

PROGRAMME:

KEY:

	Neighbouring context	RWP	Rain Water Pipe
	Existing walls	SVP	Soil Vent Pipe
	Proposed walls		Boundary line
	Proposed rooflight		Existing removed
MH	Manhole		Existing beam
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Extension Plans. Ealing Cross, 85 Uxbridge Rd, London W5 5BW

Antoine Ducatillion

CLIENT:

Proposed Drawings

PROJECT:

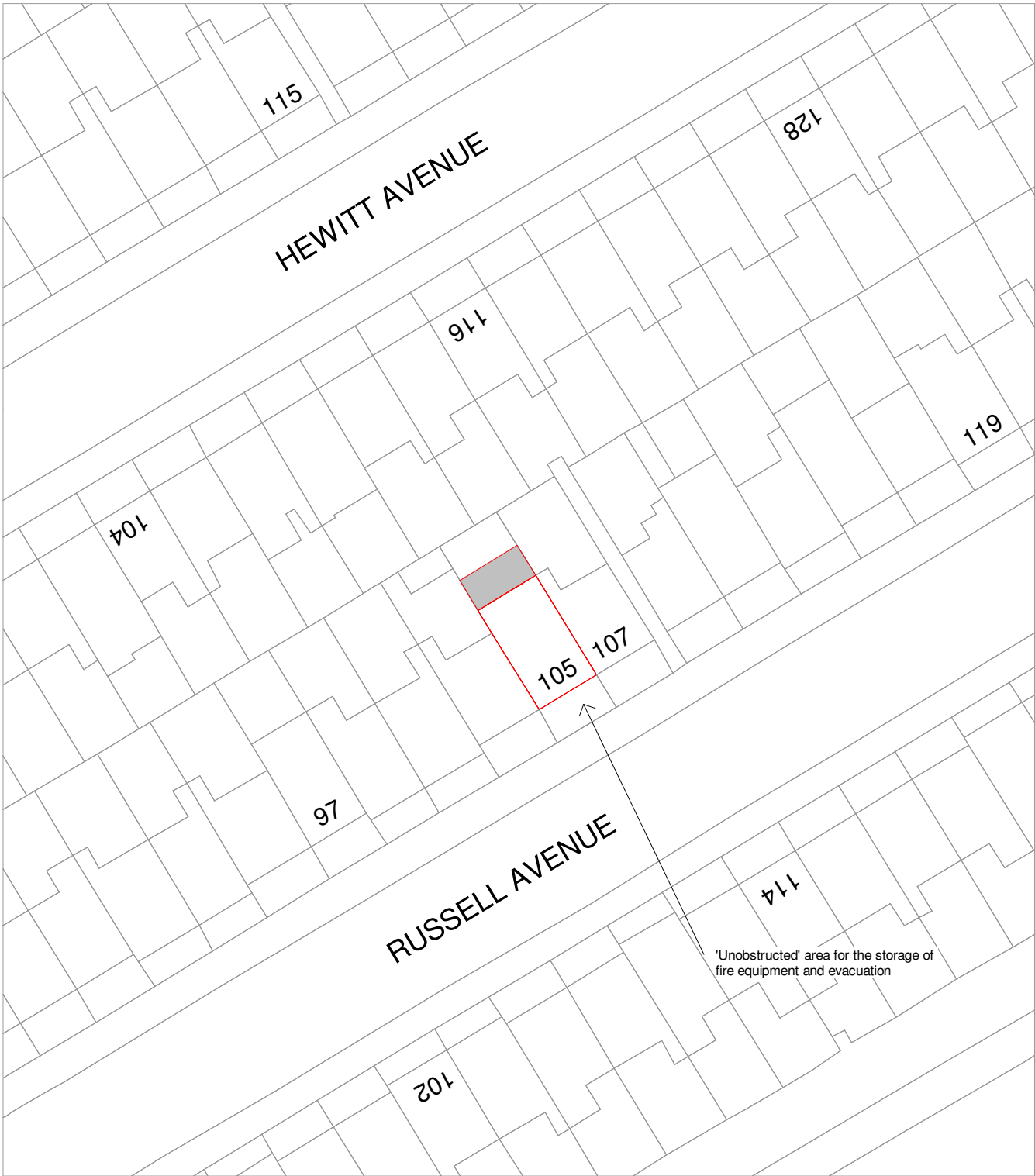
105 Russell Ave
Haringey
Greater London
N22 6QA

PROJECT ADDRESS:

SITE PLAN_ LOCATION MAP

DRAWING TITLE:

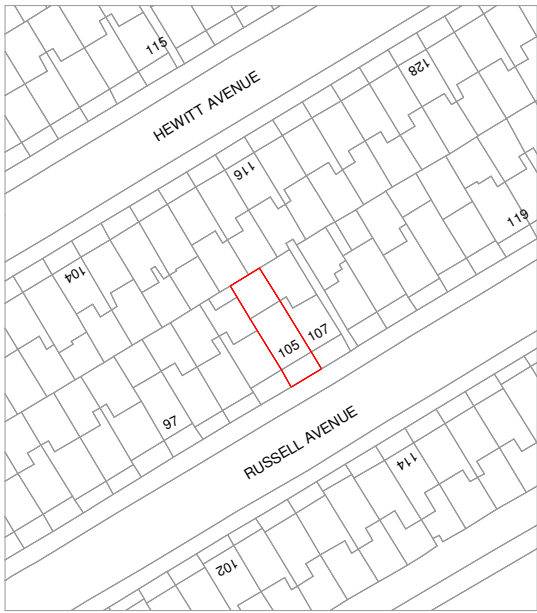
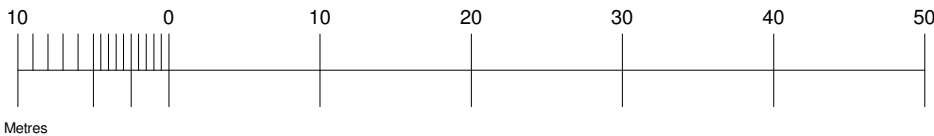
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13.02.2026		18.08.2026	
DATE:		Rev. DATE:	
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SCALE@A3:		RA-R01-PR-001	



