQM required within the London Plan 2021 for a 2 Bed 4 Person dwelling, providing 89 SQM in total

AMENITY SPACE

In the proposed layout the newly created apartment has direct access to a small existing balcony accessed directly from the master bedroom. We have also introduced a new 4 sq m balcony off the living room which is located to the rear of the property, which directly overlooks the large garden. Further amenity space is proposed in the garden, whereby the large external garden to the rear has been reformed to allow for communal use for flats B,C and D.

PRIVACY

Located on the first floor this apartment benefits from little opportunity for passersby to look directly in to the property from street level. The property is sufficiently set back from the road that there is very little possibility for someone to look directly in to the apartment from one of the properties on the opposite side of the road.

DAYLIGHT

The existing property benefits from high ceilings and large windows which allow high levels of natural daylight in to the internal spaces. All of the existing windows sizes are to be retained, with the exception of those on the north elevation. The windows in Bedroom 2 and the Living Room of this floor will be dropped to floor level to create new sets of french doors used to access the new balcony. Therefore there will be an overall increase in daylight levels, which is particularly welcomed in the north facing elevation into the principle living spaces.

PROPOSED AREAS:

GROSS INTERNAL AREA (WHOLE FLOOR) = 99 SQM

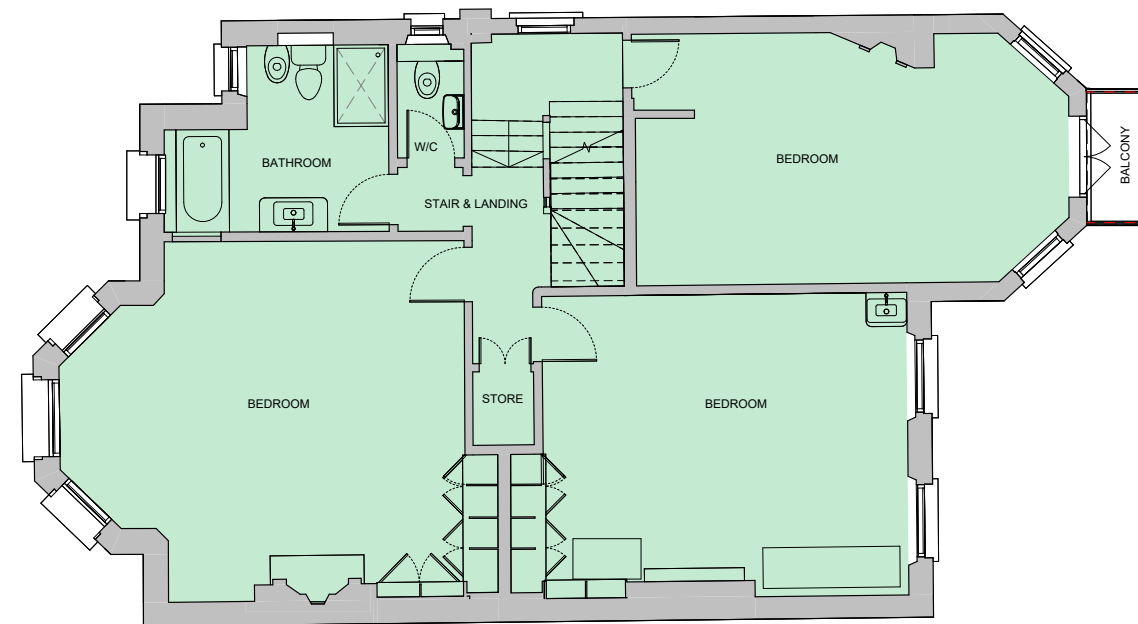
GROSS INTERNAL AREA (FLAT B) = 89 SQM

EXTERNAL AMENITY AREA (PRIVATE) = 6 SQM (BALCONIES X 2)

