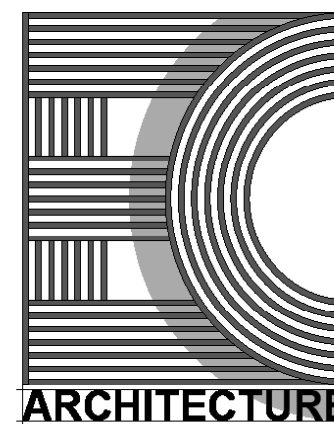


13.12.2023

SECTION 96A
APPLICATION
TO EXTEND
CONSENTED
LOWER GROUND

69 CROMWELL AVENUE
LONDON | N6 5HS





HORNSEY LN

HIGHGATE HIL

69 CROMWELL AVENUE

HORNSEY LN

CROMWELL PL.

CROMWELL AVE.

CROMWELL AVE.

CROMWELL AVE.

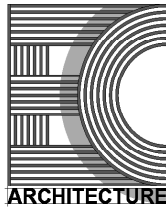
1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

Edencoast Ltd have produced this document on behalf of their client, to propose a minor amendment to the current approved lower ground floor design in the planning application reference:
HGY/2022/4004

ARCHITECT

EDENCOAST LTD,
314 GOSWELL ROAD,
LONDON,
EC1V 7AF



STRUCTURAL ENGINEER

MHA STRUCTURAL DESIGN LTD.
14-18 OLD ST,
LONDON,
EC1V 9BH



2.0 PLANNING HISTORY

2.1 CURRENT APPROVED PLANNING

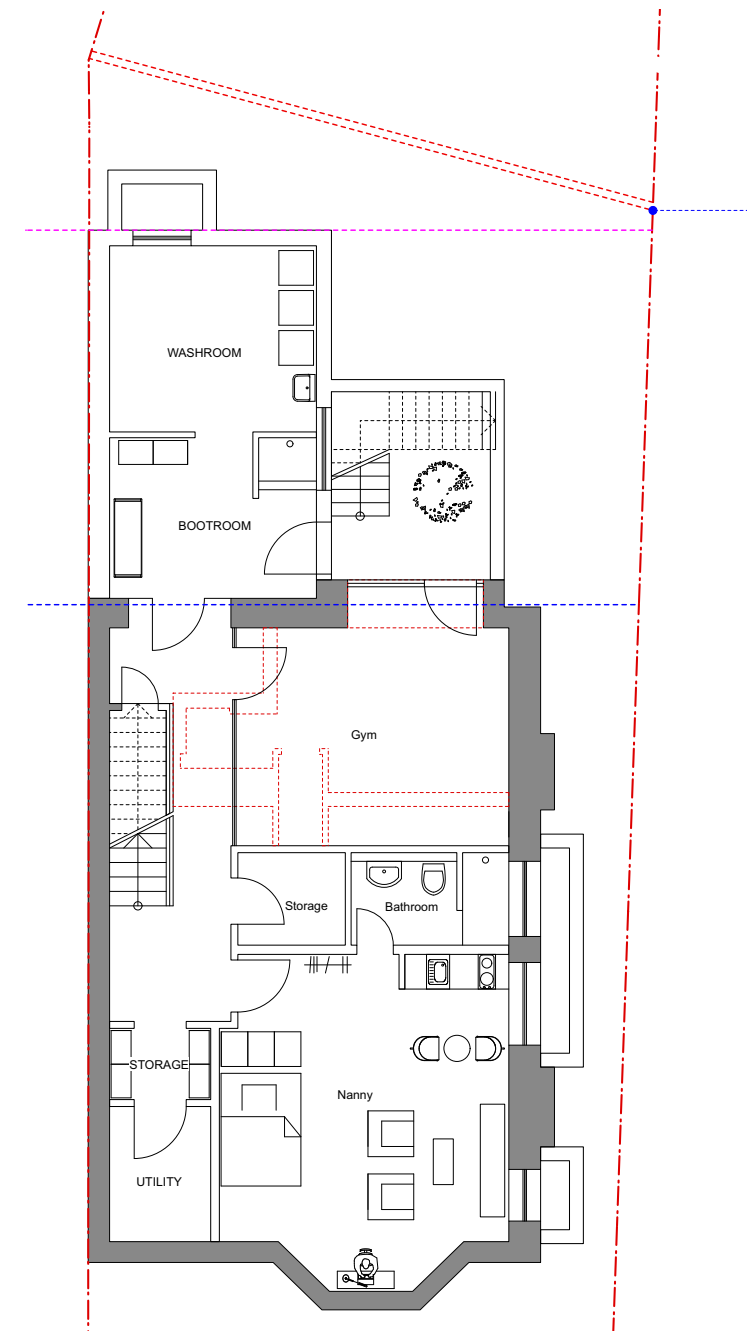
CURRENT PLANNING REF: HGY/2022/4004

The current planning application achieved approval for a complete redesign of the rear, the addition of a lower ground and changes to the roof, the description as listed on the Haringey website is as follows:

"Amalgamation of 4no. residential flats into 1no. dwelling house, demolition of existing ground floor rear extension, erection of new ground floor rear extension, construction of basement extension with external stairs and lightwells, addition of rear roof lights, installation of rear balcony, various other external alterations and increase in height of front wall."

