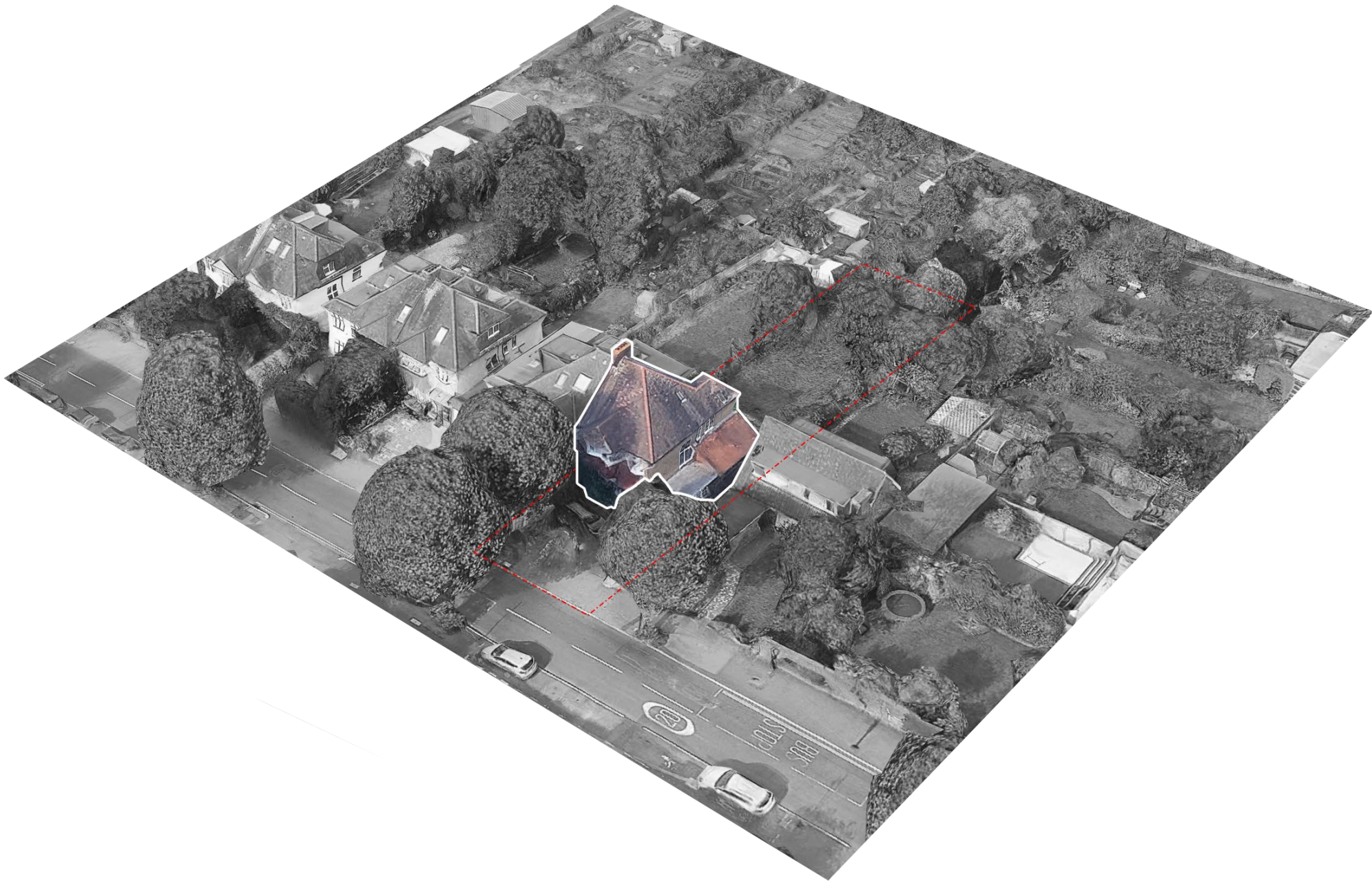




14 Coppetts Rd, N10 1JY

Pre-application Report



Project Number	2125
Document Reference	2125-04-01_14 Coppetts Road, London N10 1JY
Date	22.01.2026
Revision	-