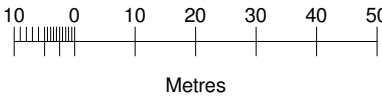
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Site Plan

1 : 500



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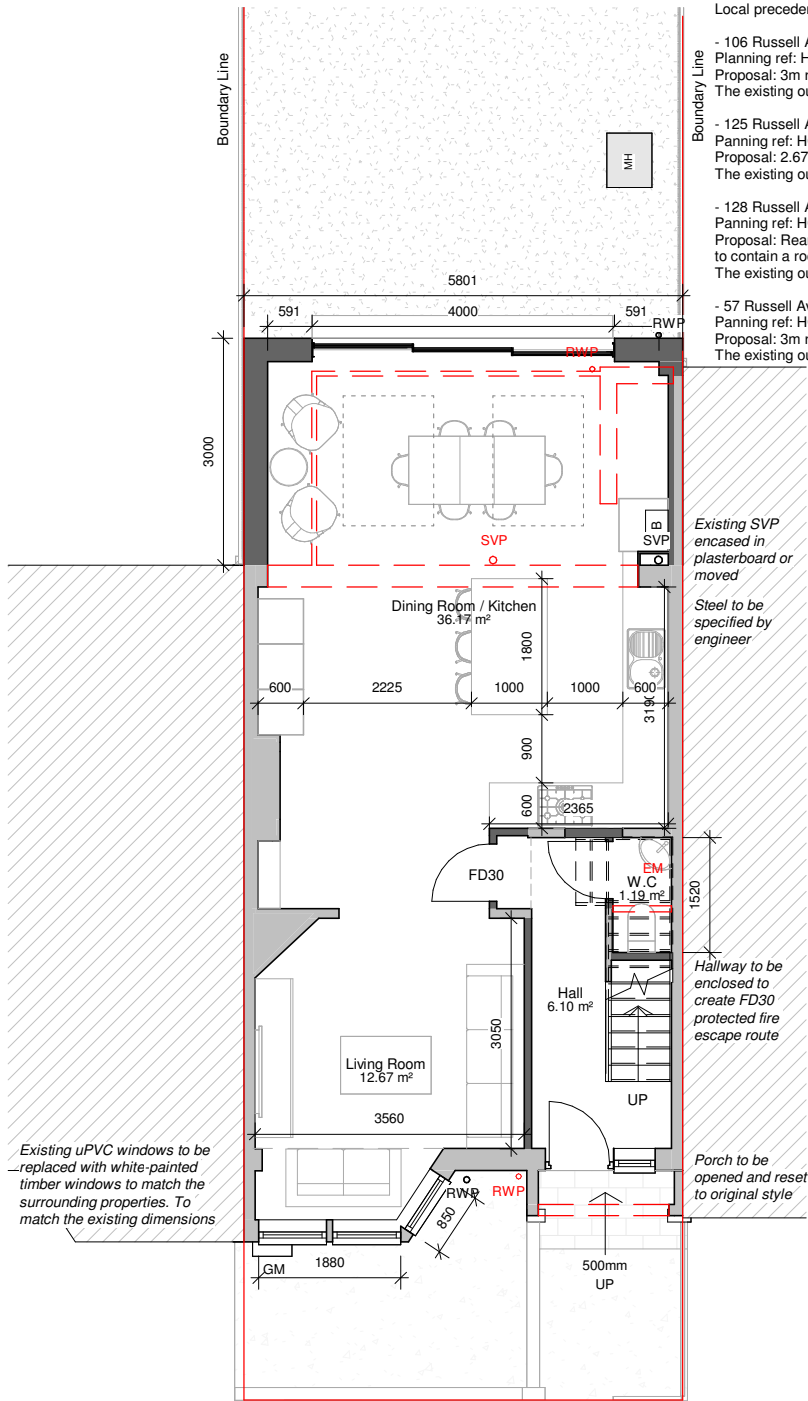


