

The site plan for No. 35 Rutland Gardens illustrates the proposed extension and its context within the street layout. The plan includes the following details:

- Property Labels:** No. 33 Rutland Gardens, No. 35 Rutland Gardens, No. 39 Rutland Gardens, No. 41 Rutland Gardens, No. 36 Roseberry Gardens, No. 38 Roseberry Gardens, No. 40 Roseberry Gardens, and No. 42 Roseberry Gardens.
- Proposed Extension:** A large rectangular area on the right side of the plan, outlined in red, representing the proposed extension. It is labeled "No. 35 Rutland Gardens" and "Rear Garden (accessed by flat above only)".
- Existing Structures:** The existing building footprint is shown in grey. It includes a "Main Entrance" on the left, a "Timber platform" on the right, and a "Rear Garden" area.
- Access and Circulation:** Arrows indicate the flow of movement, including a "Main Entrance" and a "Rear Garden (accessed by flat above only)".
- Boundary and Access Points:** Numbered points (1, 2, 3, 4, 5) are marked along the red boundary line, indicating specific access or boundary locations.
- Other Features:** The plan shows a "Timber platform" on the right, a "Rear Garden" area, and a "Main Entrance" on the left. It also includes a "Timber platform" on the right and a "Rear Garden" area.

The site plan for No. 35 Rutland Gardens illustrates the proposed extension and garden layout. The plan is divided into several sections: No. 33 Rutland Gardens to the north, No. 36 Roseberry Gardens to the northeast, No. 38 Roseberry Gardens to the east, No. 40 Roseberry Gardens to the southeast, No. 42 Roseberry Gardens to the south, No. 39 Rutland Gardens to the southwest, and No. 41 Rutland Gardens to the south. The central area is labeled 'No. 35 Rutland Gardens'. The plan shows the 'Main Entrance' on the left, leading into a 'Timber platform' area. A 'New timber screen' is proposed along the boundary with No. 38 Roseberry Gardens. The 'Rear Garden (accessed by flat above only)' is shown to the east of the main garden area. The plan also indicates the location of 'New garden planting', 'New timber screen', and 'New garden planting'. The 'Inner Garden' is shown to the west of the main garden area. The 'Outer Garden' is shown to the east of the main garden area. The plan includes a 'Timber platform' and a 'Replaced Deck'. The 'Main Entrance' is marked with a red arrow. The 'Rear Garden' is marked with a red arrow. The 'New timber screen' is marked with a red arrow. The 'New garden planting' is marked with a red arrow. The 'Inner Garden' is marked with a red arrow. The 'Outer Garden' is marked with a red arrow. The plan also shows the 'Timber platform' and 'Replaced Deck'.