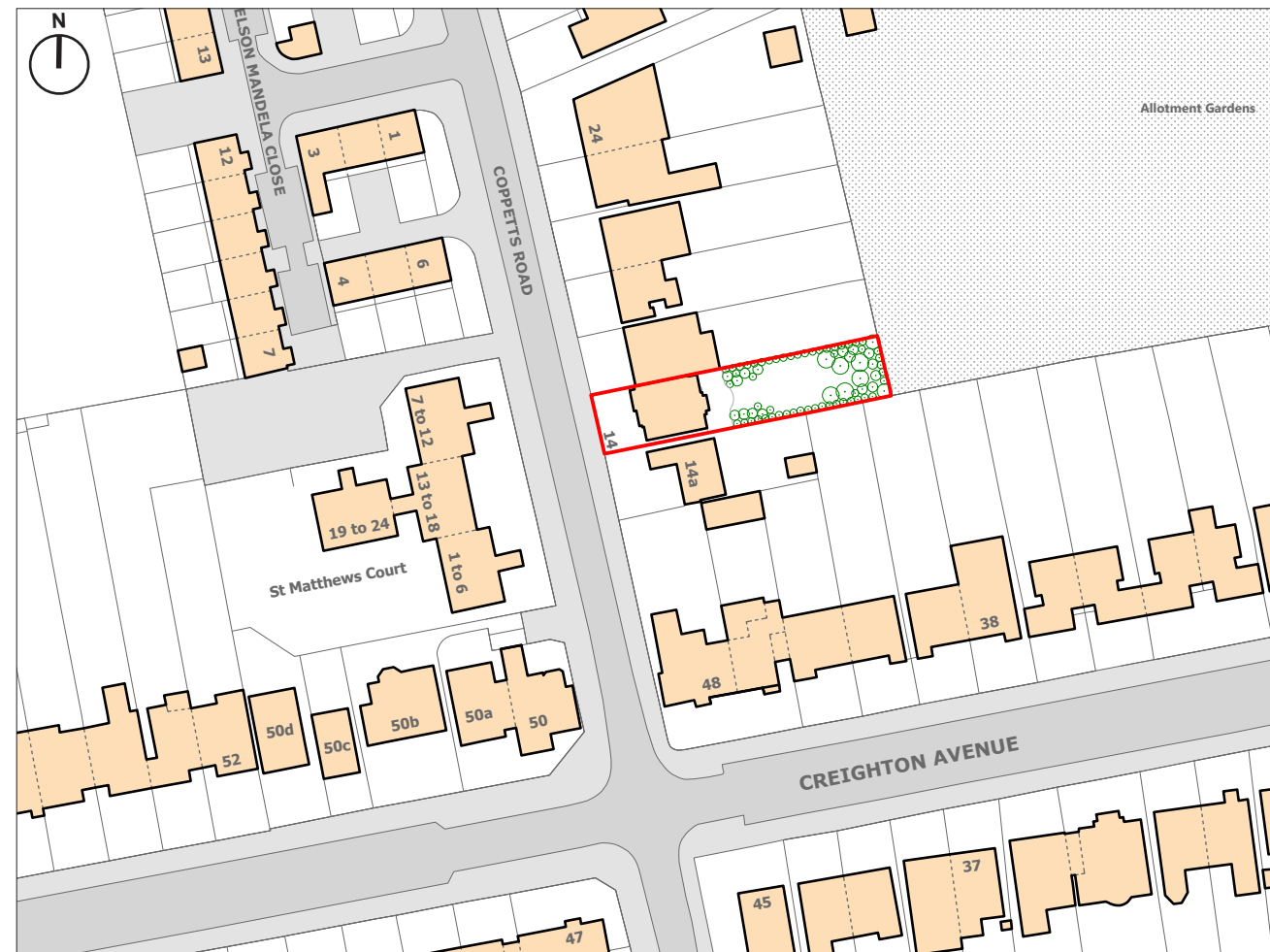
1.0 The Site

14 Coppetts Road, N10 1JY

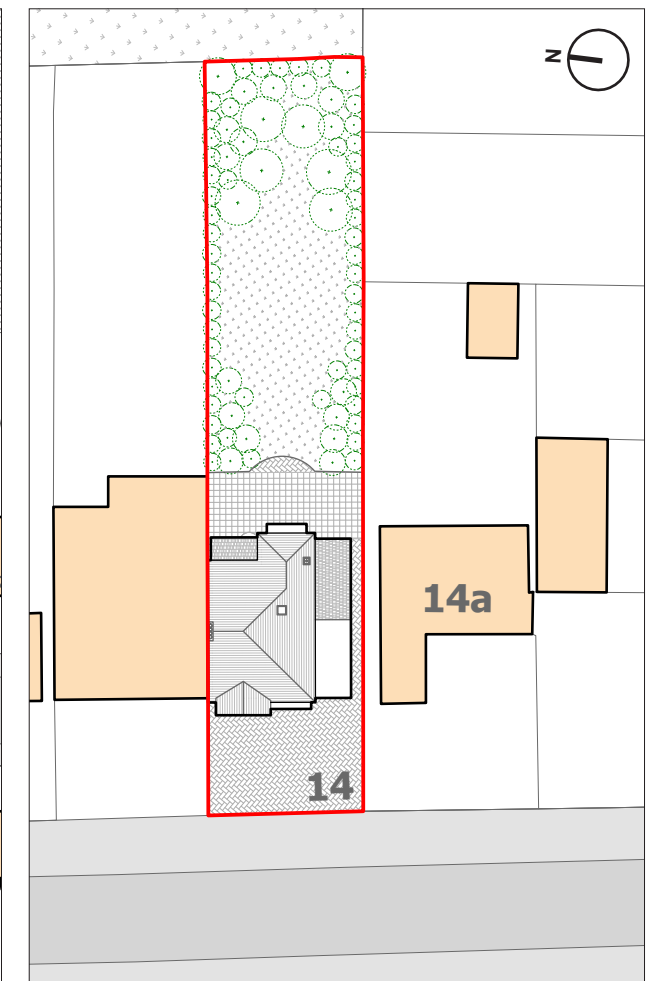
Linework Architects have been engaged by our client and owner of 14 Coppetts Rd, N10 1JY, to assist with a proposed ground floor level and loft extension to the property. There has been prior approval sought and granted on a larger ground floor rear extension under permitted development for this property. This was gained by the previous owners, and we do not believe a CLOPUD application was sought after this. We are proposing for this property to follow a standard planning application route.

The site itself is described in a series of plans and aerial images on the right hand side of this page. From this you can see the full site curtilage, how the site is accessed, as well as how the house, in it's low lying position and aspect, looks out across a series of garden spaces both communal and private.

From this pre-application report we're looking to get some guidance on some minor extensions and modifications to the existing built property which are described in the following pages in a series of plan drawings, perspectives and visuals.