Location map

1 : 1250

Ground Floor Plan

1 : 100

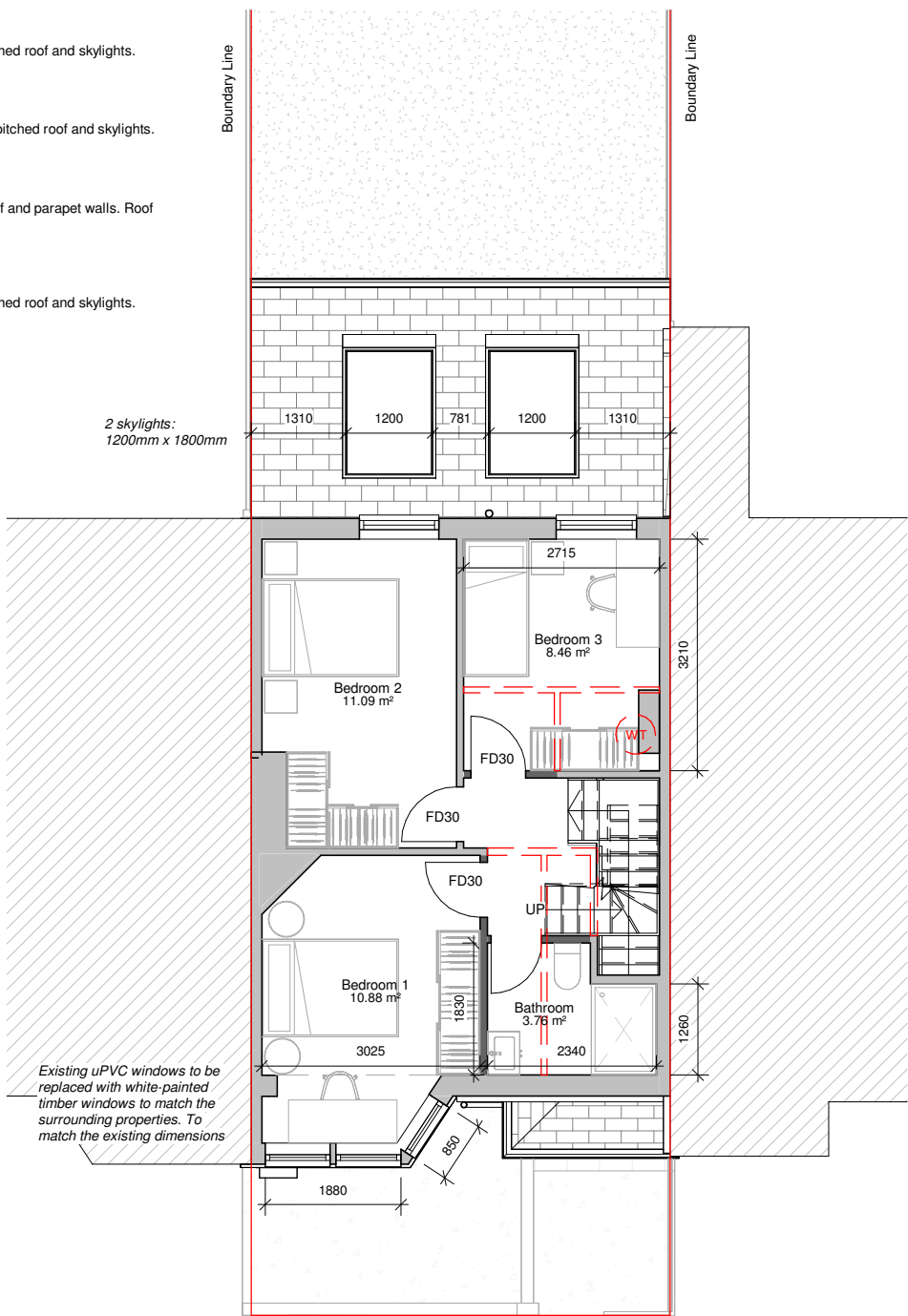


Local precedents for rear extension:

- 106 Russell Avenue
Planning ref: HGY/2024/2590
Proposal: 3m rear extension with a pitched roof and skylights. The existing outrigger is removed.
- 125 Russell Avenue
Planning ref: HGY/2021/1720
Proposal: 2.67m rear extension with a pitched roof and skylights. The existing outrigger is removed.
- 128 Russell Avenue
Planning ref: HGY/2022/0575
Proposal: Rear extension with a flat roof and parapet walls. Roof to contain a roof lantern. The existing outrigger is removed.
- 57 Russell Avenue
Planning ref: HGY/2020/3205
Proposal: 3m rear extension with a pitched roof and skylights. The existing outrigger is removed.

First Floor Plan

1 : 100



PROGRAMME:

GIA

*Existing: 44.10 (GF) + 41.97 (FF) = 86.07 m²
Additional: 37.226 m²

Total: 123.296 m²

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Antoine Ducatillon

CLIENT:

Proposed Drawings

PROJECT:

105 Russell Ave
Haringey
Greater London
N22 6QA

PROJECT ADDRESS:

PROPOSED FLOOR PLANS

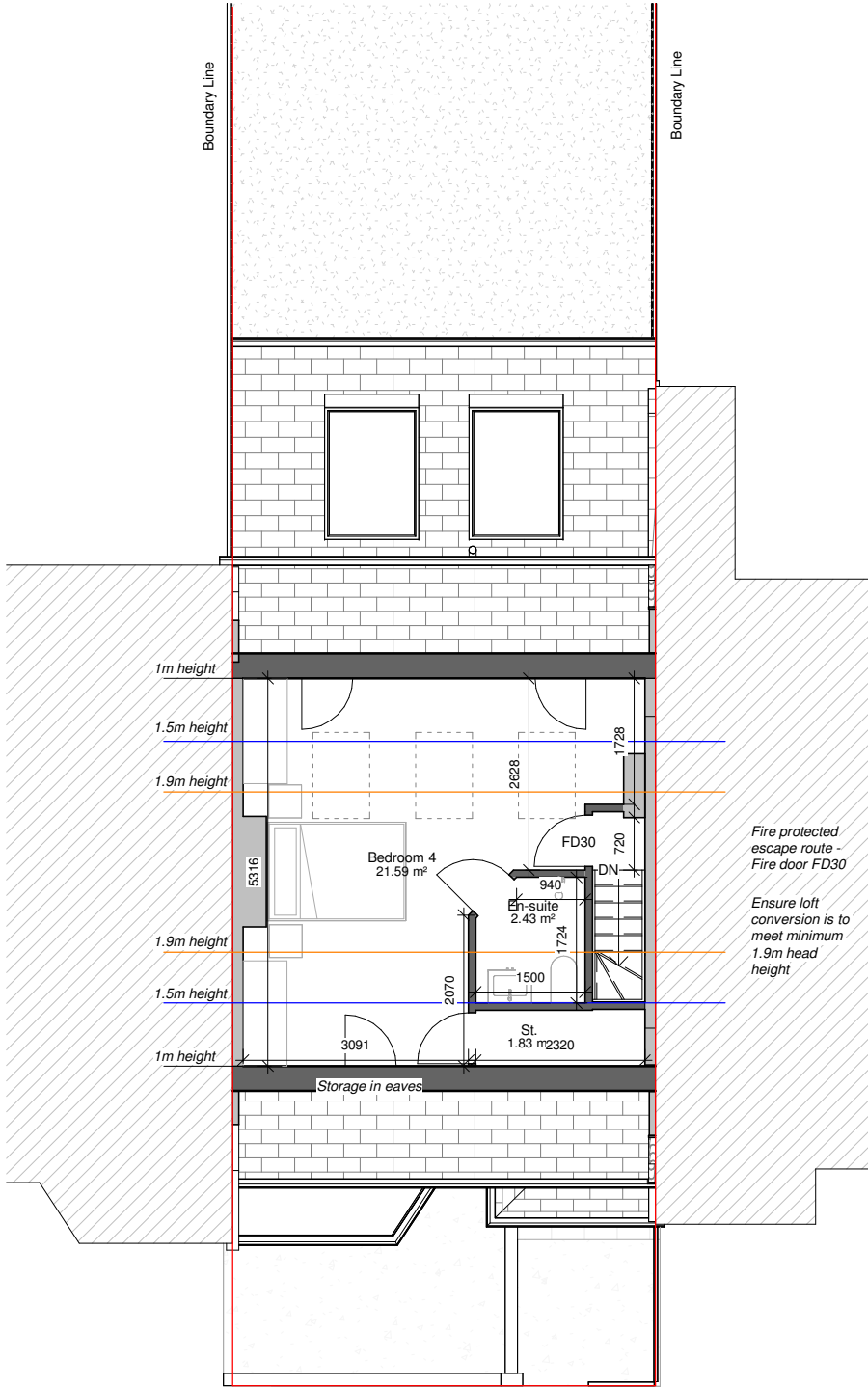
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Rev: R01		Rev. DATE:	
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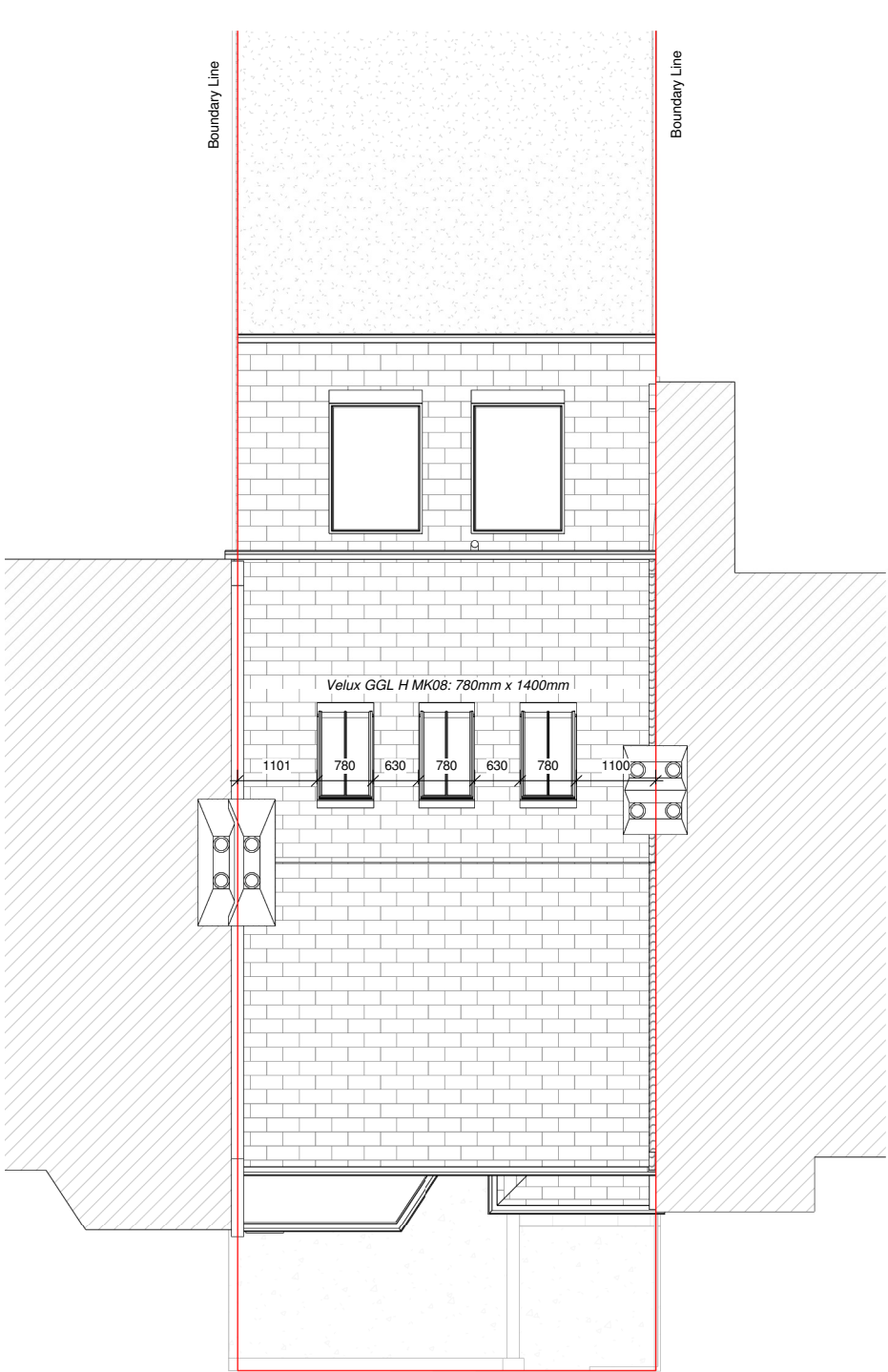
Loft Plan