Legend

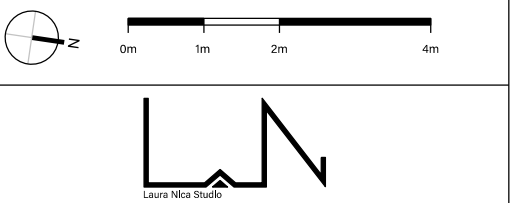
Rutland Gardens

23 35 37 39 40 42

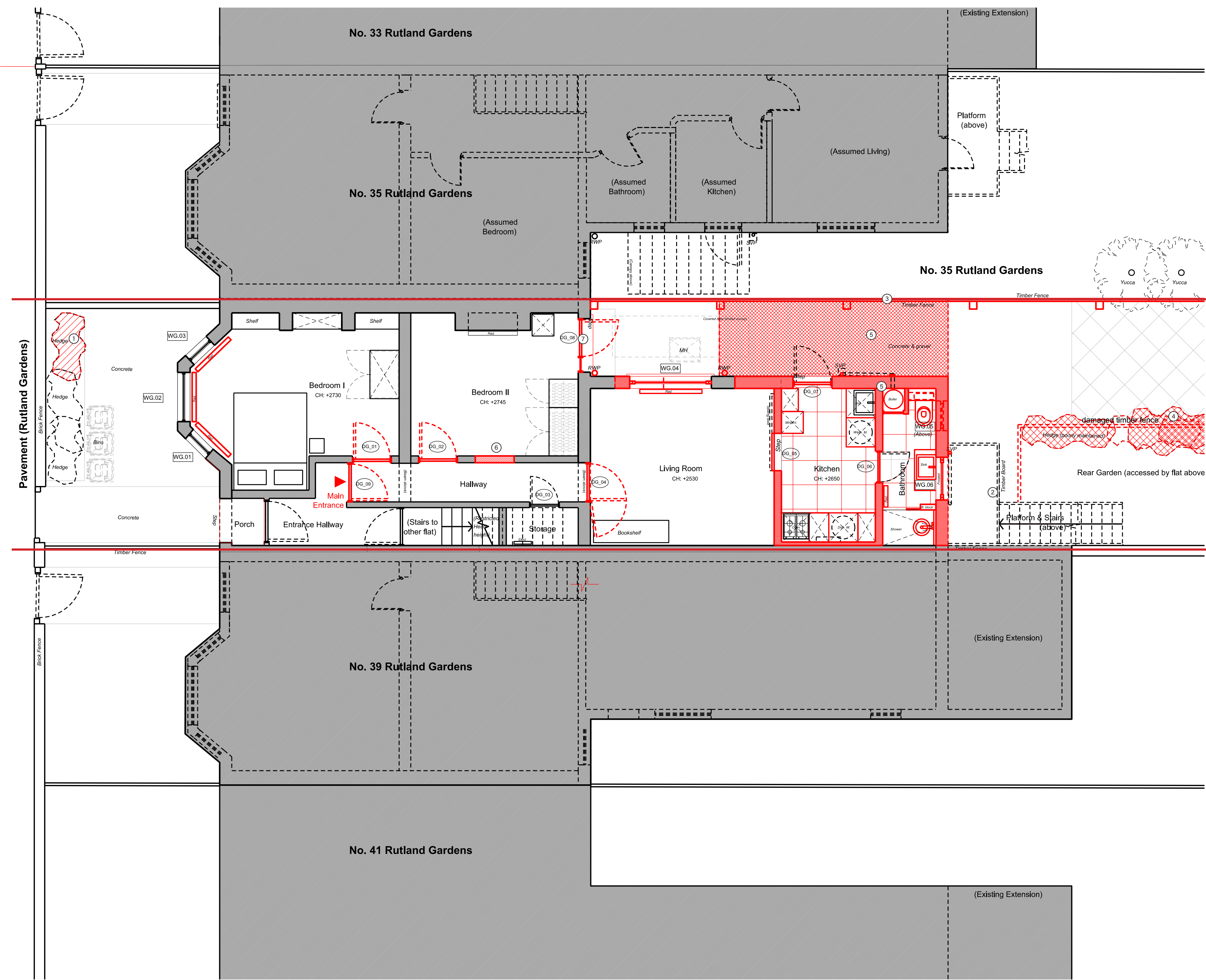
Notes

- 1 Proposed hedge trim to allow for new external storage. (for refuse storage). See drawing 100_02.
- 2 Proposed replacement of the stairs & timber deck to flat above.
- 3 Proposed replacement of the existing timber fence.
- 4 Proposed replacement of the rear timber deck. (currently damaged).
- 5 Proposed general landscape maintenance, trimming & pruning.
- 6 Proposed new side single-story extension; with 2 x skylights.
- 7 Proposed new planting.