SITE LOCATION 1:1250



SITE LOCATION 1:500



AERIAL PHOTOGRAPH 14 COPPETTS ROAD



AERIAL PHOTOGRAPH 14 COPPETTS ROAD

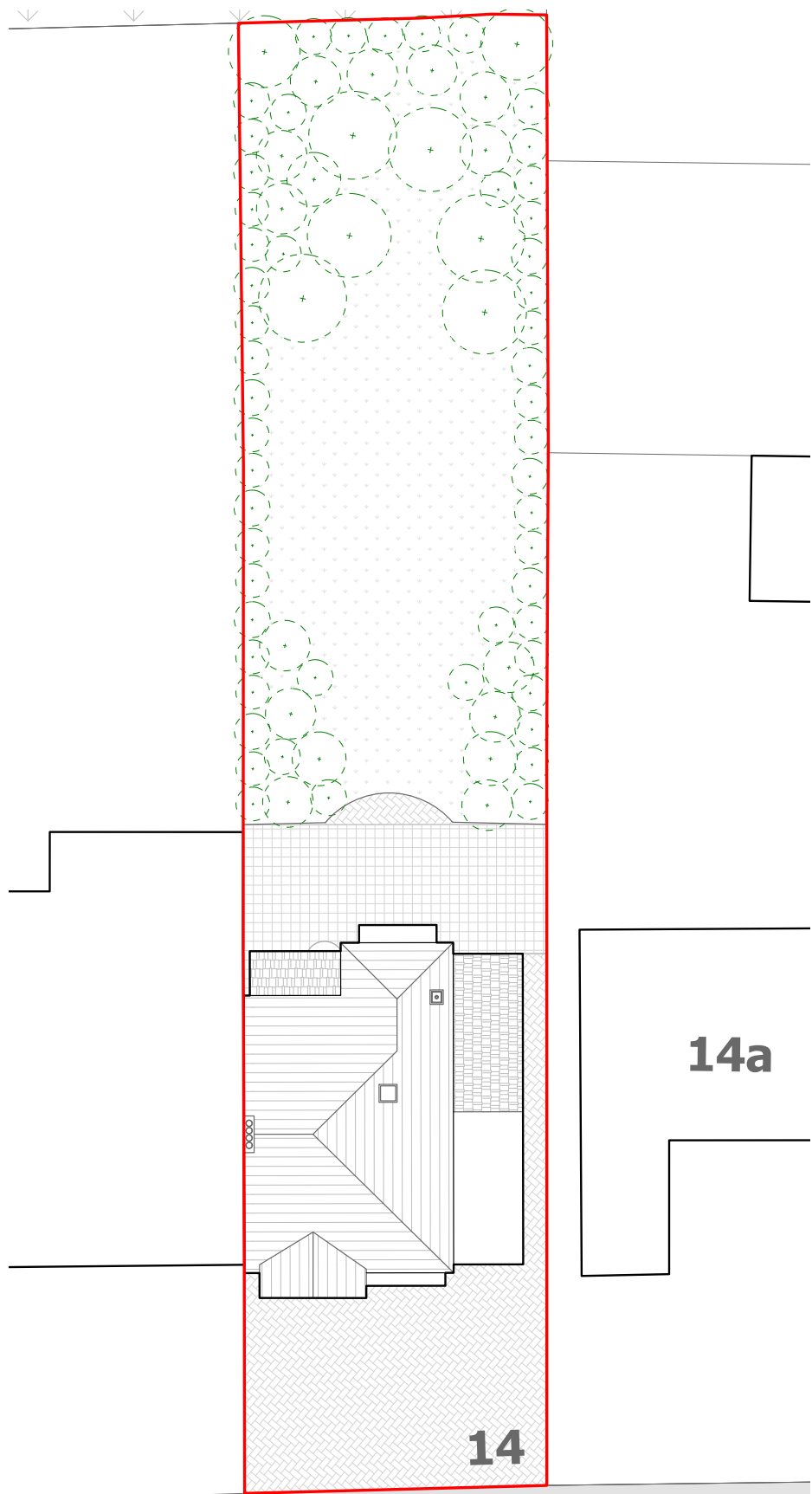
2.0 Existing Plans

Ground and Lower Ground Floor

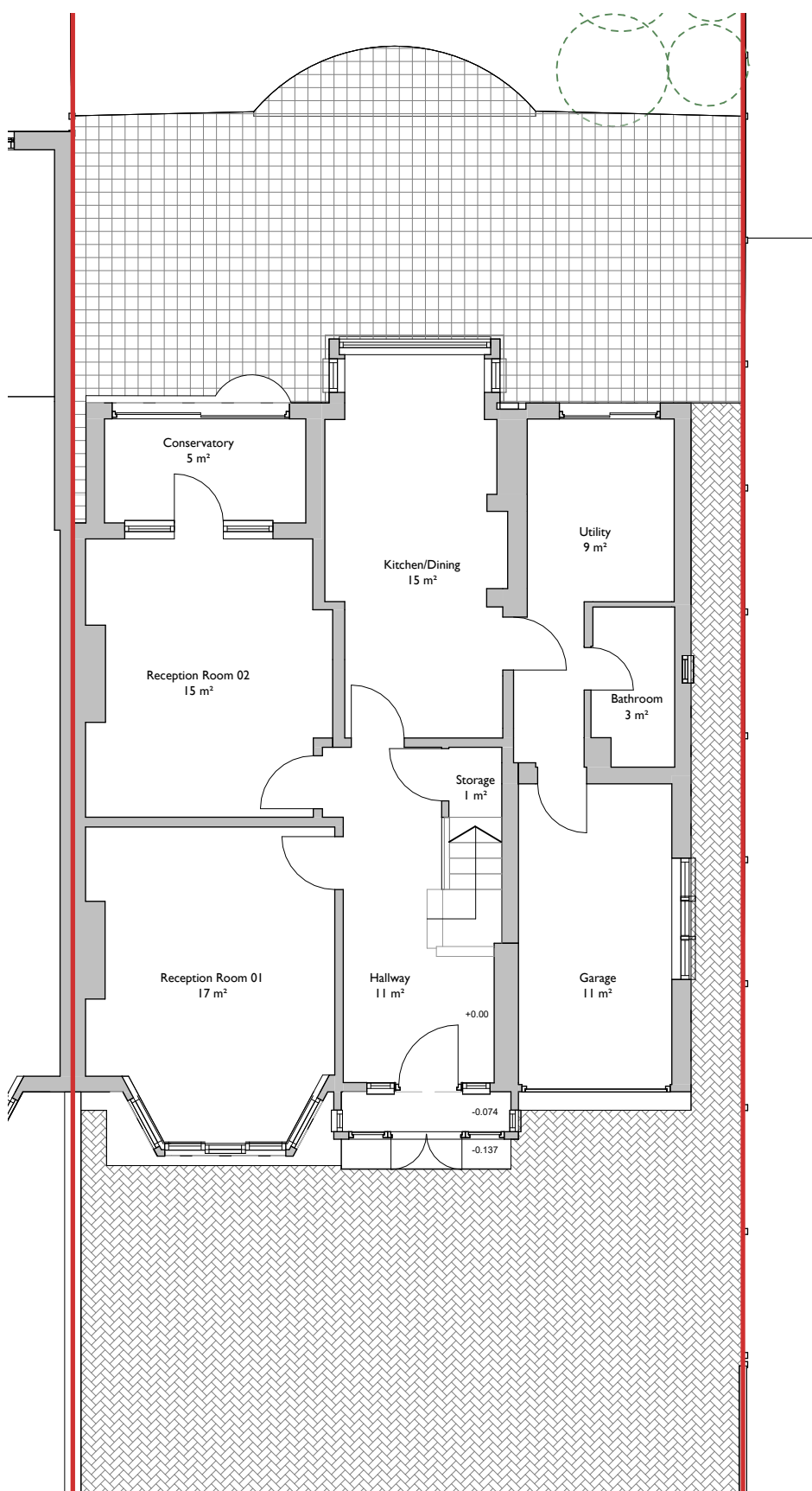
We show over the next two pages existing plans of all the levels of the house. To the right-hand side of this page we show the site plan at 1:200 scale and existing ground floor plan at 1:100.

You enter the house at the ground floor level, through an entrance door central to the main elevation. This is signposted by an entrance canopy. Approximately 3 off-street car parking spaces exist in front of this in a driveway that is part if the application site boundary. An additional garage is present at this property, although it is two narrow to house most larger modern cars and easily get out of the car once the vehicle is in the garage.

The ground floor house the principal reception rooms including a kitchen, a living room and a small WC and utility room. The garden is accessed either via the terrace to the rear or from the side gate around the edge of the house, as the property is semi-detached. Bi-fold doors open out across the north façade towards the garden. Presently the property is cellular at this level and would benefit from being opened up a lot more.