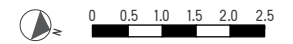
DEDICATED INTERNAL STORAGE AREA = 2 SQM

EXISTING LAYOUT

FIRST FLOOR PLAN EXISTING 1-200 Scale @ A3

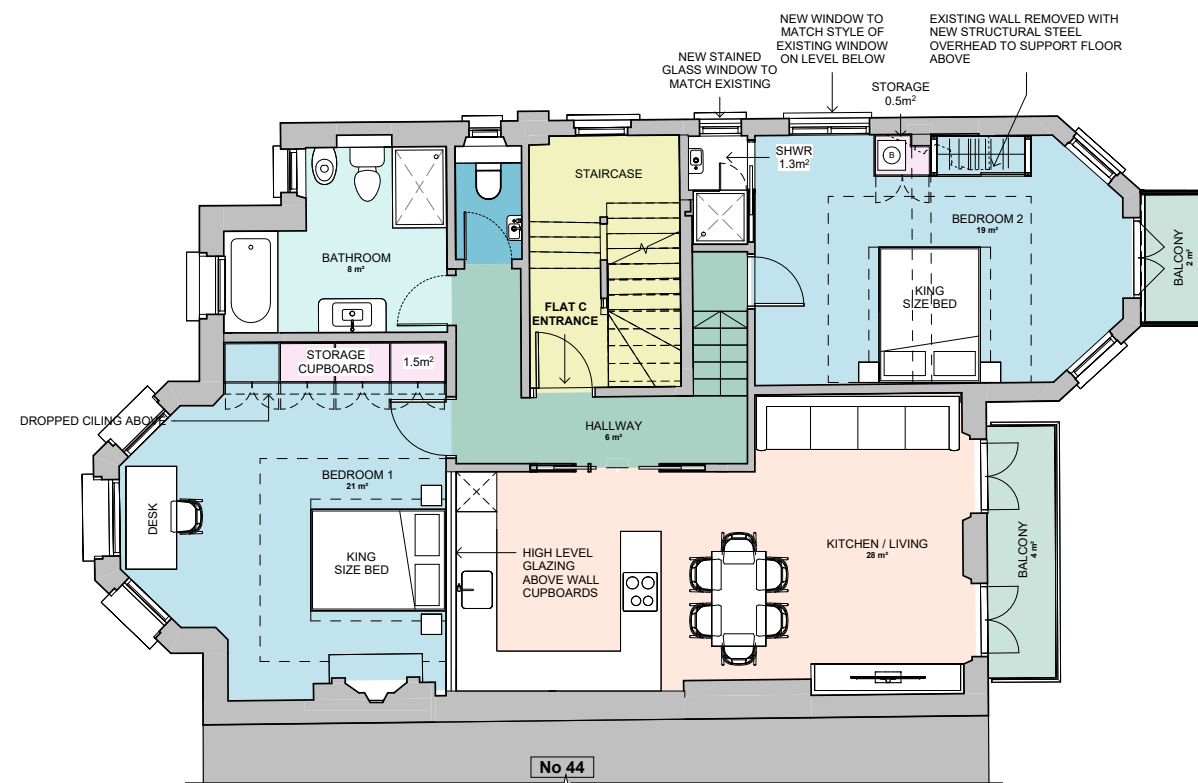


SCALE BAR Meters (m)



PROPOSED LAYOUT

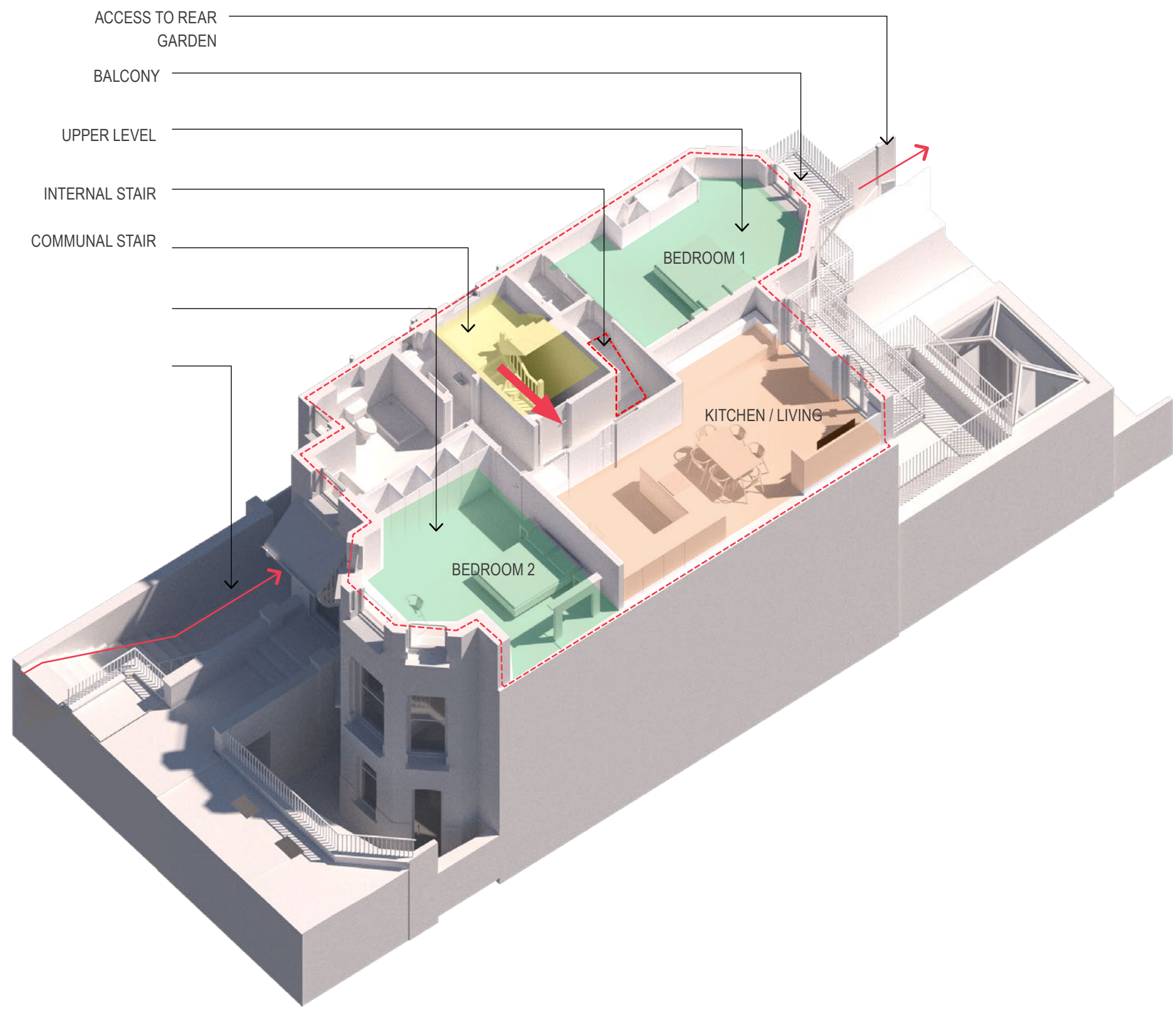
FIRST FLOOR PLAN PROPOSED 1-200 Scale @ A3



