

93

THE AVENUE

PLANNING APPLICATION
TO HARINGEY PLANNING DEPARTMENT

REAR PATIO ALTERATION
93 THE AVENUE, LONDON, N10 2QG

PREPARED BY BURSTON ARCHITECTS APRIL 2026

DRAWING LIST

93 THE AVENUE, LONDON, N10 2QG

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DESIGN & ACCESS STATEMENT

PLANNING APPLICATION TO HARINGEY PLANNING DEPARTMENT

REAR PATIO ALTERATION TO 93 THE AVENUE, LONDON, N10 2QG

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PROPOSAL

REAR PATIO

The proposal seeks to remodel and improve the existing access arrangement to the rear garden, with a particular focus on safety, usability, and long-term functionality for the occupants.

At present, access to the rear garden is provided via a set of steep external stairs. These stairs are not only in a deteriorated condition but also present a significant safety concern due to their gradient, limited usability, and lack of appropriate guarding. This is especially problematic for children and less mobile users, and does not meet modern expectations for safe and convenient access within a residential setting.

The proposed works involve the removal of the existing staircase and its replacement with a more considered and user-friendly solution. The new access will be formed through a series of stepped sections with intermediate landings, thereby reducing the overall gradient and providing a safer, more gradual transition between levels. This approach will improve accessibility, enhance day-to-day use of the garden, and reduce the risk of slips or falls.

In addition, a balustrade will be installed along the new access route to provide appropriate edge protection and ensure compliance with current safety standards. The design of the balustrade will be in keeping with the character of the property and its surroundings.