Existing Site Plan 1 to 200@A3



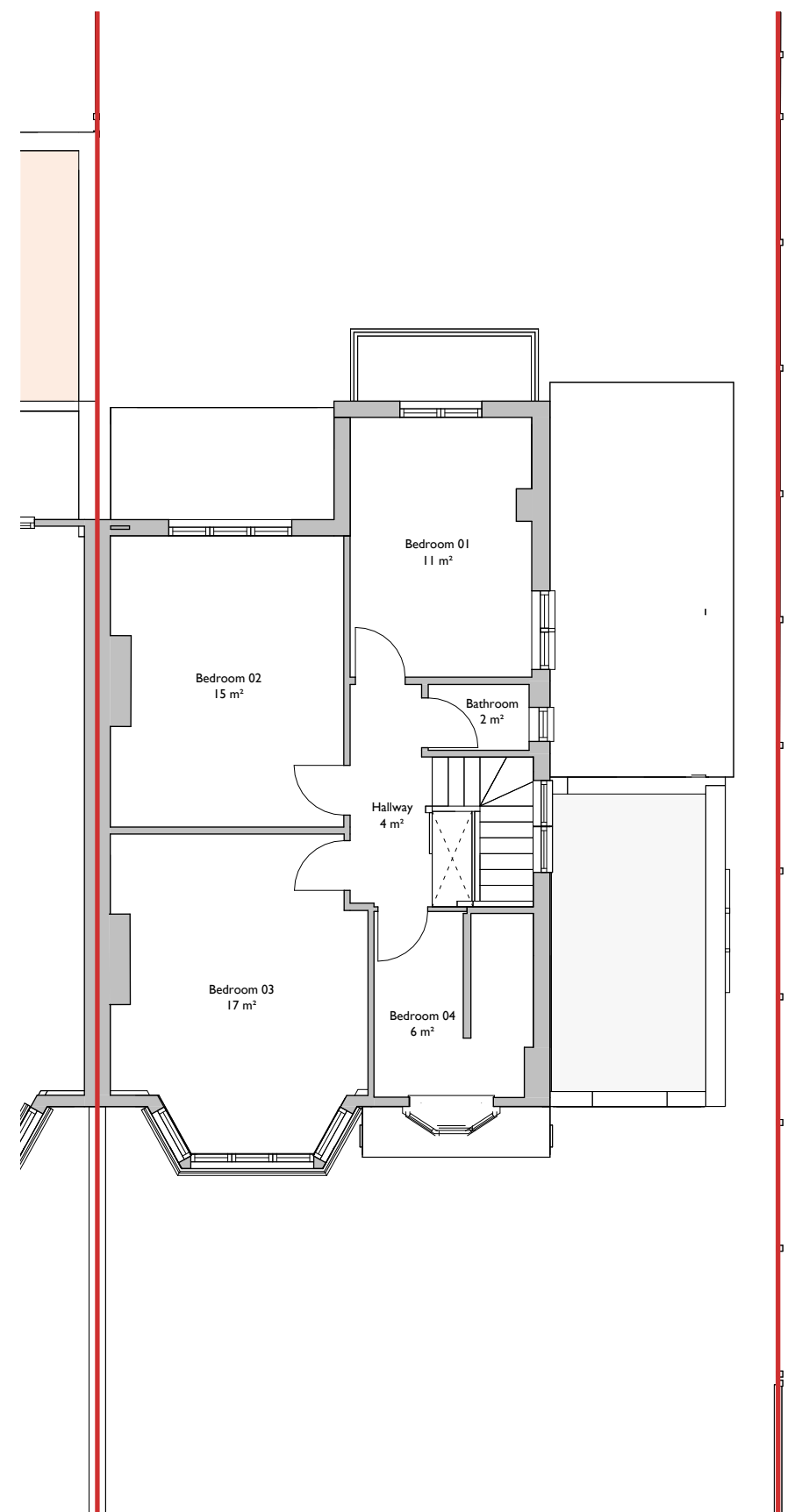
Existing Ground Floor Plan 1 to 100@A3

2.1 Existing Plans

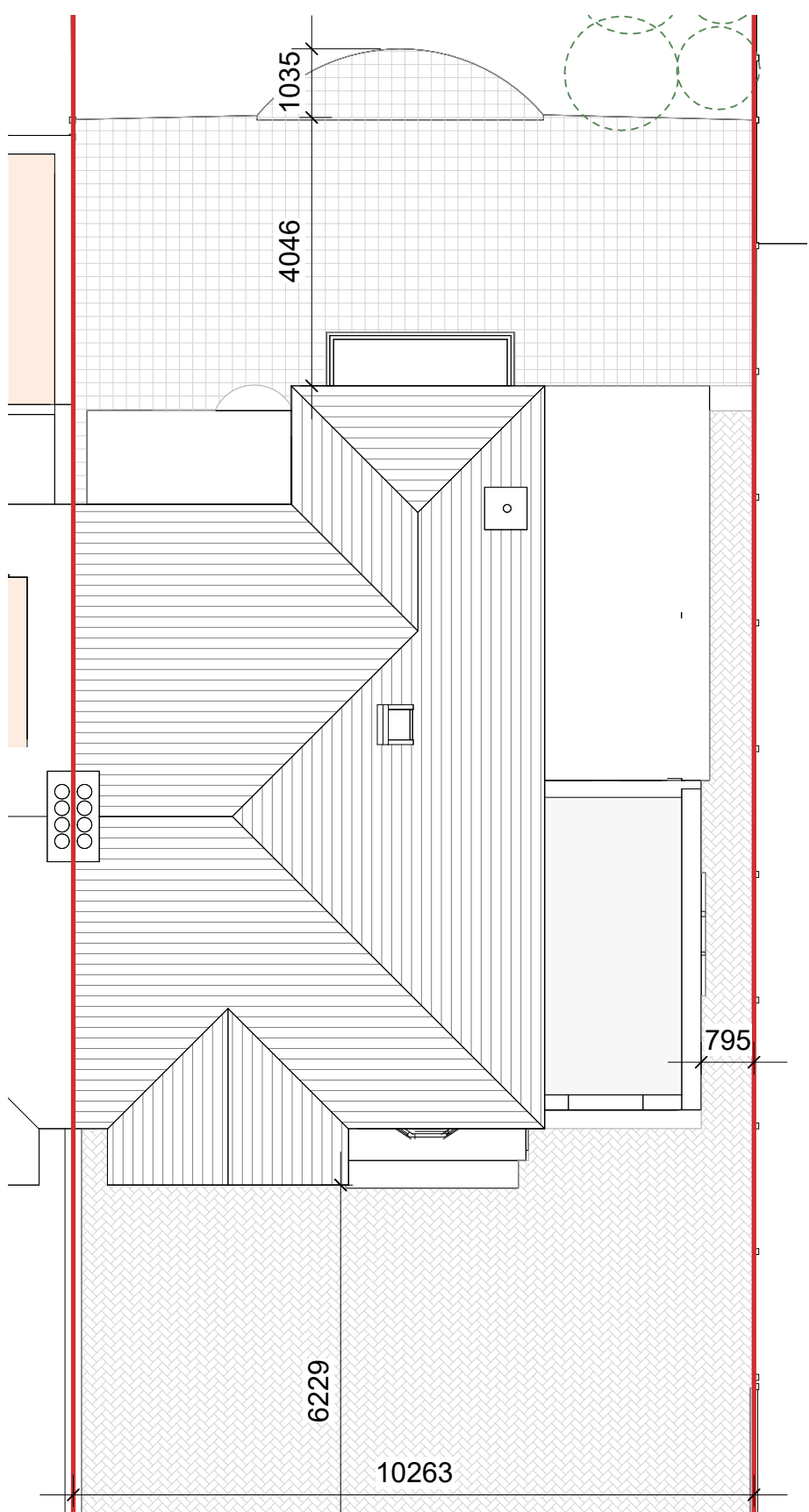
First Floor and Roof Plan

The first floor currently accommodates four bedrooms and a small bathroom. The bedrooms range in size from approximately 17 sq m at the largest to just 6 sq m at the smallest. A family of six is due to occupy the property, and the limited number of bathrooms, along with the inability for each family member to have a dedicated bedroom, presents a significant constraint. The provision of additional sleeping and bathing space would greatly enhance the functionality of the home.

At roof level, there is an existing unheated attic which offers substantial potential for conversion into habitable accommodation. This space could also be significantly upgraded thermally, reducing heat loss through the roof envelope. The existing hipped roof form is simple and well-proportioned, lending itself elegantly to adaptation



Existing First Floor Plan 1 to 100@A3



Existing Roof Plan 1 to 100@A3



2.2 Existing Elevations

Materiality & Fenestration

The property is a two storey semi detached dwelling dating from the late Edwardian to early interwar period, typical of suburban residential development of the early twentieth century. The building has a simple rectilinear plan with projecting bay windows at ground and first floor level, providing articulation to the principal elevation.

The dwelling is topped by a hipped roof of moderate pitch finished in plain clay tiles, with a brick chimney stack at ridge level. The roof form is consistent with neighbouring properties and contributes positively to the established roofscape. A discreet rooflight is present within the roof slope.

The principal elevation is asymmetrical and incorporates a prominent two storey bay. External walls are finished predominantly in roughcast render with areas of red brick detailing and tile hanging. Windows are timber framed casement units with glazing bars. The combination of render, brick, clay tiles and timber creates a cohesive facade that reflects the architectural character of the surrounding streetscape.

To the rear, the house retains a traditional two storey form with later single storey additions that are clearly subordinate and secondary in appearance.

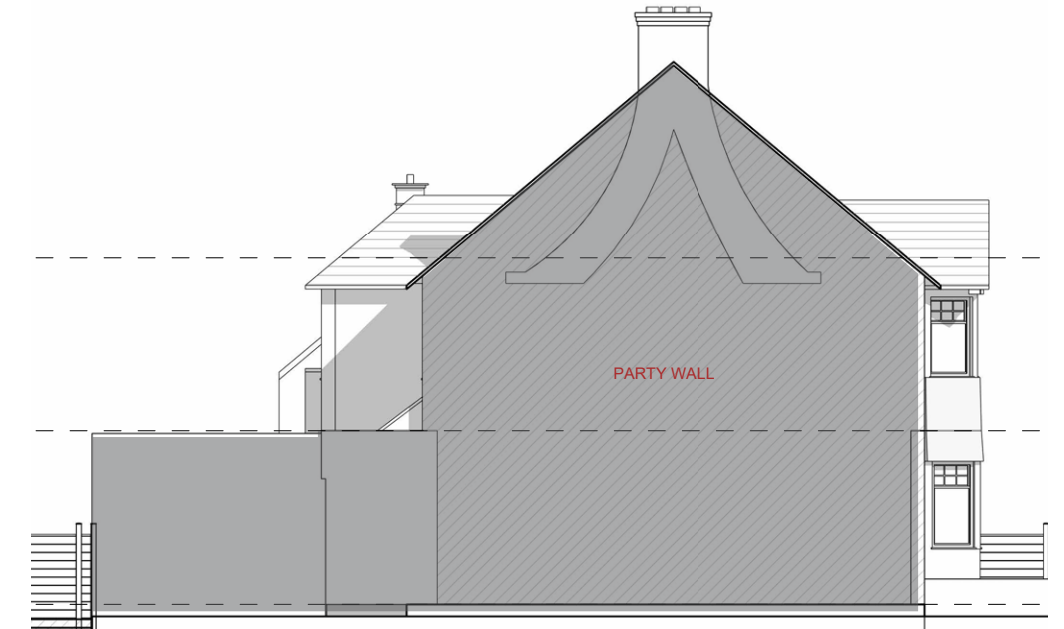


EXISTING SITE PHOTO
16 COPPETTS RD FROM THE ROAD SIDE

EXISTING ELEVATIONS – SCALE 1:100@A3



1) WEST (FRONT) ELEVATION



2) NORTH (PARTY WALL) ELEVATION



3) EAST (REAR) ELEVATION



4) SOUTH (SIDE) ELEVATION

3.0 Proposed Elevations

Materiality & Form

The proposed renovations to the house are modest in scale and have been carefully designed to remain fully in keeping with the overall volume, massing and proportional relationships of the existing property. All new elements of the development are illustrated in orange on the drawings on this page to clearly distinguish proposed works from the existing building fabric.