09.11.23 - Rev 1 (Refuse Storage)	
Project Address:	Ground floor Flat, No. 37 Rutland Gardens, Harringay, N4 1JN
Client:	Ms C. Benton & Mr C. Elliott
Drawing Title:	Block Plan
Drawing Status:	Planning
Scale	1:100 @A2
Date:	August 2023
Drawing Number:	100_01 Rev 01



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Legend

- Ownership boundary line (The Site)
- Demolished/ Removed Structure
- Demolished/ Removed Fittings
- Demolished/ Removed Structure (in elevation)
- Existing Structure (with hatch)
- Proposed Structure (no hatch)

Notes

- Proposed hedge trim to allow for new external storage. (for refuse storage). See drawing 100_02.
- Proposed replacement of the stairs & timber deck to flat above.
- Proposed replacement of the existing timber fence.
- Proposed general landscape maintenance, trimming & pruning.
- Proposed demolition of the kitchen, bathroom and partial excavation to allow for new side extension.
- Proposed new opening for new internal door.
- Proposed glazed door to be replaced with one large fixed window.

Project Address: Ground floor Flat, No. 37 Rutland Gardens, Haringay, N4 1JN

Client: Ms C. Benton & Mr C. Elliott

Drawing Title: Existing/ Demolition Ground Floor Plan

Drawing Status: Planning

Scale: 1:50 @A2