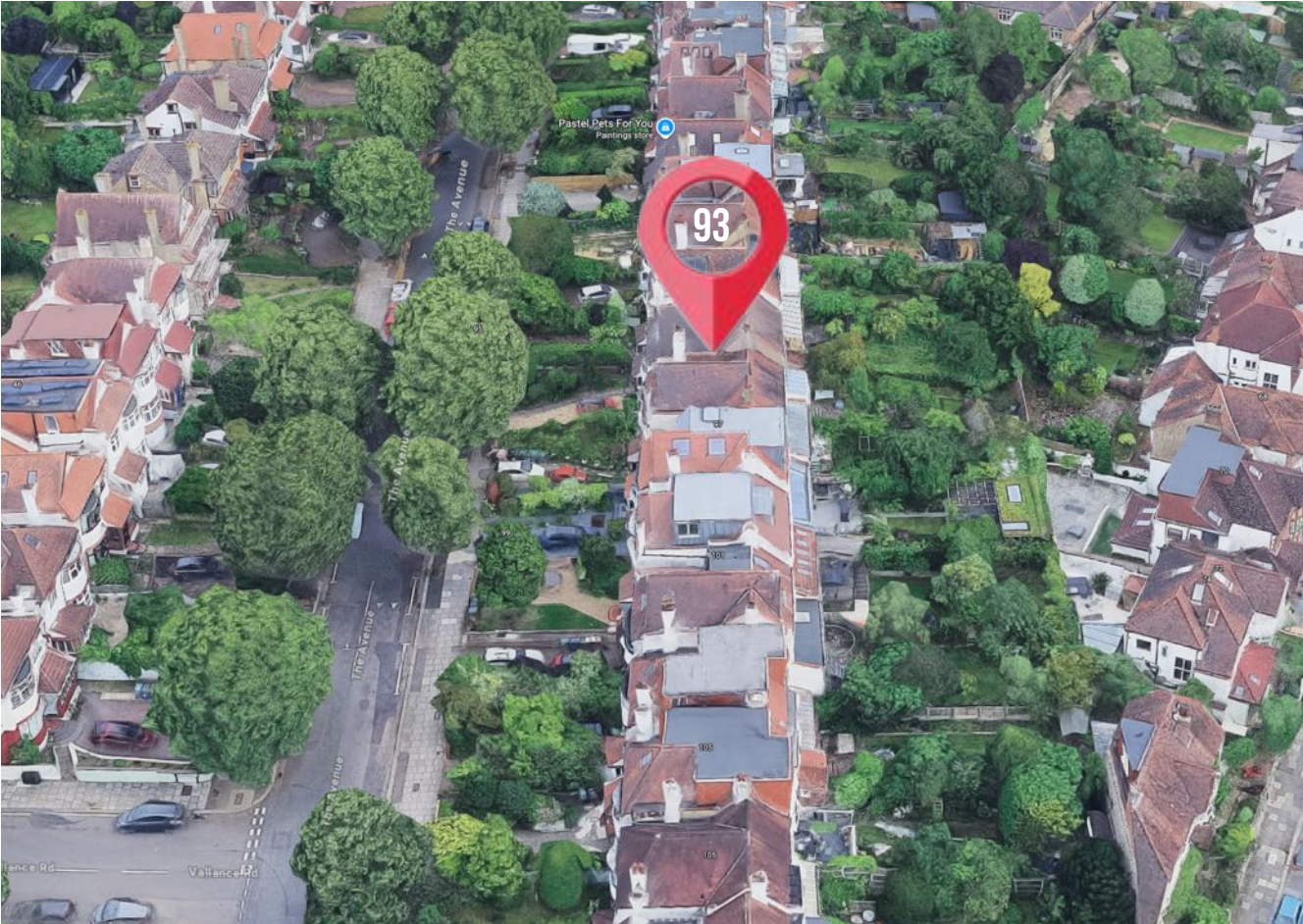
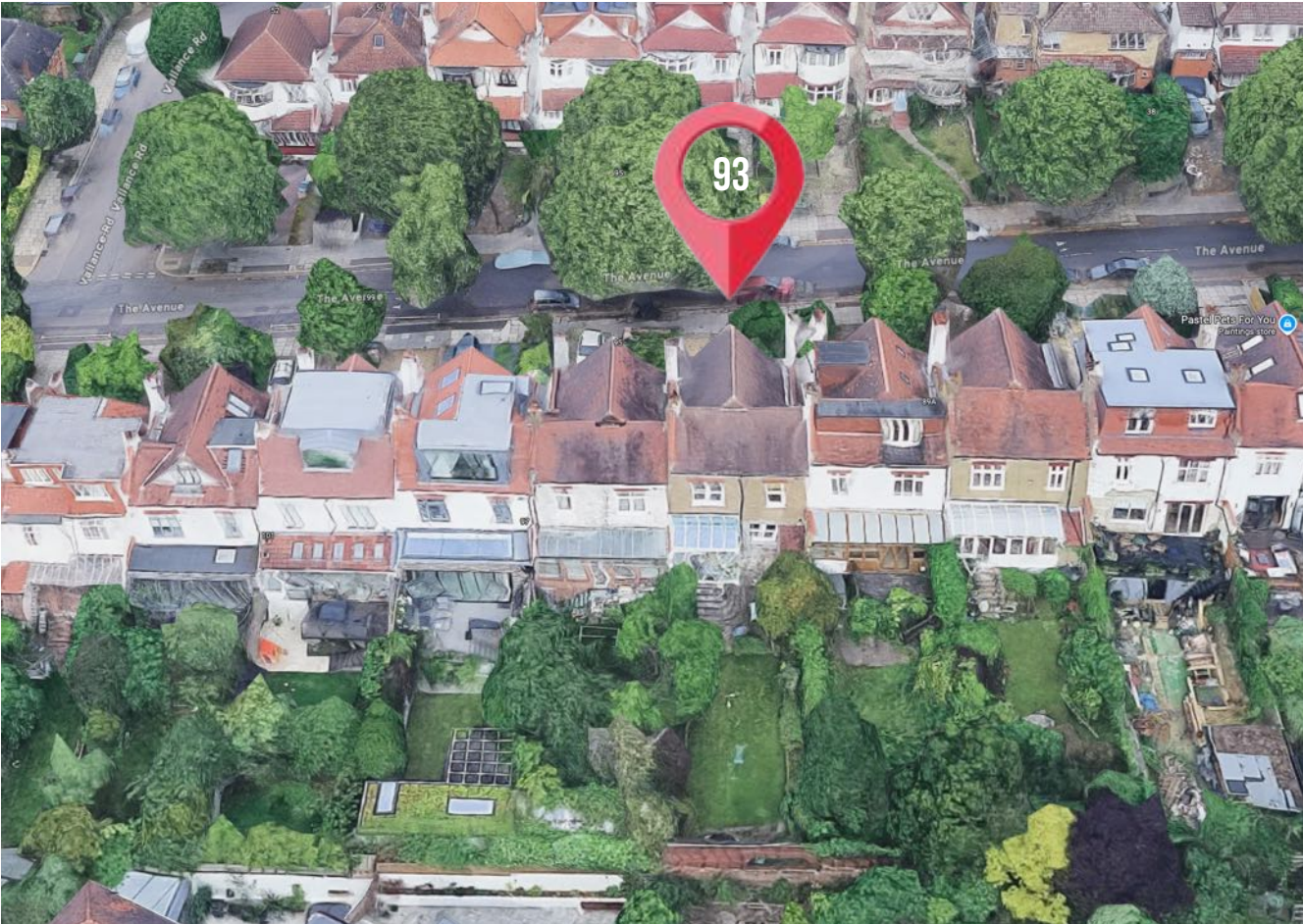
Importantly, the proposal does not seek to alter the existing ground levels within the rear garden or on top of the patio area. The works are limited to improving the means of access only and will not result in any material change to the overall layout, scale, or appearance of the external spaces. Furthermore, the existing conservatory will remain in situ and unaffected by the proposed works.