2.4 FIRST FLOOR

Proposed Isometric View

The first floor plan is split over two levels, the lowest of which is level with the landing from the communal stair and the second level raised towards the rear which only includes bedroom 2. The two levels are connected via an internal staircase from within the apartment corridor. This apartment has access to only a 4 SQM balcony from the living room, as well as a 2SQM balcony from the bedroom. However, it also enjoys access to a 265 SQM communal garden to the rear. This is accessed via a secure side gate along the western boundary.



2.5 SECOND FLOOR

Existing & Proposed Layouts

The proposed alterations to the second floor plan look to convert the existing spaces, made up of bedrooms a bathroom and a WC, in to a spacious self contained 2 Bed 3 Person apartment. To provide the necessary circulation, some additional partitions are proposed, however; these are limited to the centre of the plan and do not have a detrimental impact on the quality of the spaces or reduce existing opportunities to views out or natural daylight.

MINIMUM SPACE STANDARDS

The proposed layout exceeds the minimum 61SQM required within the London Plan 2021 for a 2 Bed 3 Person dwelling, providing 69 SQM in total.

AMENITY SPACE

In the proposed layout the newly created apartment has direct access to a balcony from the newly created kitchen/dining/living space. At 12.5 SQM, this exceeds the minimum required space standards

PRIVACY

Located on the 2nd floor this apartment benefits from high levels of privacy from other residents of the building, with no direct view of the terrace or internal spaces possible from the dwellings across the lower levels.

DAYLIGHT

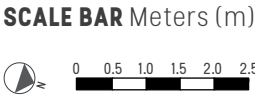
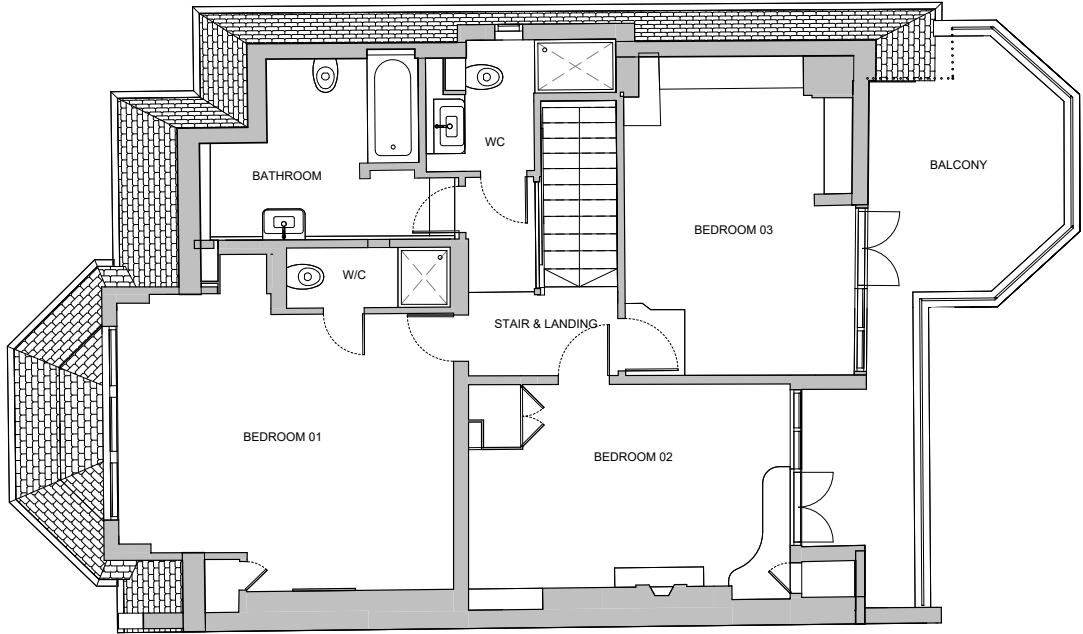
The second floor of the existing building benefits from large windows to the front and rear set within the existing dormers. In the proposed layouts the main bedroom and living spaces have been organised so as to maximise the levels of natural daylight. There are also a number of existing rooflights which are to retained providing further natural daylight. Only one existing roof light is proposed to be removed and this is located within the circulation space. It is to be replaced with a smaller rooflight in its place. New rooflights are to be added to the principle bedroom at the front and the kitchen space to the rear along with new glazing to the rear of the property onto the balcony level. The extent of full height glazed is also proposed to be extended along the north elevation facing the terrace, bringing further natural daylight into the proposed living and kitchen spaces.