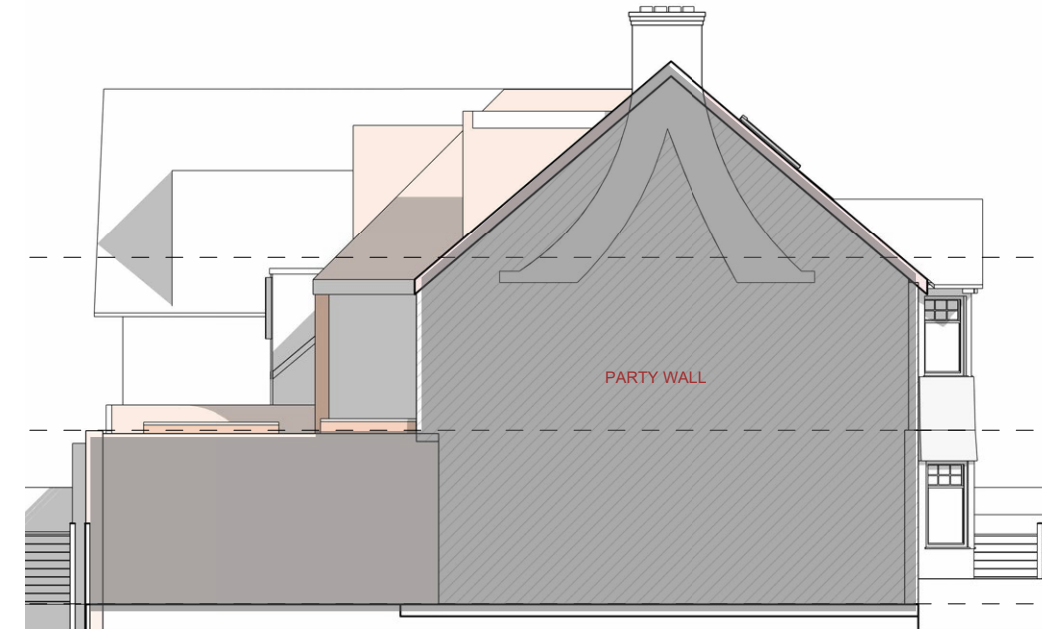
To the western (front) elevation we propose extending over the existing garage footprint while remaining within the original footprint of the building at ground floor level. The building is also extended slightly toward the street to create a covered porch area providing a clear and legible entrance to the house. A consistent fenestration module is employed across both the existing bay and the proposed bay ensuring visual continuity and maintaining the asymmetrical balance that is characteristic of the original house.

To the rear elevation the ground floor has been extended to the same depth as the neighbouring property at number 16 and in line with the prior approval consent drawings. At ground floor level an arched facade is introduced with a recessed area that provides sheltered external space. This architectural motif is carried upwards through the building in the form of curved dormer windows positioned on the apex of the roof establishing a clear and coherent architectural language.

PROPOSED ELEVATIONS – SCALE 1:100@A3



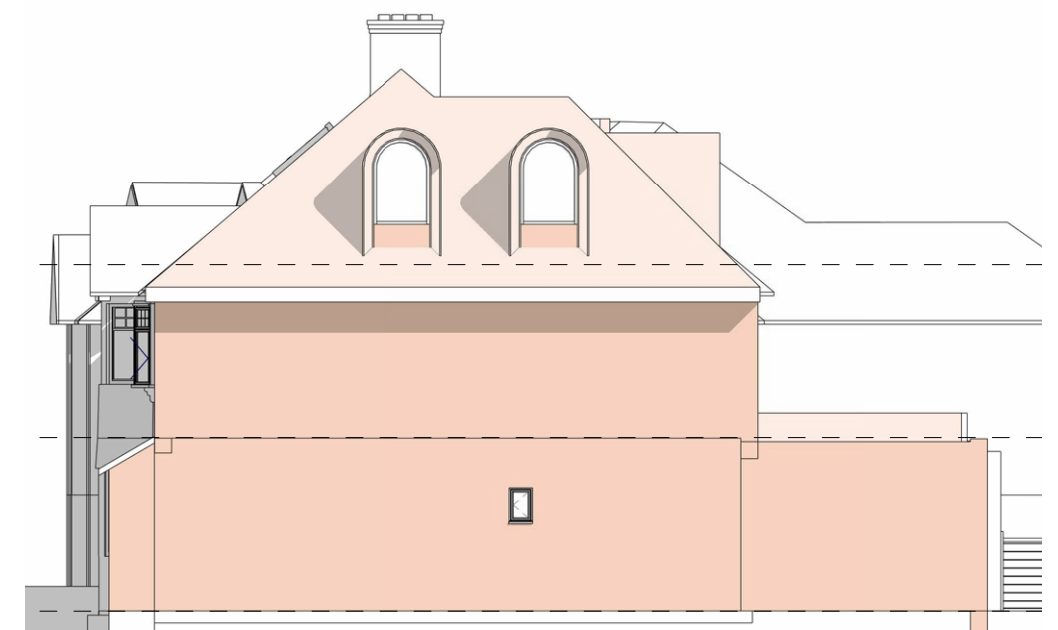
1) WEST (FRONT) ELEVATION



2) NORTH (PARTY WALL) ELEVATION



3) EAST (REAR) ELEVATION



4) SOUTH (SIDE) ELEVATION

3.1 Precedents & Context

Surrounding Extensions

On this page we have included street side photographs of all the properties along Coppetts Road that have undergone side and roof level extensions. It is evident that these examples do not demonstrate any notable architectural quality.

While traditional planning guidance often seeks to preserve the original geometry of the house through the use of roof level additions that are subordinate to the existing form this approach has frequently resulted in particularly poor quality outcomes.

Over time the accumulation of extensions has led to visually cluttered buildings with fragmented forms and compromised architectural coherence.

Although adopting this same approach would represent the path of least resistance for both ourselves as the architect and the client/contractor are keen to avoid producing an outcome of this nature. We strongly believe that a simpler and more considered proposal which respects the original house in a different way and preserves and enhances its character is a far more appropriate response than the use of multiple smaller volumes.

These often false roof forms include flat roofs, and induce complex drainage scenarios replete with gutters, fascias and ridge lines as illustrated in the photographs.

All of the images shown were taken this week and accurately reflect the current condition of the street which is in fact more fragmented than what is visible through online mapping imagery. We think from doing things simpler, we can do things much better.