1 : 100



Roof Plan

1 : 100



0 1 2 3 4m 1:100

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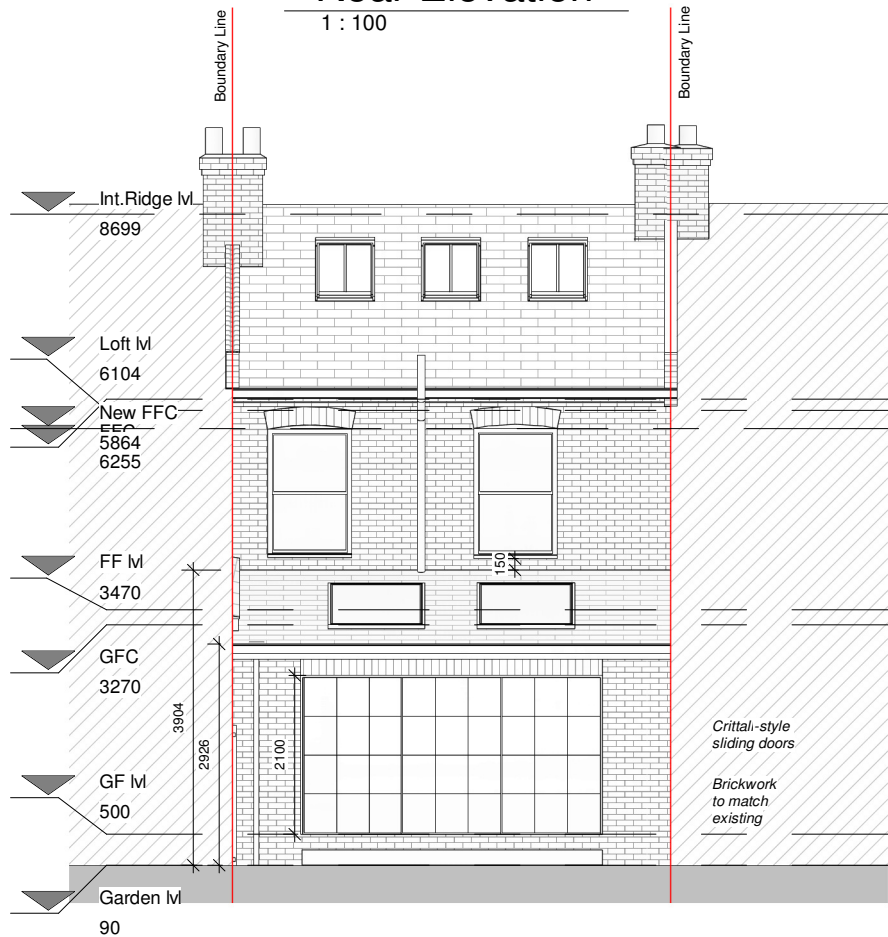
PROPOSED FLOOR PLANS

DRAWING TITLE:

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Rev. DATE:	18.08.2026	DRAWING No:	RA-R01-PR-003
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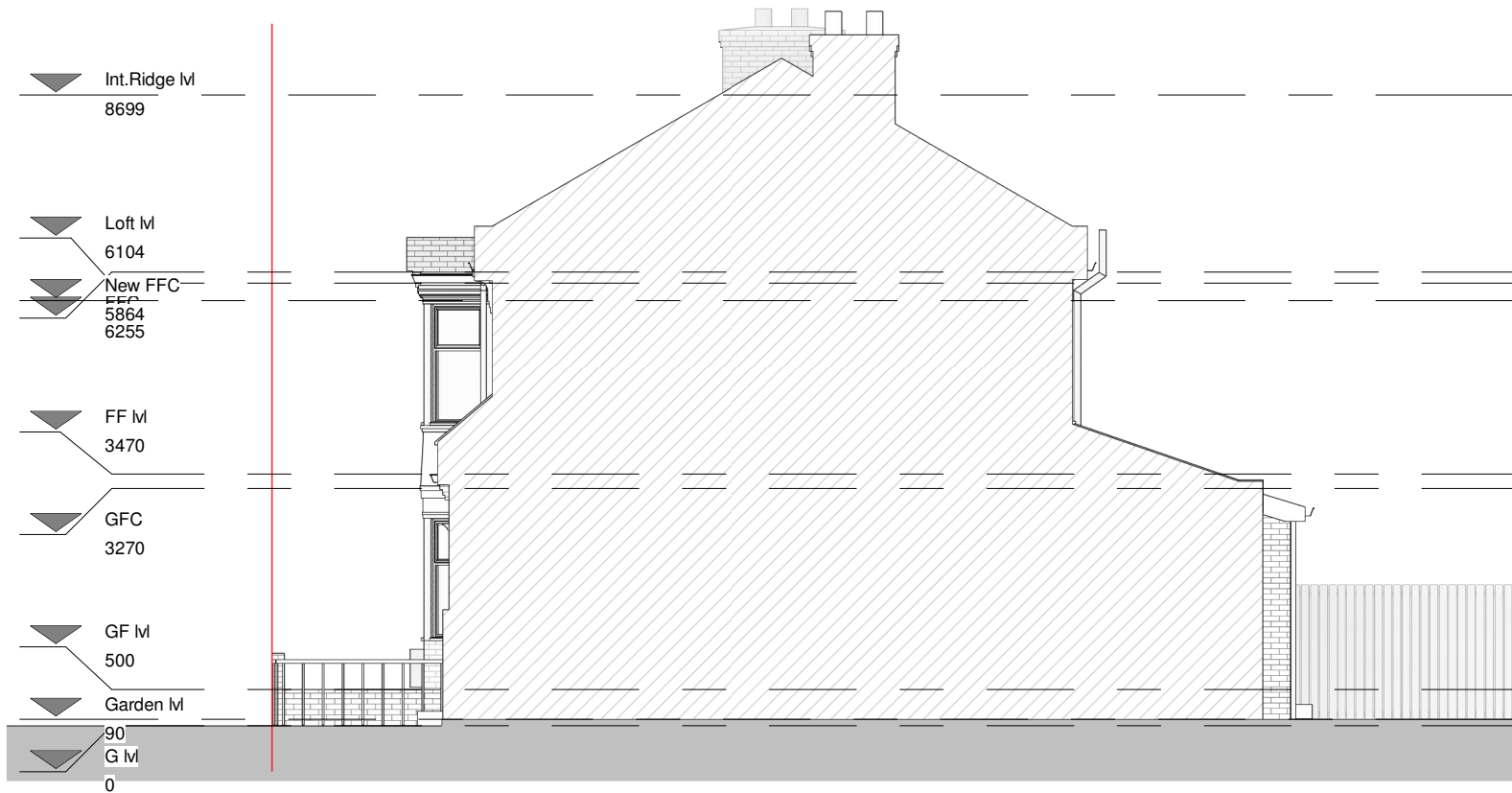
Rear Elevation

1 : 100



Right Elevation

1 : 100



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EXTENSION PLANS

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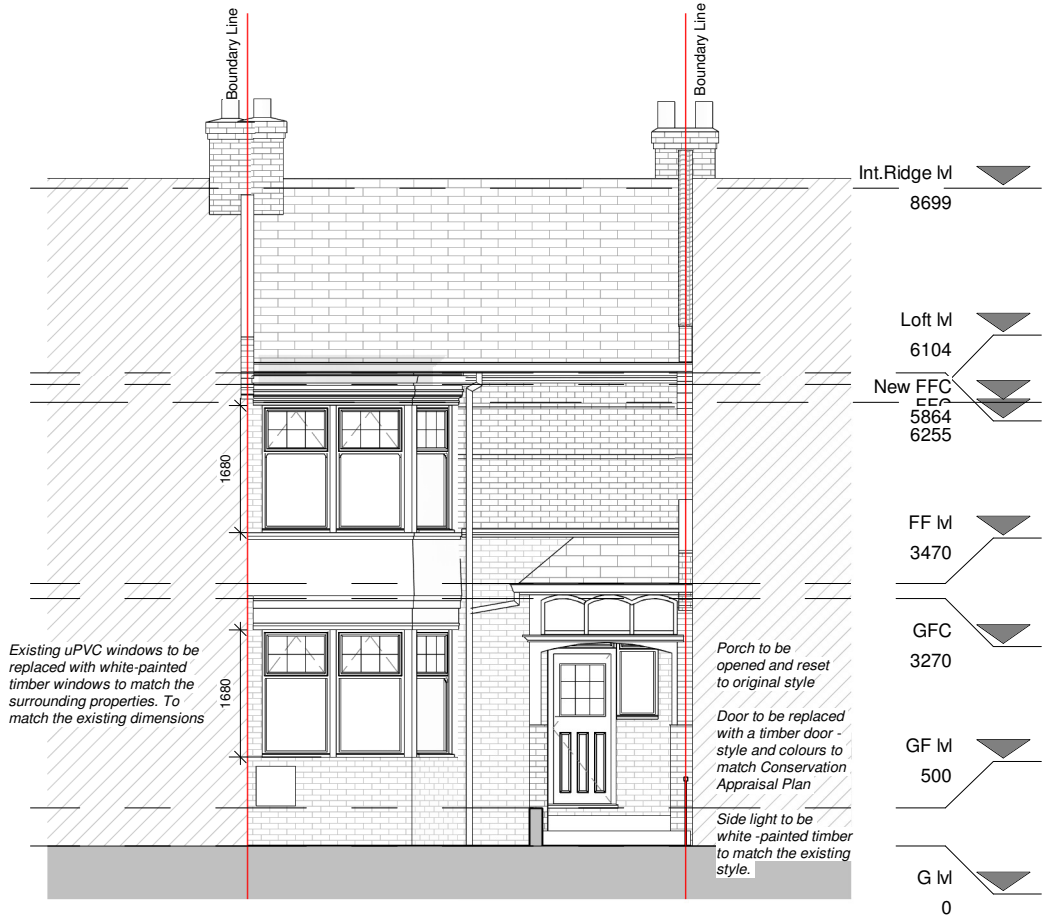
PROPOSED ELEVATIONS