Date: August 2023

Drawing Number: 200_00

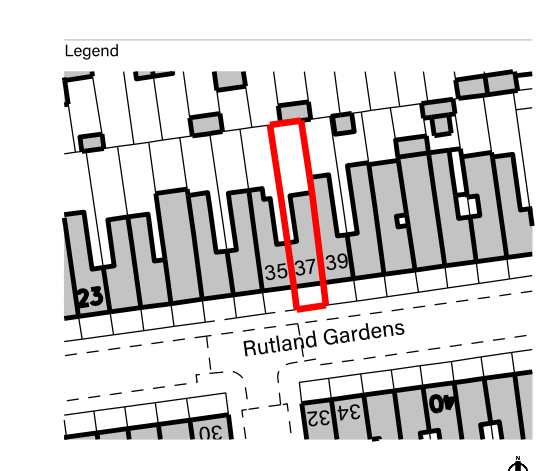
0m 0,5m 1m 2m

North Arrow

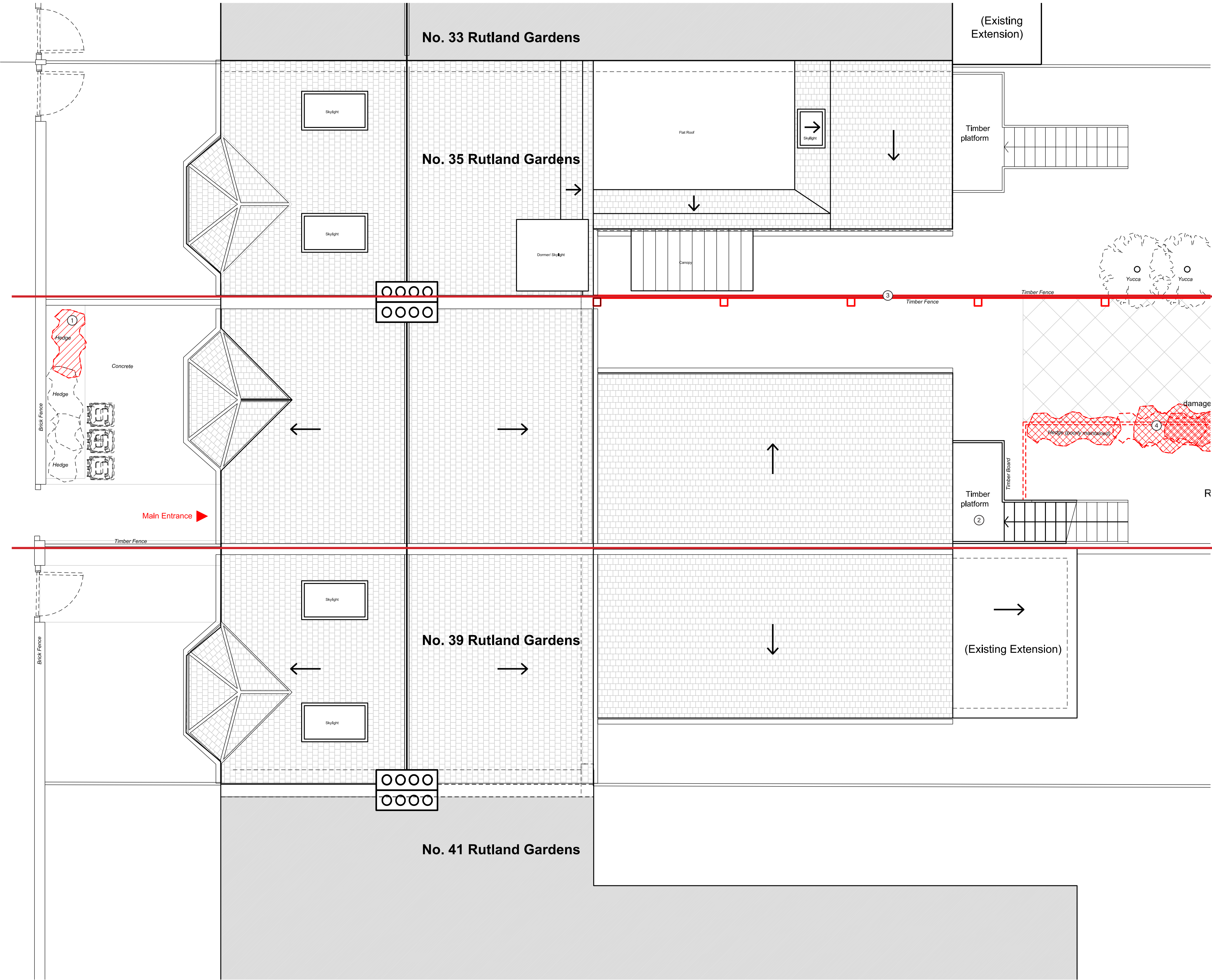
Laura Nick Studio

Anyah Apartments, 54B Trundleys Rd, London, SE9 9PB
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- | | |
|---|--|
| 09.11.23 - Rev 1 (Refuse Storage) | |
| Project Address: | Ground floor Flat, No. 37 Rutland Gardens, Harringay, N4 1JN |
| Client: | Ms C. Benton & Mr C. Elliott |
| Drawing Title: | Proposed Ground Floor Plan |
| Drawing Status: | Planning |
| Scale: | 1:50 @A2 |
| Date: | August 2023 |
| Drawing Number: | 200_03 ~~Rev~~ 001 |
|  | |
|  | |
| <p>Anayah Architects, 54B Trundleys Rd, London, SE8 5FB T: +44 7431376181 E: anayah.ribeiro@gmail.com</p> <p><small>All implicit feature notes. All dimensions should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. Always trust comply with relevant British Standards and Building Regulations requirements. Drawings errors and omissions to be reported to the architect.</small></p> | |



Legend

- Ownership boundary line (The Site)
- Demolished/ Removed Structure
- Demolished/ Removed Fittings
- Demolished/ Removed Structure (in elevation)
- Existing Structure (with hatch)
- Proposed Structure (no hatch)