16 COPPETTS ROAD



18 COPPETTS ROAD



20 COPPETTS ROAD



22 COPPETTS ROAD



24 COPPETTS ROAD

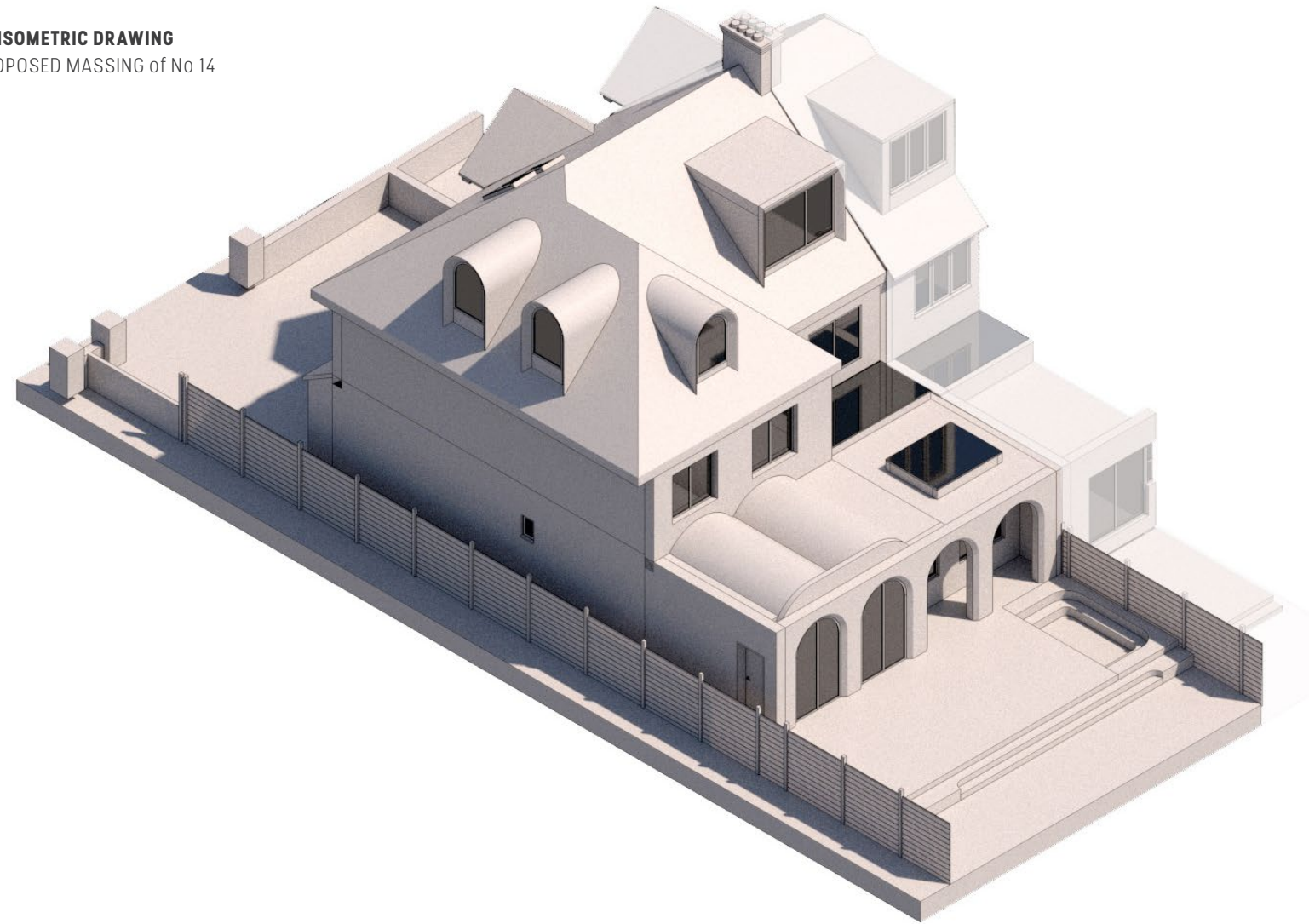
3.2 Proposed Massing

Isometric Views

Coppetts Road is characterised by a series of rooftop additions that preserve the original geometry of the semi detached rooves. While this approach aligns with common planning guidance it often results in architecture that is visually incongruous. These parameter create complex and over-articulated roof forms, complete with excessive junctions and multiple gutters and downpipes, all of which heavily detract from both the quality of the architecture and the street scene.

In response the proposal seeks to preserve the original roof geometry while extending it seamlessly over the new southern extension. As demonstrated in the elevations and perspective views, in the following pages this approach results in well composed elevations that enhance the appearance of the house. It does not undermining either its original character or the wider streetscape. The treatment of the roof form is therefore the key issue we wish to discuss further at the pre-application meeting

3D ISOMETRIC DRAWING
PROPOSED MASSING of No 14



14 COPPETTS ROAD



16 COPPETTS ROAD



18-20 COPPETTS ROAD



22-24 COPPETTS ROAD

3.3 Proposed Perspectives

Form & Material

The approach taken at number 14 Coppetts Road is much more straightforward. The original roof form is retained and extended slightly by drawing the apex outward so that the same geometry can continue over the new footprint of the house. As the roof is being rebuilt this approach results in a clean and unified roof line that extends naturally to the site boundary while preserving the original proportions of the building.

All of the existing window bays and key architectural features of the house are retained and respected. To the rear the same roof form is repeated with the pitch falling away from the garden and extending over the L shaped outrigger. Curved dormer windows reflect the more playful geometry of the ground floor arches and relate to the small colonnaded elements of the proposal. These features are largely concealed from the public realm and are only visible from the rear garden of the development.

The facade is articulated through variations in solid and void with recessed and covered walkways providing sheltered external spaces that are particularly beneficial during warmer months. The positions and heights of all dormers ridge lines roof lines and gutter lines correspond directly with those of the original house or the adjoining property.

The result is a harmonious development that successfully blends contemporary design principles with the retained architectural character of the existing building.



STREET PERSPECTIVE PROPOSED FRONT EXTENSION



REFERENCES Some of the built examples of the materials and styles proposed along with the detailing of the envelope