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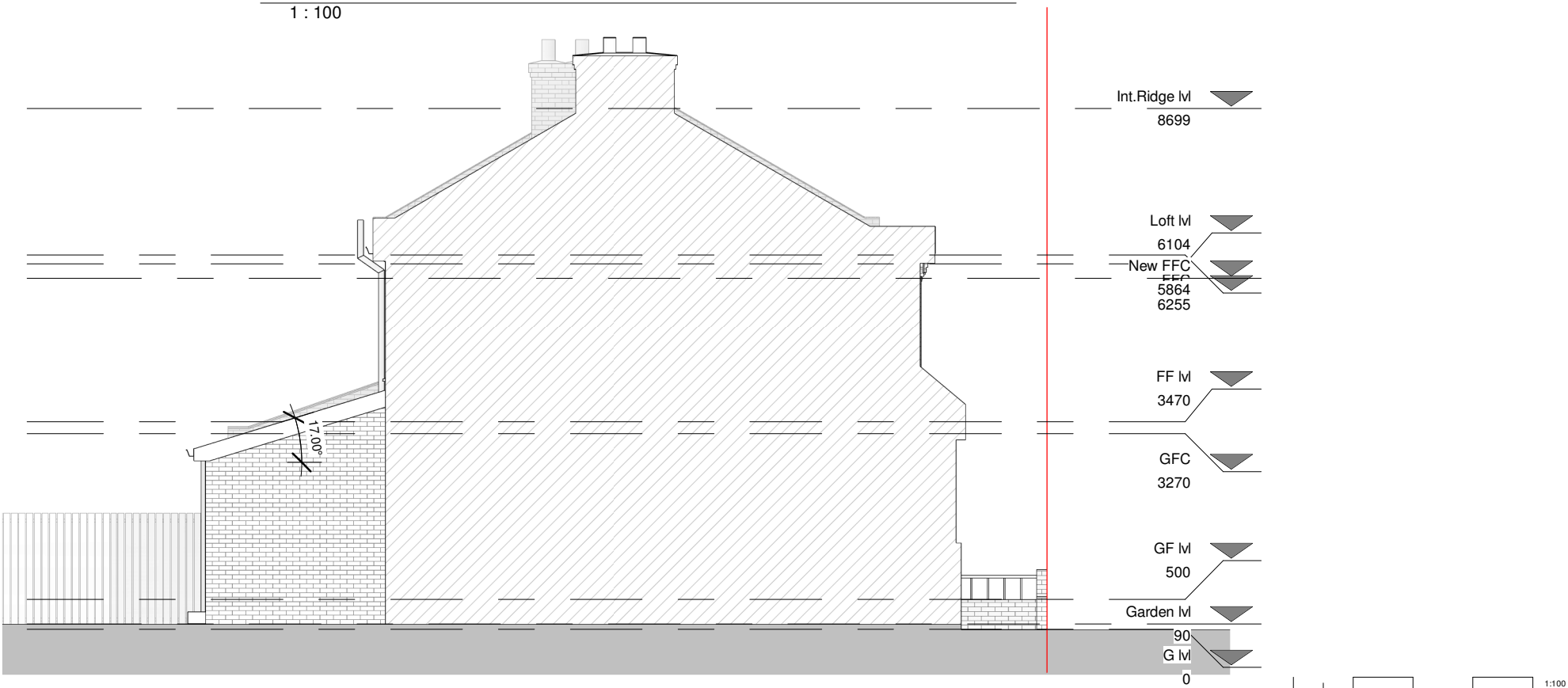
Front Elevation