Overall, the proposal represents a modest and proportionate intervention that will significantly improve safety and usability without adversely affecting the character of the property or its surroundings.

FRONT ELEVATION



REAR ELEVATION



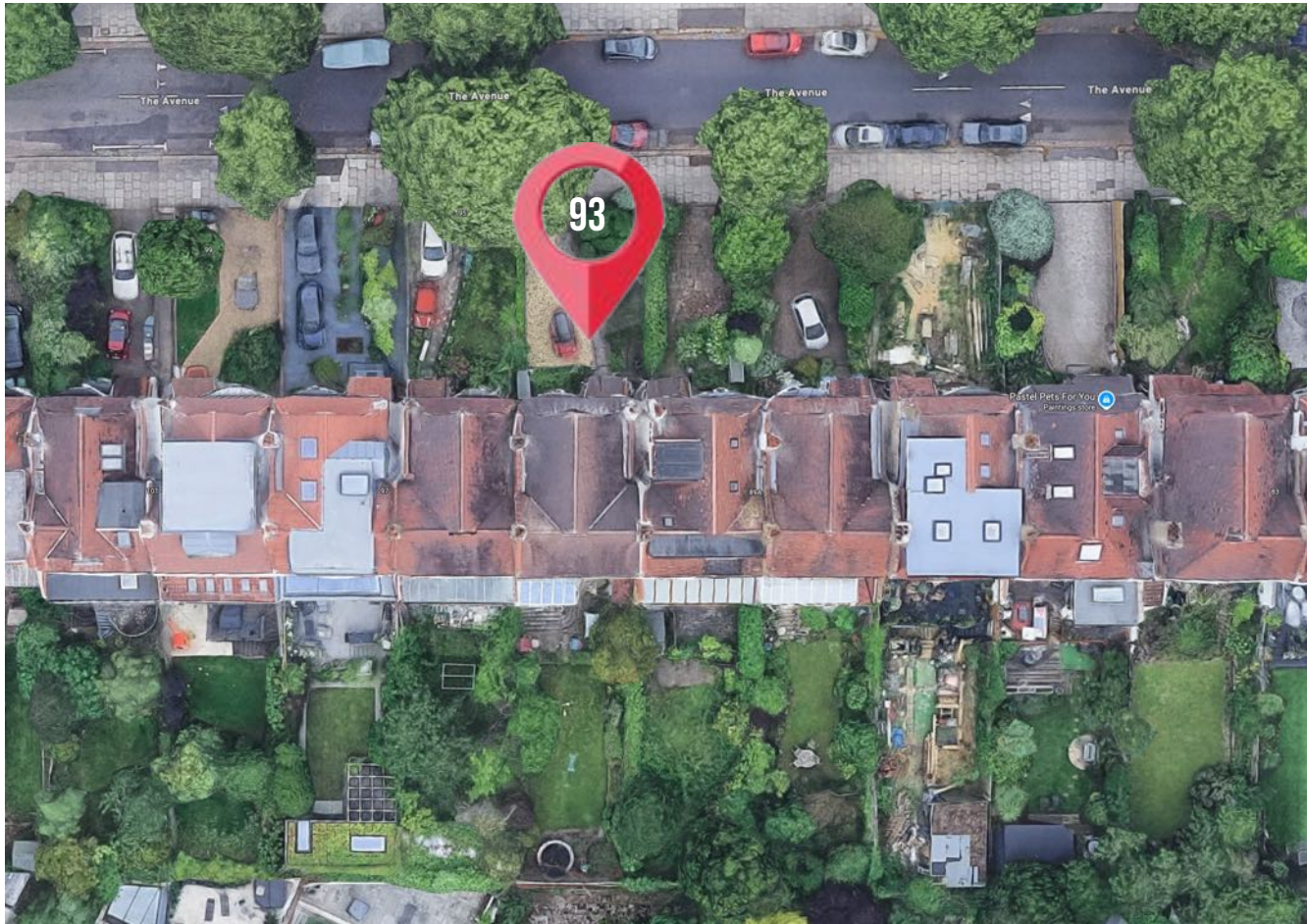
SIDE ELEVATION

SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION



REAR PATIO

TOP VIEW

DRAWING LIST

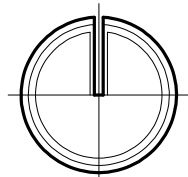
93 THE AVENUE, LONDON, N10 2QG

DESCRIPTION	EXISTING		PROPOSED
LOCATION PLAN 1/500	001		
GROUND FLOOR PLAN	003		053
SECTION AA	010		010
REAR ELEVATION	020		070