REAR PERSPECTIVE LOOKING TOWARDS THE PROPERTY FROM THE REAR FROM GARDEN

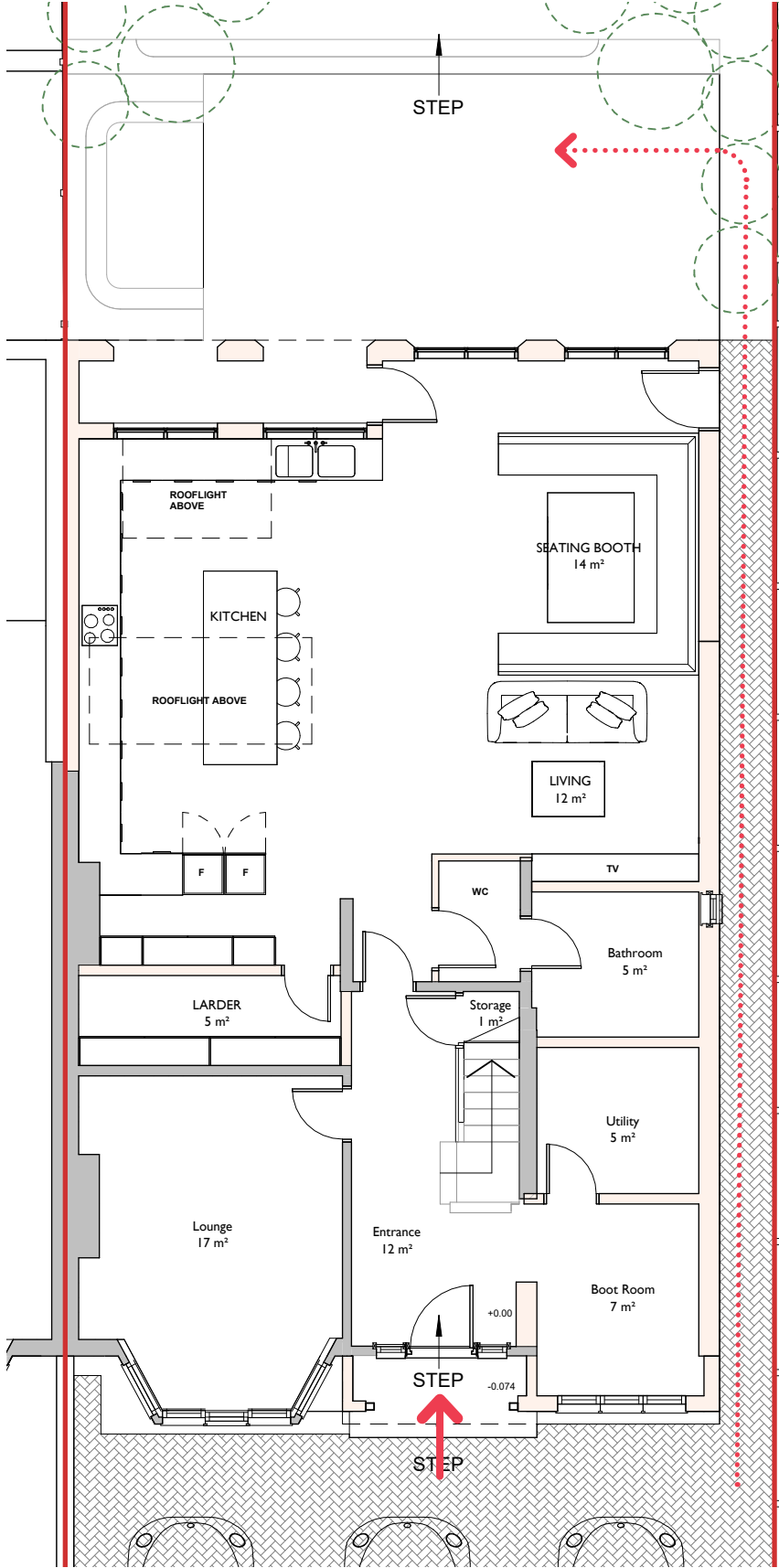
4.0 Proposed Plans

Ground and First Floor

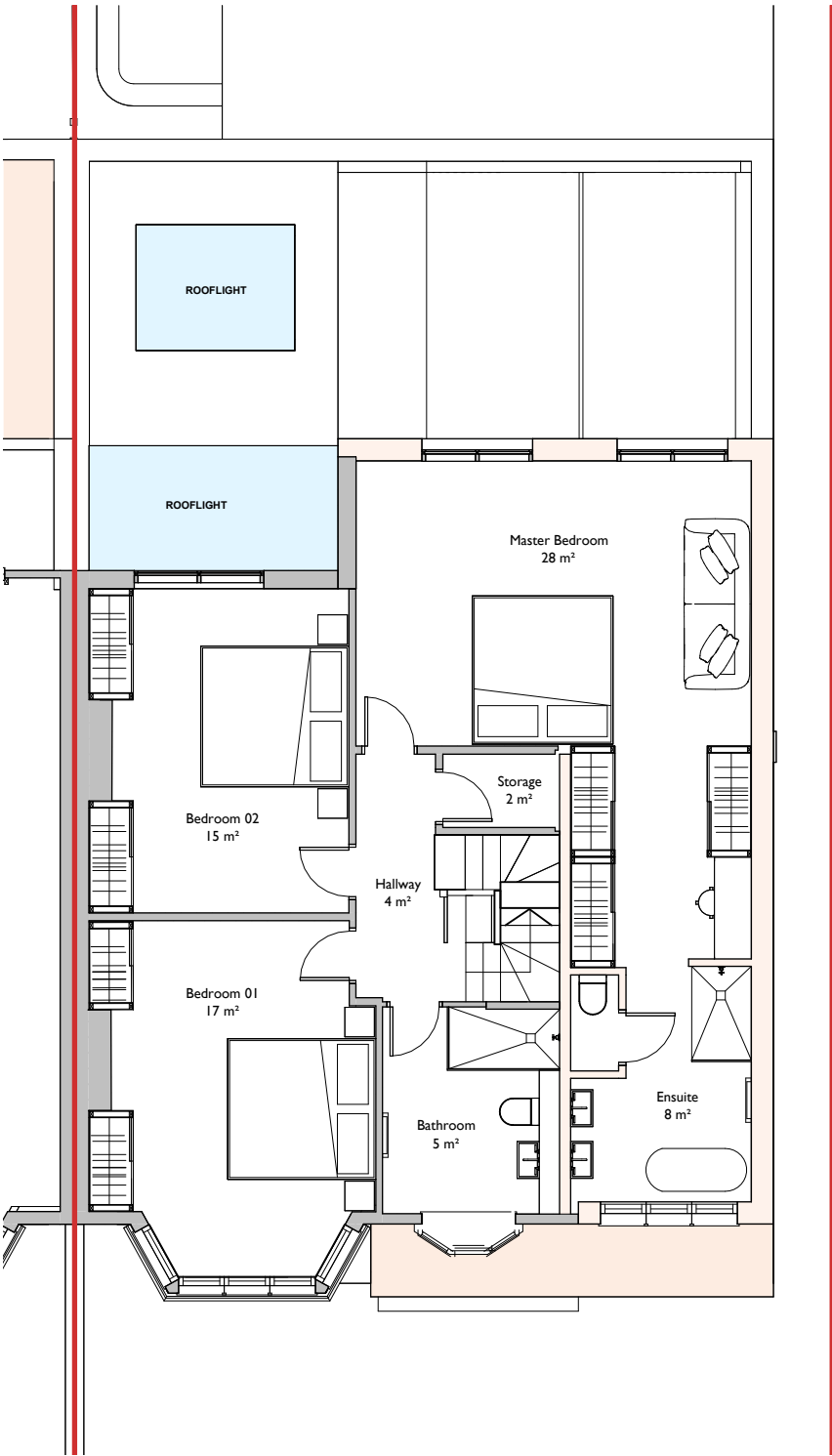
The proposed extensions create a significantly improved arrangement of living spaces that is well suited to a family of six. At ground floor level more cellular living spaces are retained at the front of the house on the street side. These include a series of more private lounges, bootrooms and utility spaces.

To the rear a large open plan kitchen and dining area is introduced which opens onto a raised terrace providing both covered and uncovered outdoor accommodation.

At first floor level three bedrooms are provided alongside a principal master bedroom suite and a family bathroom. These rooms are generous in size with sufficient space for double beds and integrated storage allowing flexibility for a family that intends to grow.