PROPOSED AREAS:

GROSS INTERNAL AREA (WHOLE FLOOR)	= 75 SQM
GROSS INTERNAL AREA (FLAT C)	= 69 SQM
EXTERNAL AMENITY AREA	= 12.5 SQM
DEDICATED INTERNAL STORAGE AREA	= 2 SQM

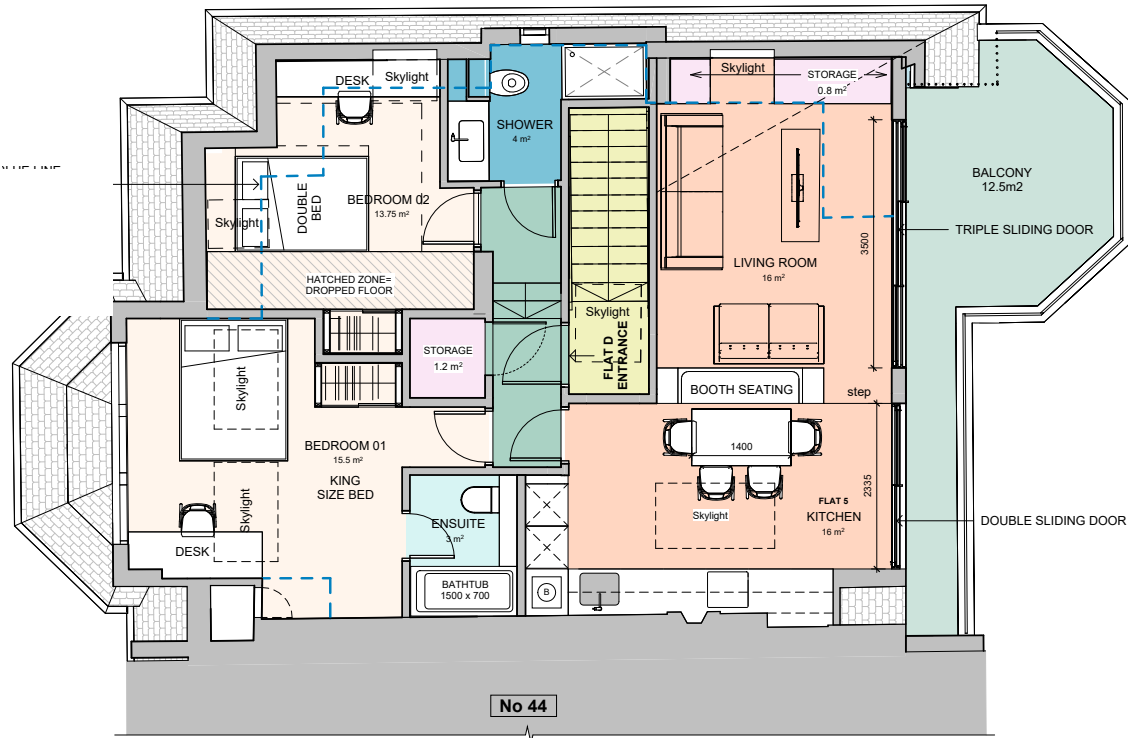
EXISTING LAYOUT

SECOND FLOOR PLAN EXISTING 1-200 Scale @ A3



PROPOSED LAYOUT

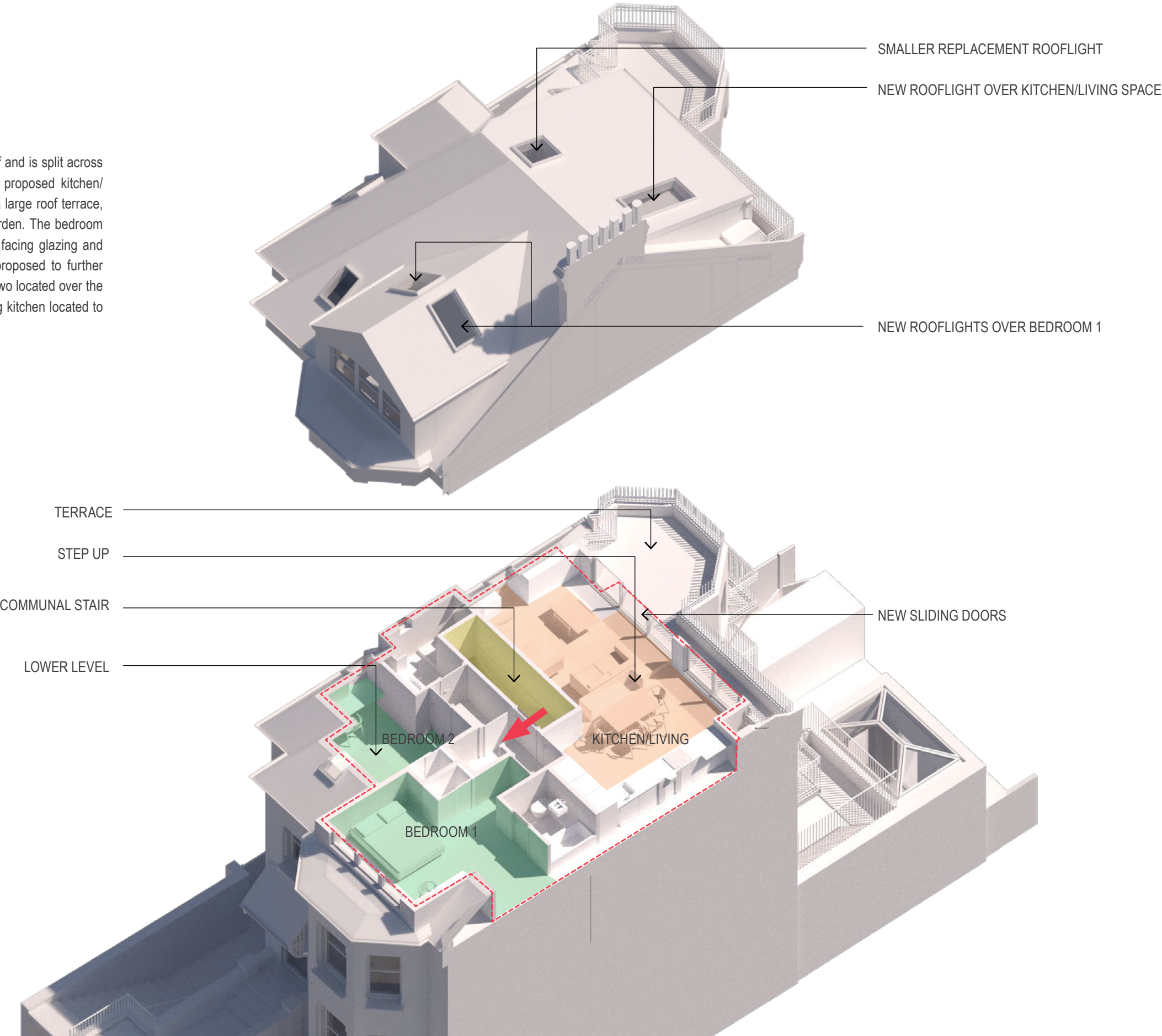
SECOND FLOOR PLAN PROPOSED 1-200 Scale @ A3



2.5 SECOND FLOOR

Proposed Iso View

The second floor apartment is located within the eaves of the roof and is split across three levels all accessed via a central corridor and stairs. The proposed kitchen/ living space located to the rear of the plan has direct access to a large roof terrace, via two sets of bi-folding doors, which has views out over the garden. The bedroom accommodation to the front of the property benefits from south facing glazing and enjoys high levels of natural daylight. New rooflights are also proposed to further increase natural daylight levels to the internal living spaces, with two located over the master bedroom and a larger single rooflight over the north facing kitchen located to the rear of the plan.



2.6 SECOND FLOOR

Headroom & Gross Internal Area

For the most part the existing property benefits from high ceilings however, the second floor of the property is within the eaves of the house and therefore generally has ceiling levels which reduce in height as the roof slopes towards the external walls. The London Plan 2021 stipulates that any area where headroom is less than 1.5m can not be counted within the GIA, so the areas communicated in the plans over the page are compliant with these guidelines.

126

The London Plan 2021 – Chapter 3 Design

3) A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.

4) A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m..

5) Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1 sq.m. within the Gross Internal Area).

6) Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.

7) A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sq.m. in a double bedroom and 0.36 sq.m. in a single bedroom counts towards the built-in storage requirement.