Notes

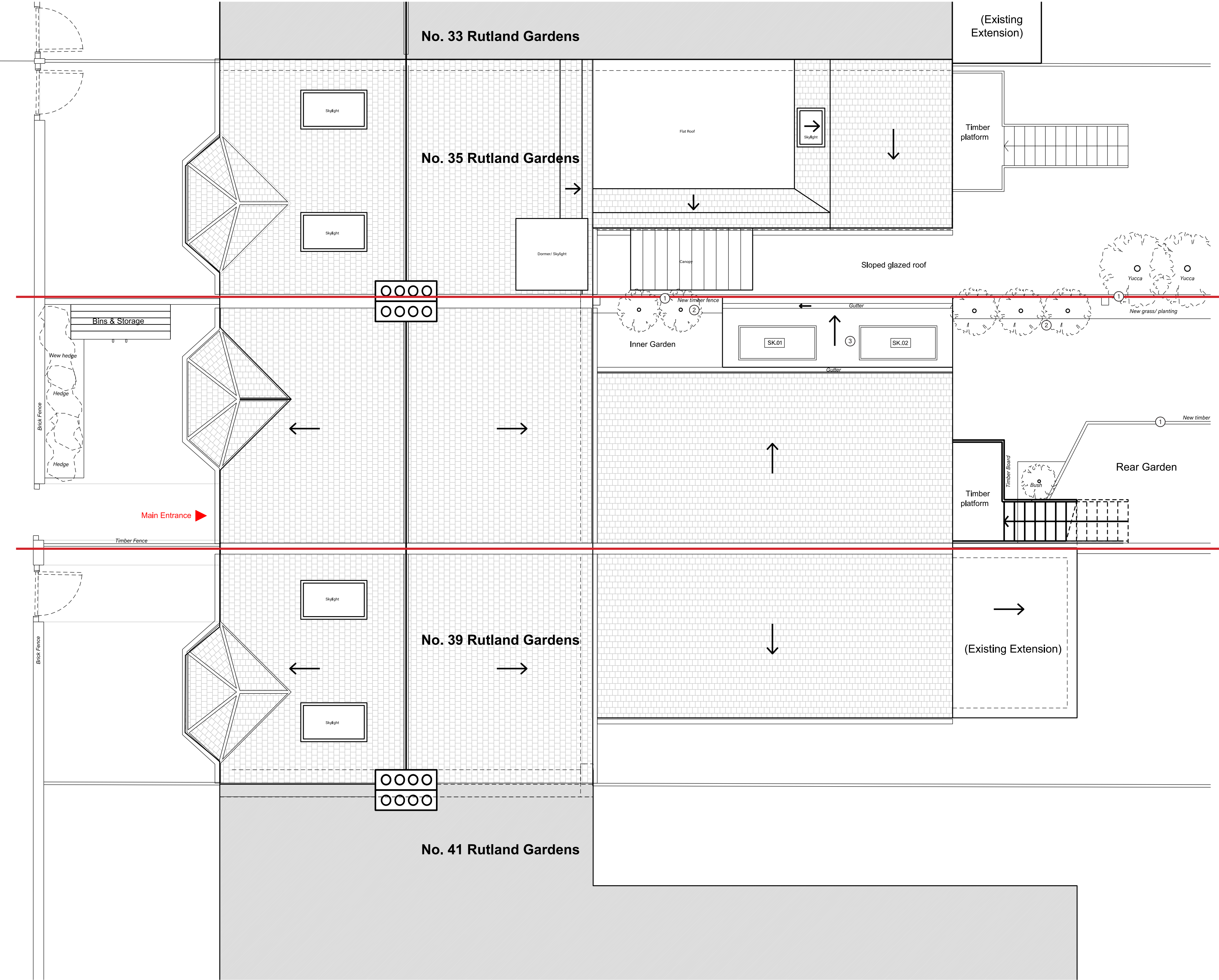
- Proposed hedge trim to allow for new external storage. (for refuse storage). See drawing 100_02.
- Proposed replacement stairs & timber deck to flat above.
- Proposed replacement of the existing timber fence.
- Proposed general landscape maintenance, trimming & pruning.

Project Address:	Ground floor Flat, No. 37 Rutland Gardens, Haringay, N4 1JN
Client:	Ms C. Benton & Mr C. Elliott
Drawing Title:	Existing/ Demolition Roof Plan
Drawing Status:	Planning
Scale:	1:50 @A2
Date:	August 2023
Drawing Number:	200_01

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Legend

- Ownership boundary line (The Site)
- Demolished/ Removed Structure
- Demolished/ Removed Fittings
- Demolished/ Removed Structure (in elevation)
- Existing Structure (with hatch)
- Proposed Structure (no hatch)