Proposed Ground Floor Plan 1 to 100@A3



Proposed First Floor Plan 1 to 100@A3

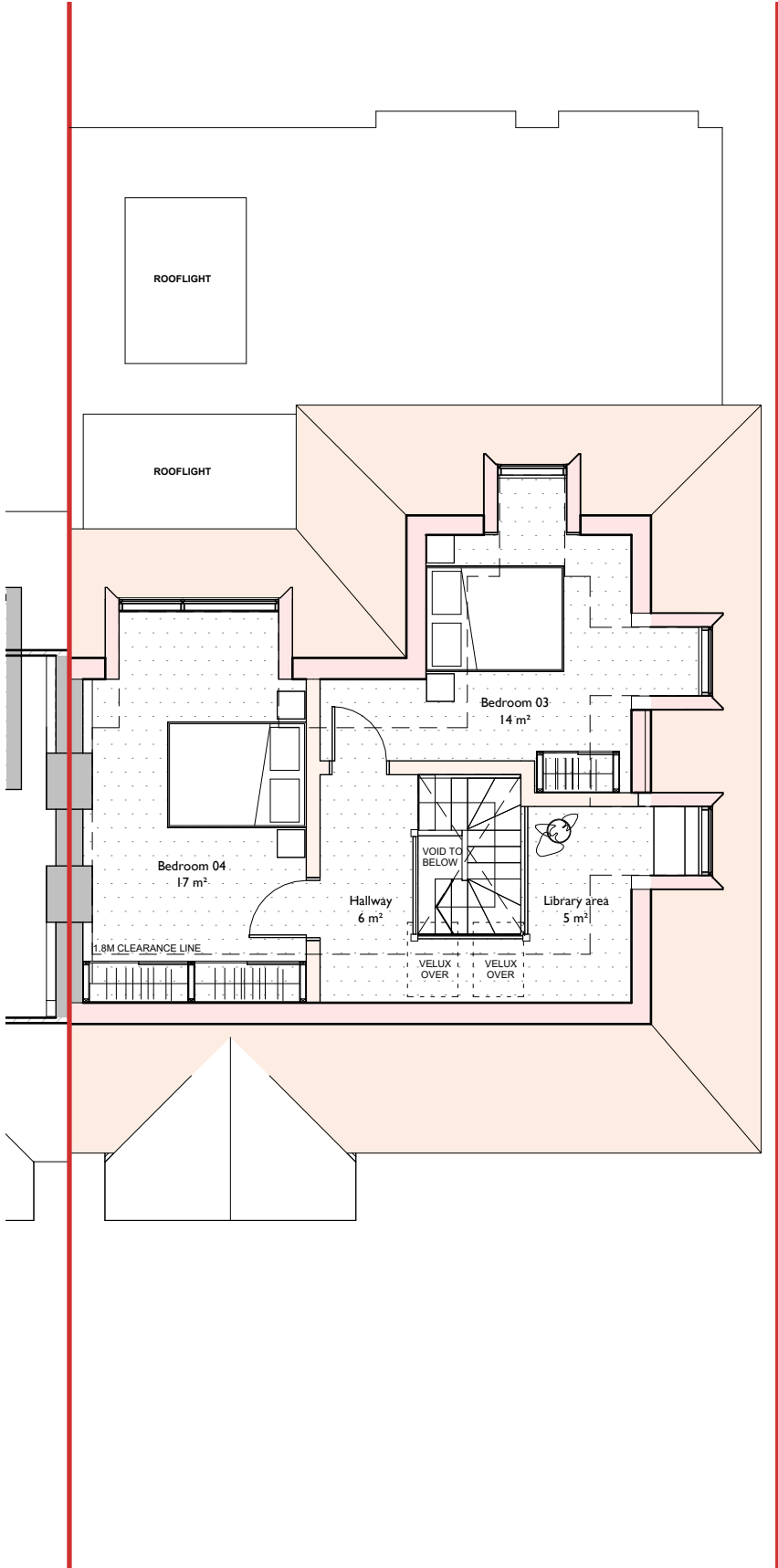


4.1 Proposed Plans

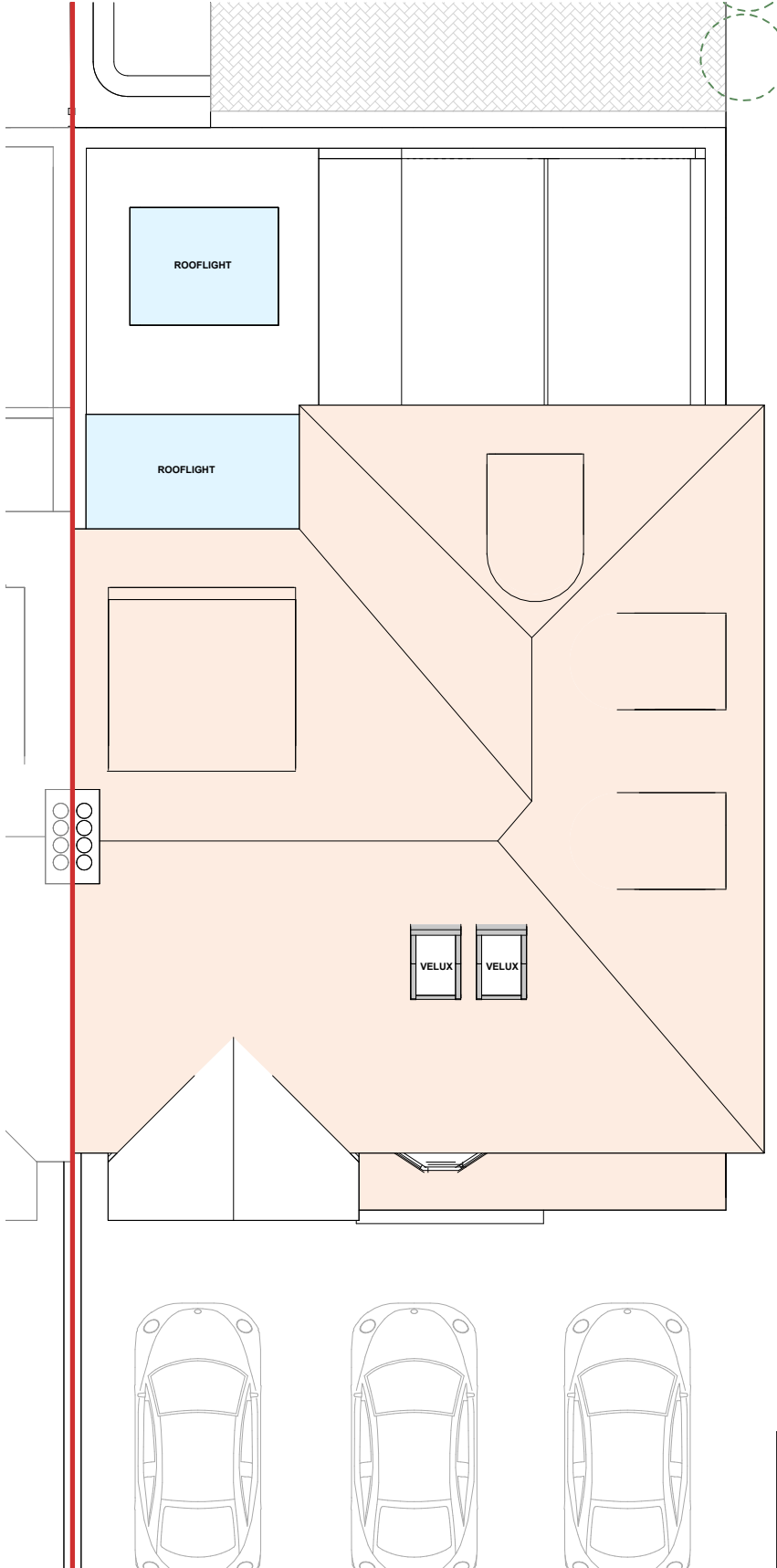
Second Floor and Roof Plan

The newly created loft level provides two additional bedrooms together with a smaller breakout or library space. The introduction of dormer windows creates increased headroom making these rooms fully usable. The dotted lines shown on the plans indicate areas of clear internal height and demonstrate that while the rooms appear generous in plan, the usable space is more limited than the drawings may initially suggest.

The proposed roof form is illustrated in the image to the right and is intentionally clean and simple with a primary roof form and smaller dormers carefully offset to avoid visual clutter. The architectural language draws from the original Arts and Crafts influence under which the house was originally conceived ensuring that the new accommodation integrates comfortably with the existing character of the building.



Proposed Second Floor Plan 1 to 100@A3



Proposed Roof Plan 1 to 100@A3



5.0 Conclusions

In Summary

This report together with the accompanying scaled plans and perspective drawings sets out the current design position for the proposed development. We feel this is an appropriate point at which to discuss the proposals with you directly in order to obtain early feedback and to explore the potential final resolution of the scheme.

While we recognise that this is not a standard approach we do not consider the proposals to be unduly innovative or exceptional. What we are proposing seems logical and in some way more beautiful to us as designers. The intention throughout has been to arrive at a well-proportioned and coherent design that respects both the original house and its wider context.

At this stage the proposed materials have not been fully developed. While we have initial ideas regarding how the house may be detailed and finished, we feel it is more appropriate to focus discussion at this point on the volume, massing and fenestration of the proposal, rather than progressing the design too far without an initial agreement in principle.

We hope these initial ideas are received positively and we look forward to discussing the proposals and the most appropriate design approach to take forward to planning during our online meeting following submission of this document.



CONCEPT PERSPECTIVES HOW THE HOUSE WOULD APPEAR IN CONTEXT