8) The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

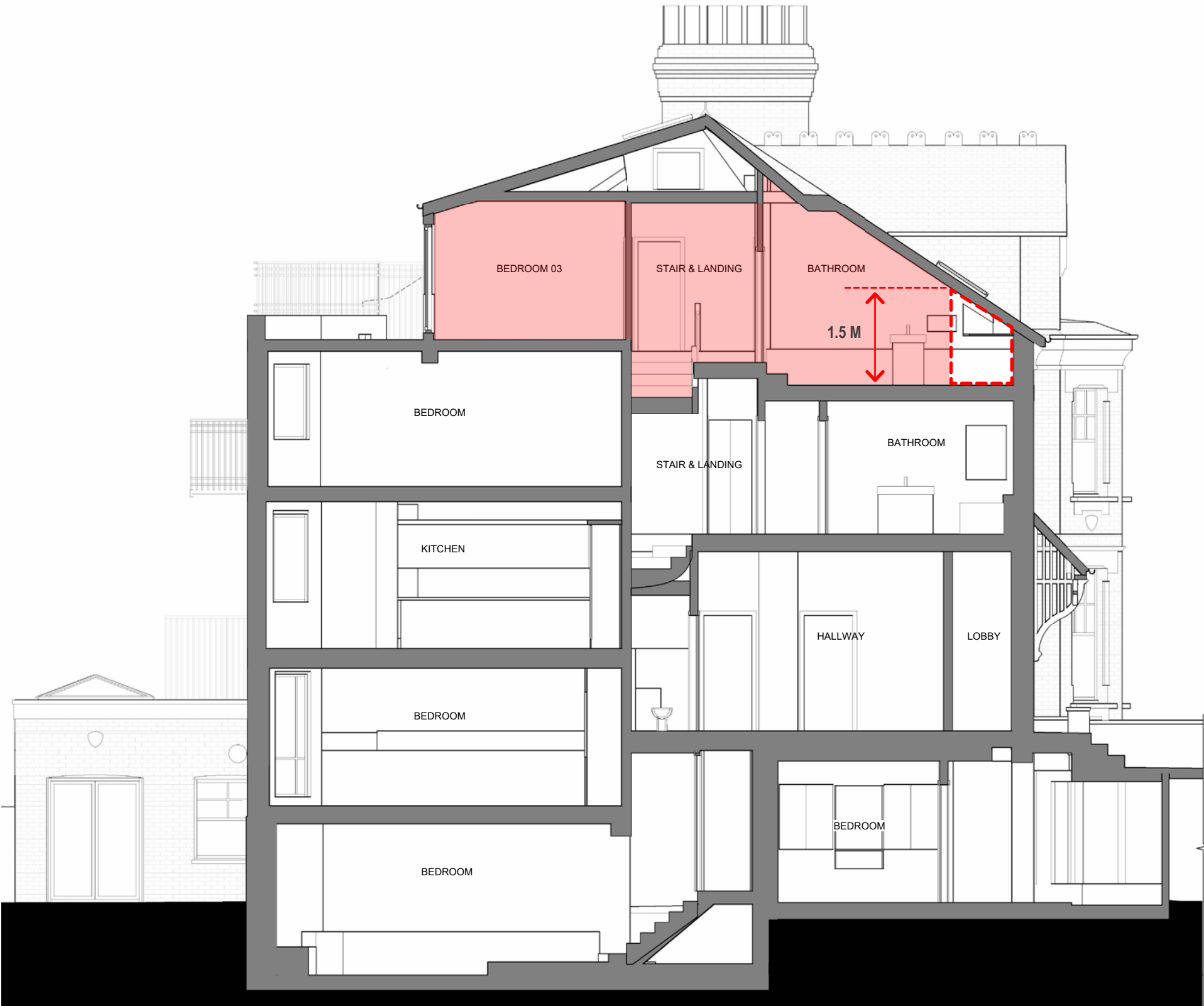
Private outside space

9) Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum Gross Internal Area space standards required in Table 3.1

G

The Mayor will produce guidance on the implementation of this policy for all housing tenures.