Notes

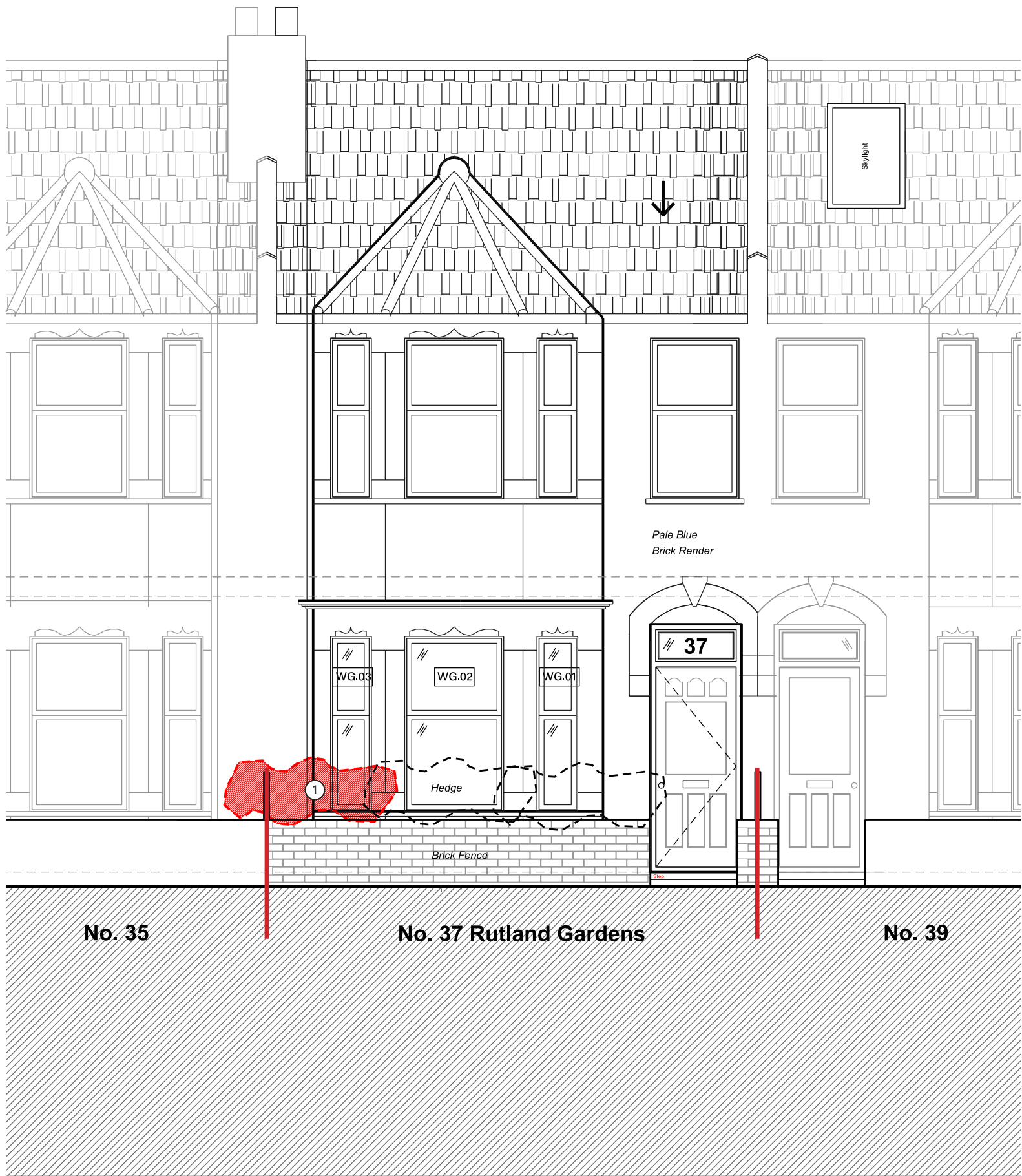
- Proposed replacement of the existing timber fence.
- Proposed general landscape maintenance, trimming & pruning.
- Proposed new side single-story extension; with sloped roof with 2 x skylights.