SCALE 1:500



SCALE 1:1250



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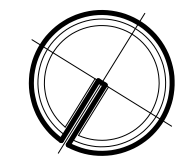
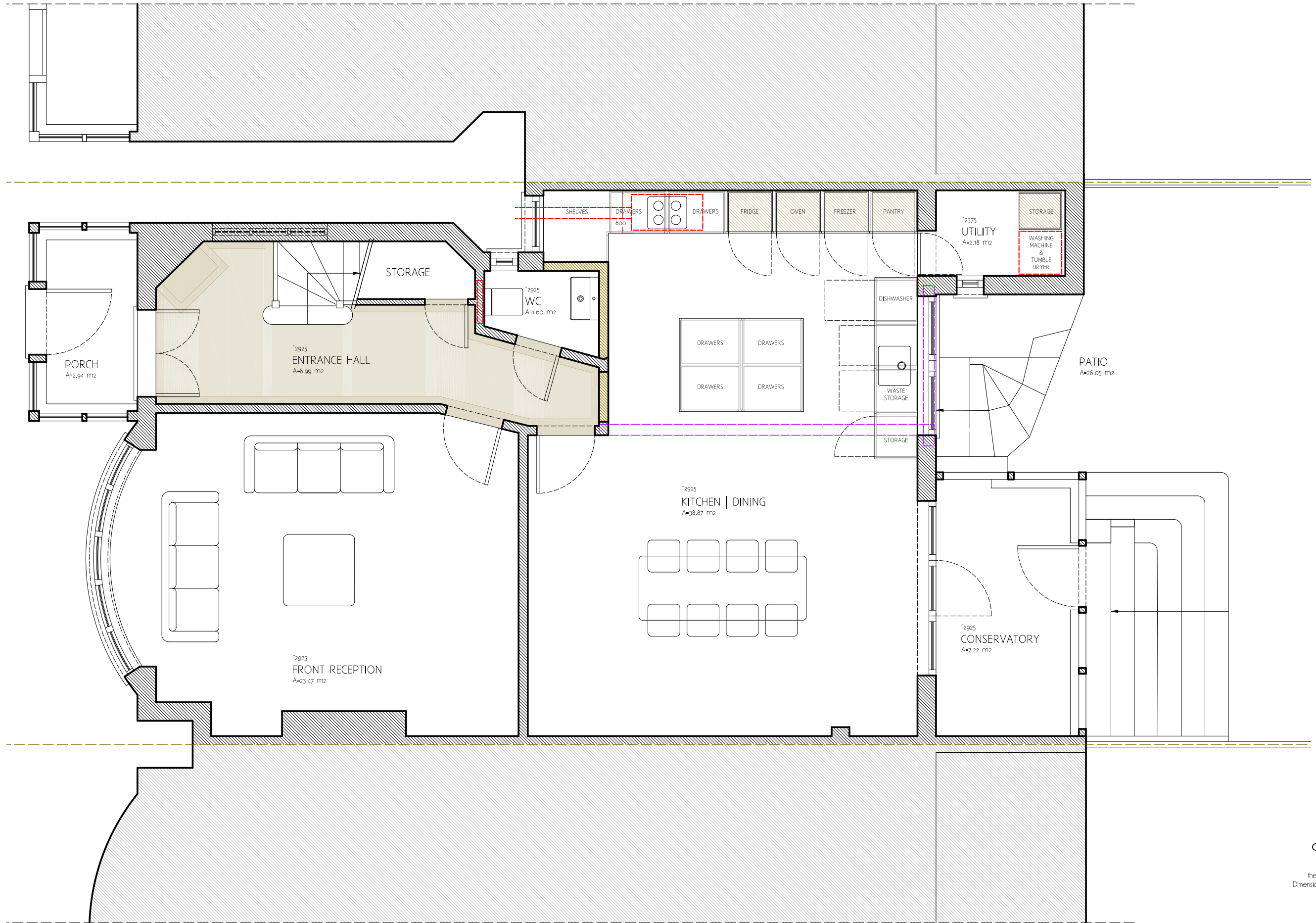
PROJECT:
Alterations to
to 93 The Avenue
London, N10 2QR

LOCATION PLAN
EXISTING

SCALE 1:500/1250 | A3
OCTOBER 2020

2013.001





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PROJECT:
Rear Patio at
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London, N10 2QR