To table of contents



2.7 REFUSE STORAGE

MANAGEMENT AND STORAGE OF REFUSE

MANAGEMENT AND STORAGE OF REFUSE

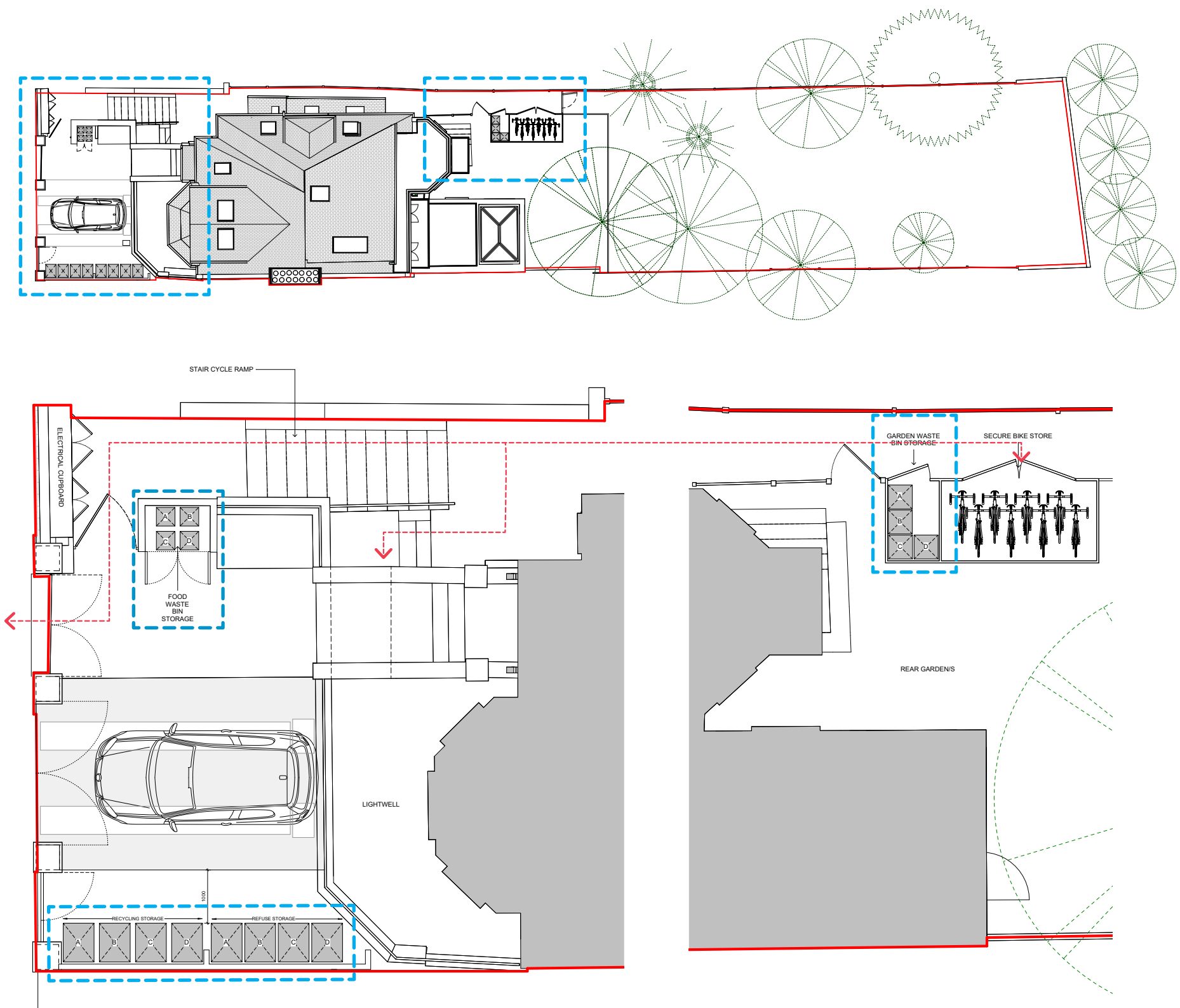
The layout, size and quantity of the waste provision for the proposal is based on the recommendations of the 'Haringey Sustainable Design & Construction Supplementary Planning Document', dated March 2013. A standard kerbside collection full set will be provided for each dwelling, and is to include the following:

- 1 x 240 litre wheelie bin for refuse
- 1 x 240 litre wheelie bin for recycling
- 1 x food waste box
- 1 x Garden waste sack

Refuse storage will be located at the front of the property at ground floor level within designated enclosures that are easily accessible to all residents and are in close proximity to the highway/kerbside for collection. The smaller food waste bins are located adjacent to the stepped access to the ground and lower levels and the larger refuse and recycling storage is located to right hand side of the existing car parking bay/front yard.

The proposed enclosures mean the storage can be located in a practical proximity to the kerbside while remaining hidden from view from the front of the property.

Garden Waste storage is located within the rear garden accessed via the communal walkway and is positioned in close proximity to the garden amenity provide as part of the development.