09.11.23 - Rev 1 (Refuse Storage)

Project Address:	Ground floor Flat, No. 37 Rutland Gardens, Harringay, N4 1JN
Client:	Ms C. Benton & Mr C. Elliott
Drawing Title:	Proposed Roof Plan
Drawing Status:	Planning
Scale:	1:50 @A2
Date:	August 2023
Drawing Number:	200_04 Rev 01

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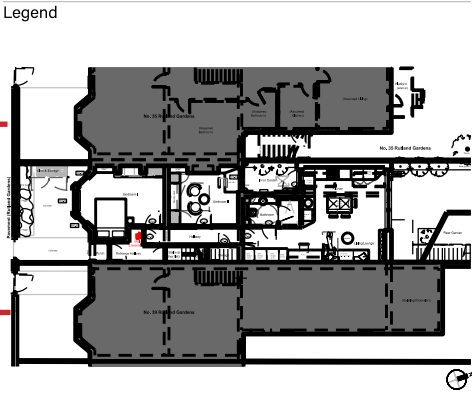
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Existing/ Demolition Front Elevation



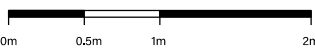
Proposed Front Elevation



- Legend
- Ownership boundary line (The Site)
 - Demolished/ Removed Structure
 - Demolished/ Removed Fittings
 - Demolished/ Removed Structure (in elevation)
 - Existing Structure (with hatch)
 - Proposed Structure (no hatch)
- Notes
- Proposed hedge trim to allow for new external storage. (for refuse storage). See drawing 100_02.
 - Proposed new temporary 2.6 x 0.9 m stoarge for refuse and bikes.

09.11.23 - Rev 1 (Refuse Storage)

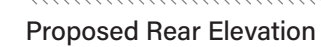
Project Address:	Ground floor Flat, No. 37 Rutland Gardens, Harringay, N4 1JN
Client:	Ms C. Benton & Mr C. Elliott
Drawing Title:	Front Elevation
Drawing Status:	Planning
Scale:	1:50 @A2
Date:	August 2023
Drawing Number:	300_00 Rev 01



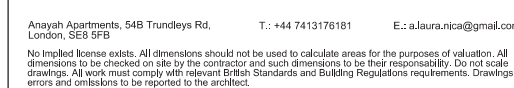
Anayah Apartments, 54B Trundleys Rd, London, SE8 5PB
T: +44 743707081 E: alaura.nice@gmail.com
No financial liability arises. All dimensions should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. All work must comply with relevant British Standards and Building Regulations requirements. Drawings errors and omissions to be reported to the architect.

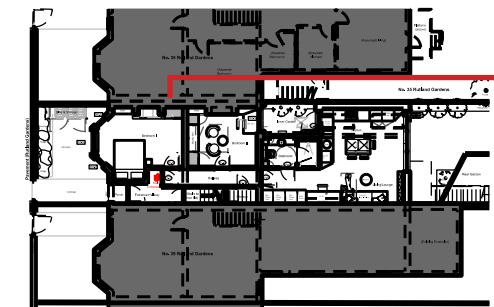


- ① Proposed replacement of the stairs & timber deck to flat above.
- ② Proposed replacement of the existing timber fence.
- ③ Proposed demolition of the rear wall of the kitchen, bathroom and partial excavation to allow for new side extension.
- ④ Proposed glazed door to be replaced with one large fixed window.
- ⑤ Proposed new side extension (1.6 x 4.7 m in footprint) with bifold doors. Proposed roof, with 2 x skylights.
- ⑥ Proposed bifold doors - app. 3m wide.
- ⑦ Proposed new planting & new timber fence.



A horizontal line with tick marks at 0m, 0.5m, and 1m.