GROUND FLOOR

EXISTING

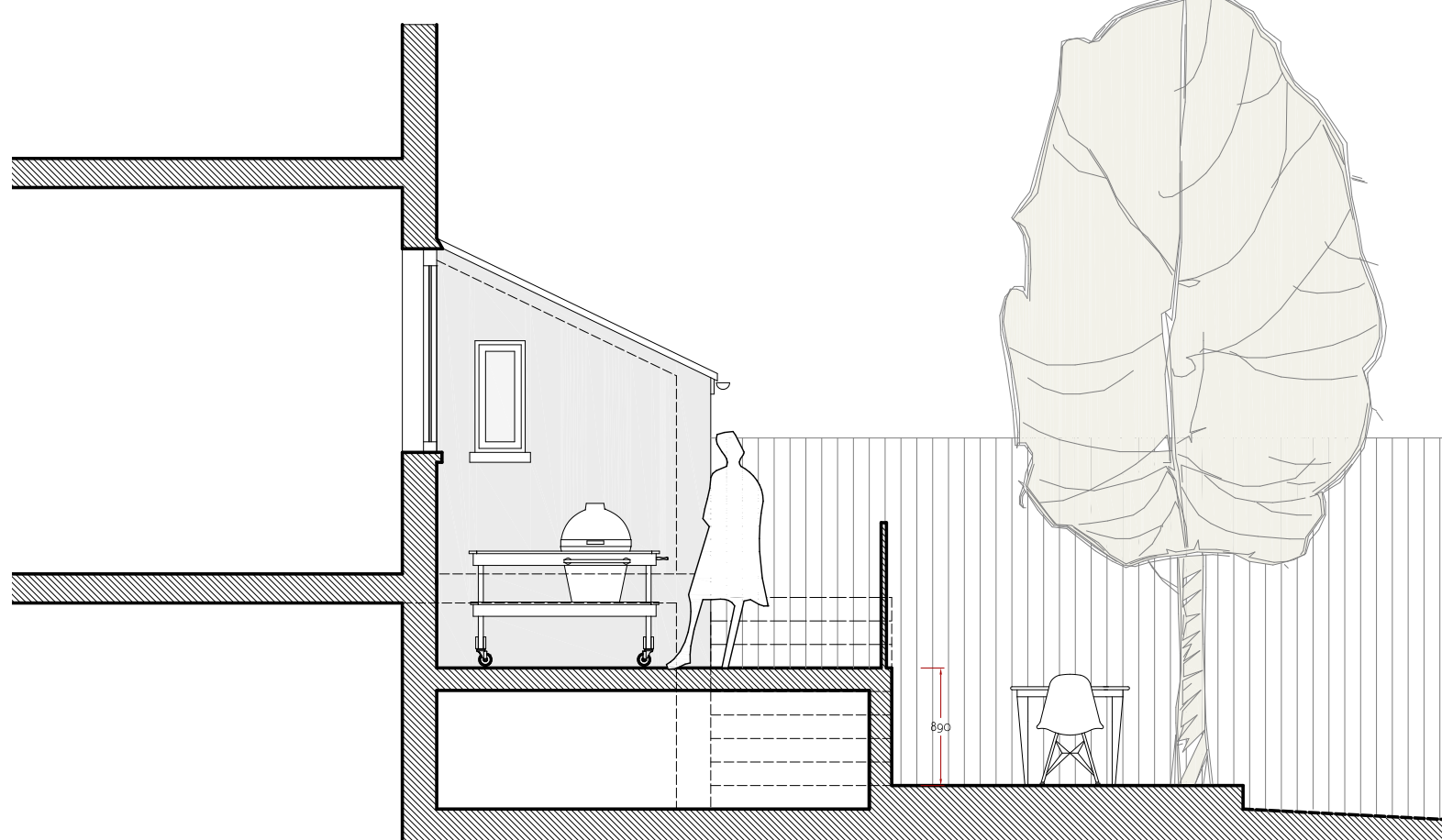
SCALE 1:50 | A3
FEBRUARY 2026

2601.003

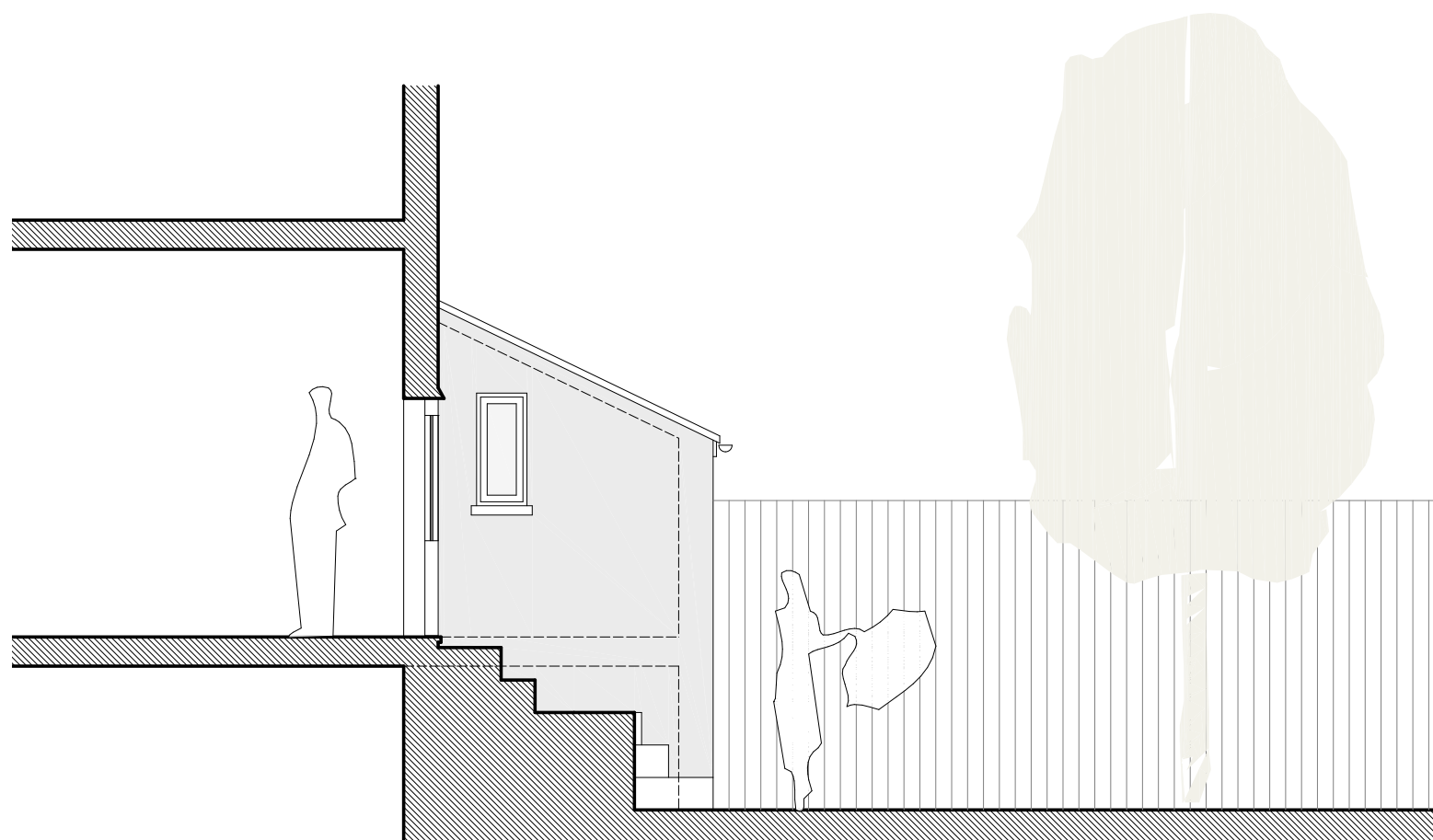
GENERAL & DIMENSIONAL NOTES:

This drawing is to be read in conjunction with the relevant drawings, specifications and schedules. Dimensional and other discrepancies are to be reported to the architects.
Drawings are not to be scaled.
Only figured dimensions should be used.
The contractor is responsible for taking and checking site dimensions





PROPOSED - SECTION AA



EXISTING - SECTION AA

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PROJECT:

Rear Patio at
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SECTION AA

EXISTING | PROPOSED

SCALE 1:50 | A3

FEBRUARY 2026

2601.010

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**REAR ELEVATION
EXISTING**

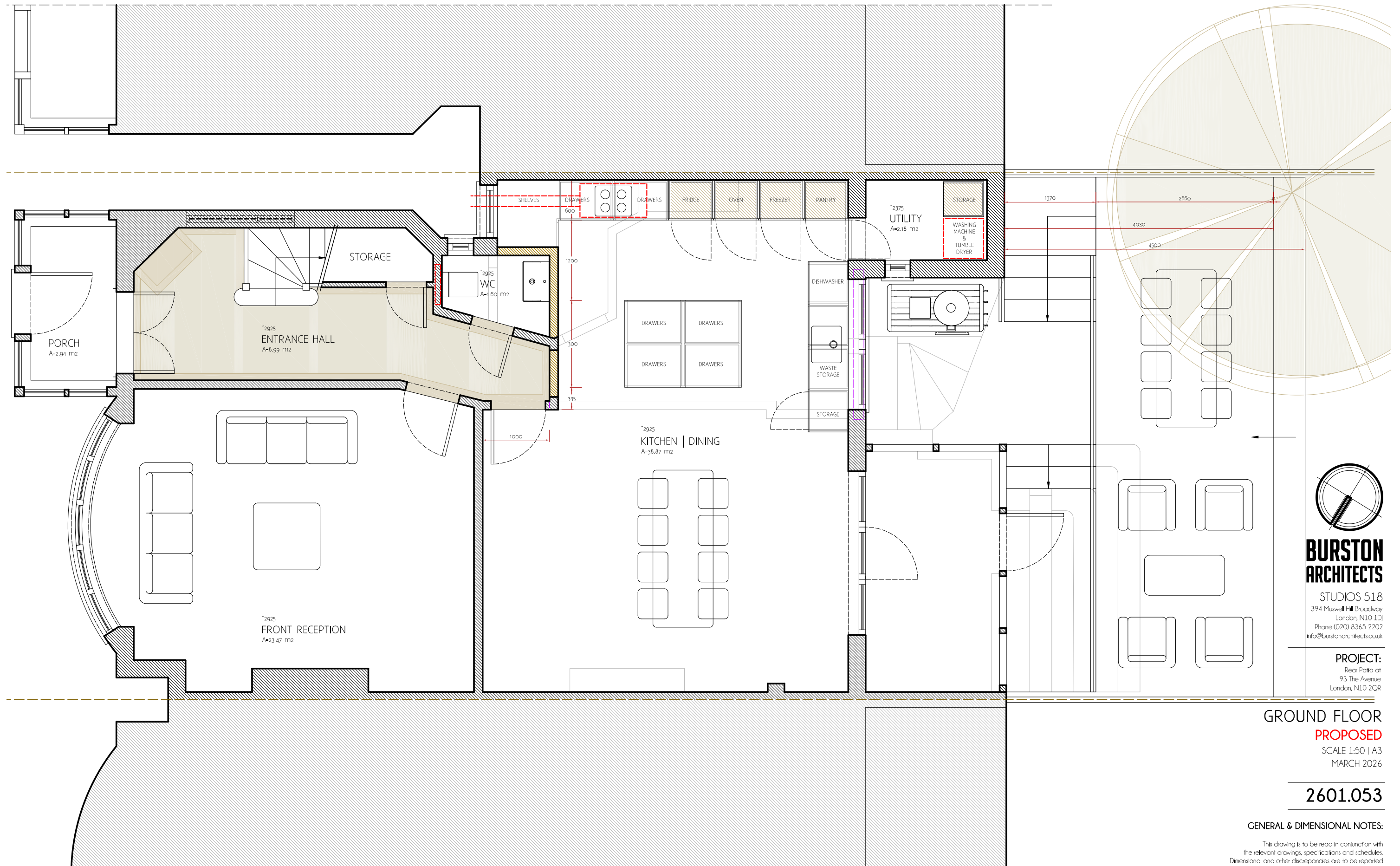
SCALE 1:50 | A3
FEBRUARY 2026

2601.020

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0M 2.5M





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PROJECT:

Rear Patio at
93 The Avenue
London, N10 2QR

REAR ELEVATION

PROPOSED

SCALE 1:50 | A3
MARCH 2026

2601.070

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