NTS - Please refer to measured drawings for scaled plans



2.8 CYCLE & CAR PARKING PROVISION

MANAGMENT AND STORAGE OF CYCLES & CARS

CYCLE STORAGE

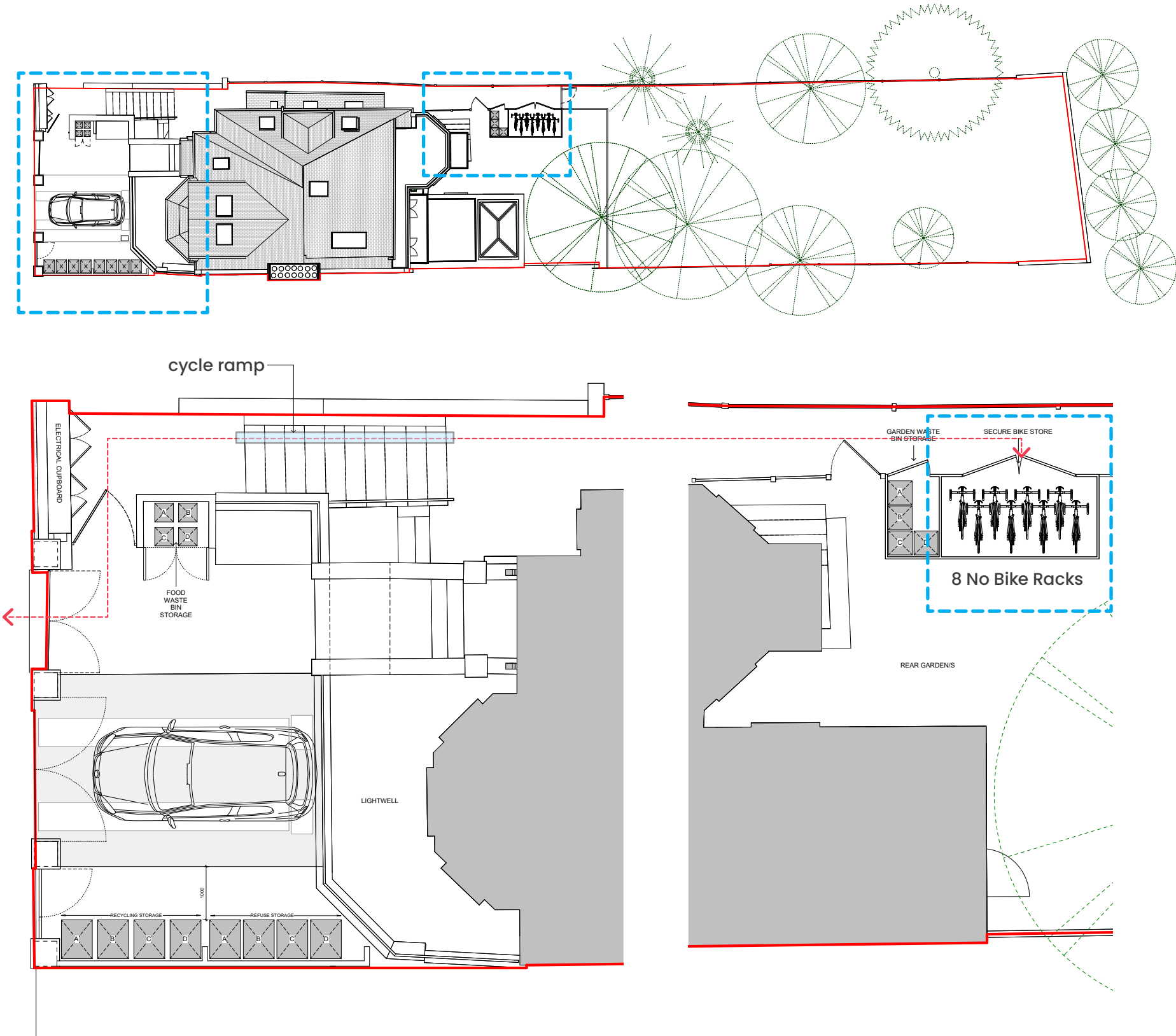
It is proposed that 1no external cycle parking/storage location is provided per dwelling, with an additional 1no spaces provided for visitors, therefore providing 8 spaces in total (2 per apartment). The proposed cycle storage is to be located at the rear of the property with 8 no secure storage spaces provided. These will be located in a secure bike store positioned off the back garden, accessed via the side passageway which connects the front of the property to the rear garden/s. It is proposed that single wheel stair cycle ramps are installed over to the stair/s to aid manoeuvrability (see image below). Located at lower ground floor any cycles store will not be directly visible from street level and therefore reducing the risk off opportunistic theft, furthermore access to the lower ground floor will be limited to residents only with a locked gate located at the top of the stairs.



BIKE RAMP FOR STAIRS A galvinsed steel channel is fitted over the exiting york stone stairs

CAR PARKING PROVISION

The intention for car parking on site is simply to maintain the one space currently allocated. This is accessed directly from the street and is complete with an electcal charging point for the car also, which will be maintained. As the intention is to maintain the same provision of parking, and the overall occupation of the property is to be maintained (9 bedrooms now to 9 bedrooms in total) we are not anticipating any increase in requirement for parking as a result of the development.



NTS - Please refer to measured drawings for scaled plans

3.0 CONCLUSION

In Summary

We believe that the proposed alterations to this property are sensitive in their approach and would provide three new high quality dwellings while preserving the existing character of the building. Although the changes internally are fairly significant, the presence in the street of the property and the contribution it makes to the public realm and the Conservation Area remains largely unchanged. Similarly, the occupancy of the house as a whole remains practically identical, altering from a combination of a 6 bed house and 3 bed apartment, to 3 x 2 bed apartments and 3 bed apartment. Therefore with both existing and proposed, 9 bedrooms are provided, therefore not increasing the occupation or stress on local services.

Each of the three new flats are generous in their layout, exceeding the minimum space standards in almost every respect (ceiling height, area, amenity space, aspect) and enjoy high quality living and amenity spaces. They also will have high levels of natural daylight with every flat being dual aspect, with views out front and back, whilst also maintaining privacy for the occupants. The Victorian proportions of the existing house have been utilised to further enhance the quality of the spaces which benefit from high ceilings and period features.

For the property which occupies the second floor of building and is located in the eaves, new skylights are proposed to reduce the feelings of enclosure from the less generous ceiling heights in certain areas, flooding the spaces with natural daylight. New glazed sliding doors at this level also provide further natural daylight and also direct access to a high quality, private amenity space in the form of a well sized roof terrace. The spatial arrangement of each apartment has been tailored to meet the needs of modern living and it is felt that the conversion of a single, large property in to three individual dwellings makes better use of the space the existing building has to offer and better suits the local housing demands.



FRONT ELEVATION South Facing Front Elevation

PROPOSED REAR ISOMETRIC



PROPOSED REAR ELEVATION



CHANGE TO THE ELEVATIONS The modifications to the elevations only occur on the rear and side faces of the building and are fully in keeping with the existing architecture. Visualisations of the proposed final massing and update to the fenestration are shown in the model shots above.