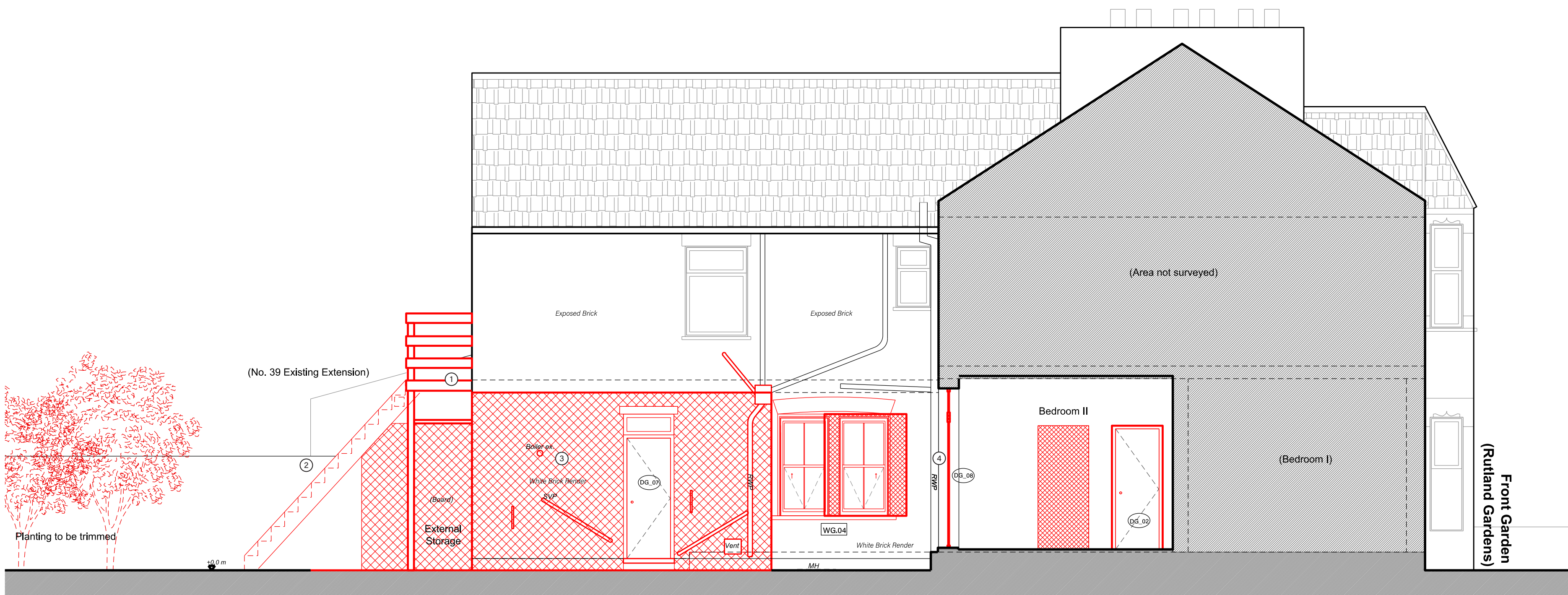




- Legend**
- Ownership boundary line (The Site)
 - Demolished / Removed Structure
 - Demolished / Removed Fittings
 - Demolished / Removed Structure (in elevation)
 - Existing Structure (with hatch)
 - Proposed Structure (no hatch)

Notes

- ① Proposed replacement of the stairs & timber deck to flat above.
- ② Proposed replacement of the existing timber fence.
- ③ Proposed demolition of the rear wall of the kitchen, bathroom and partial excavation to allow for new side
- ④ Proposed glazed door to be replaced with one large fixed window.
- ⑤ Proposed new side extension (16 x 4.7 m in footprint). Proposed sloped roof, with 2 x skylights.
- ⑥ Proposed new planting & new timber fence.



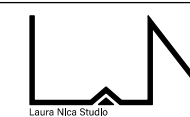
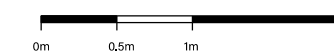
Existing/ Demolition Side Elevation



Proposed Side Elevation

09.11.23 - Rev 1 (Refuse Storage)

Project Address:	Ground floor Flat, No. 37 Rutland Gardens, Harringay, N4 1JN
Client:	Ms C. Benton & Mr C. Elliott
Drawing Title:	Side Elevation
Drawing Status:	Planning
Scale	1:50 @A2
Date:	August 2023
Drawing Number:	300_02 Rev 01



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