1 : 100



Left Elevation

1 : 100



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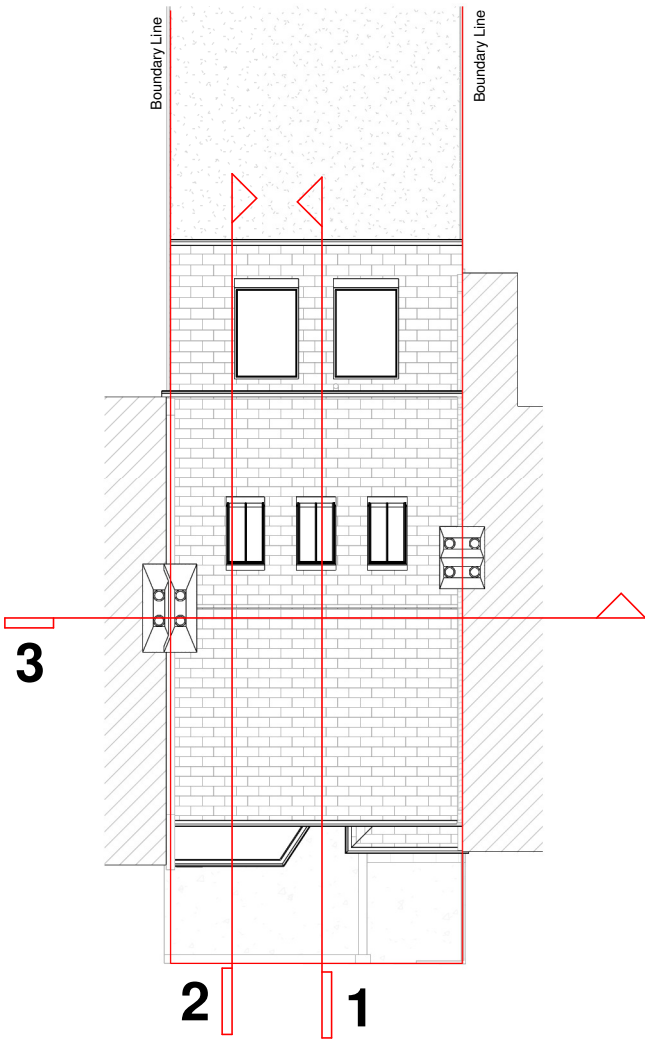
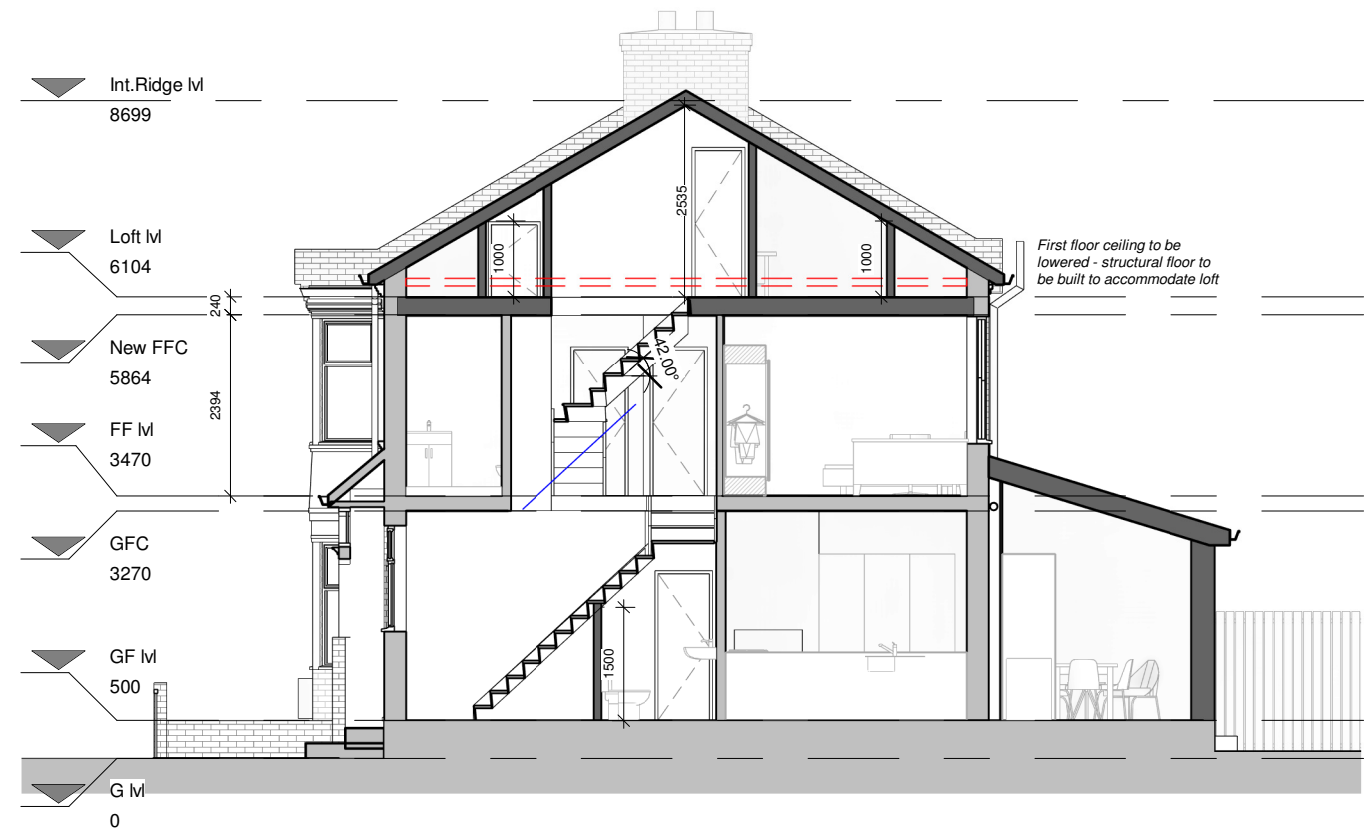
PROPOSED ELEVATIONS

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DATE:		Rev: R01	
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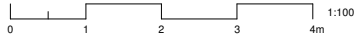
Section 1

1 : 100



Section 3

1 : 100



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PROPOSED SECTIONS

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FH		LG	
DRAWN BY:		CHECKED BY:	
13.02.2026		Rev: R01	
DATE:		Rev. DATE: 18.08.2026	
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