2.2 CURRENT APPROVED PLANNING - Lower Ground

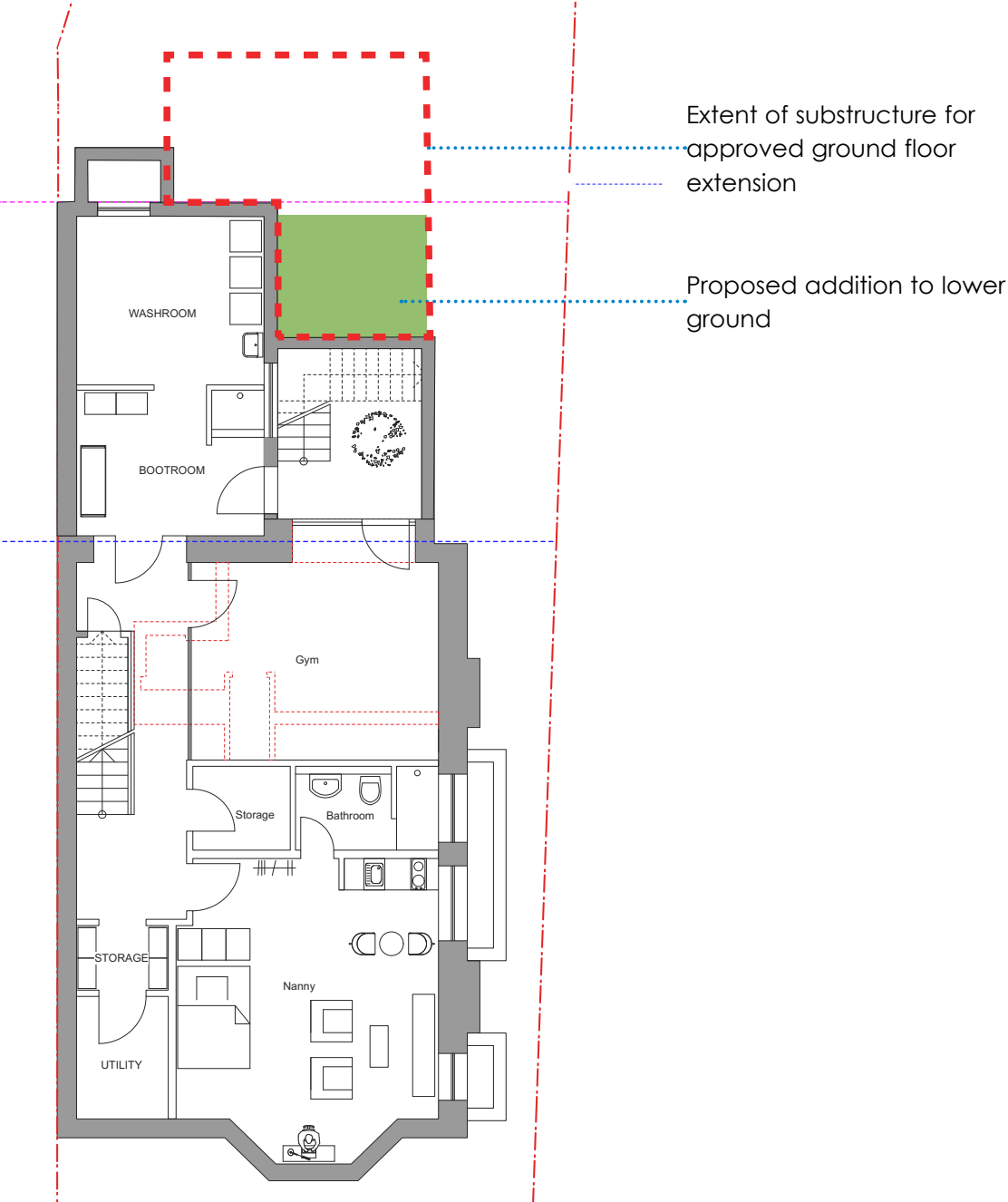
The previously submitted planning application proposed the excavation of the current lower ground and additional excavation towards the rear of the building. This would allow for the inclusion of a bootroom, washroom, and the creation of a lightwell to introduce natural light and access into the gym area and bootroom. The existing rear extension is demolished and replaced with new a smaller 1 storey extension.



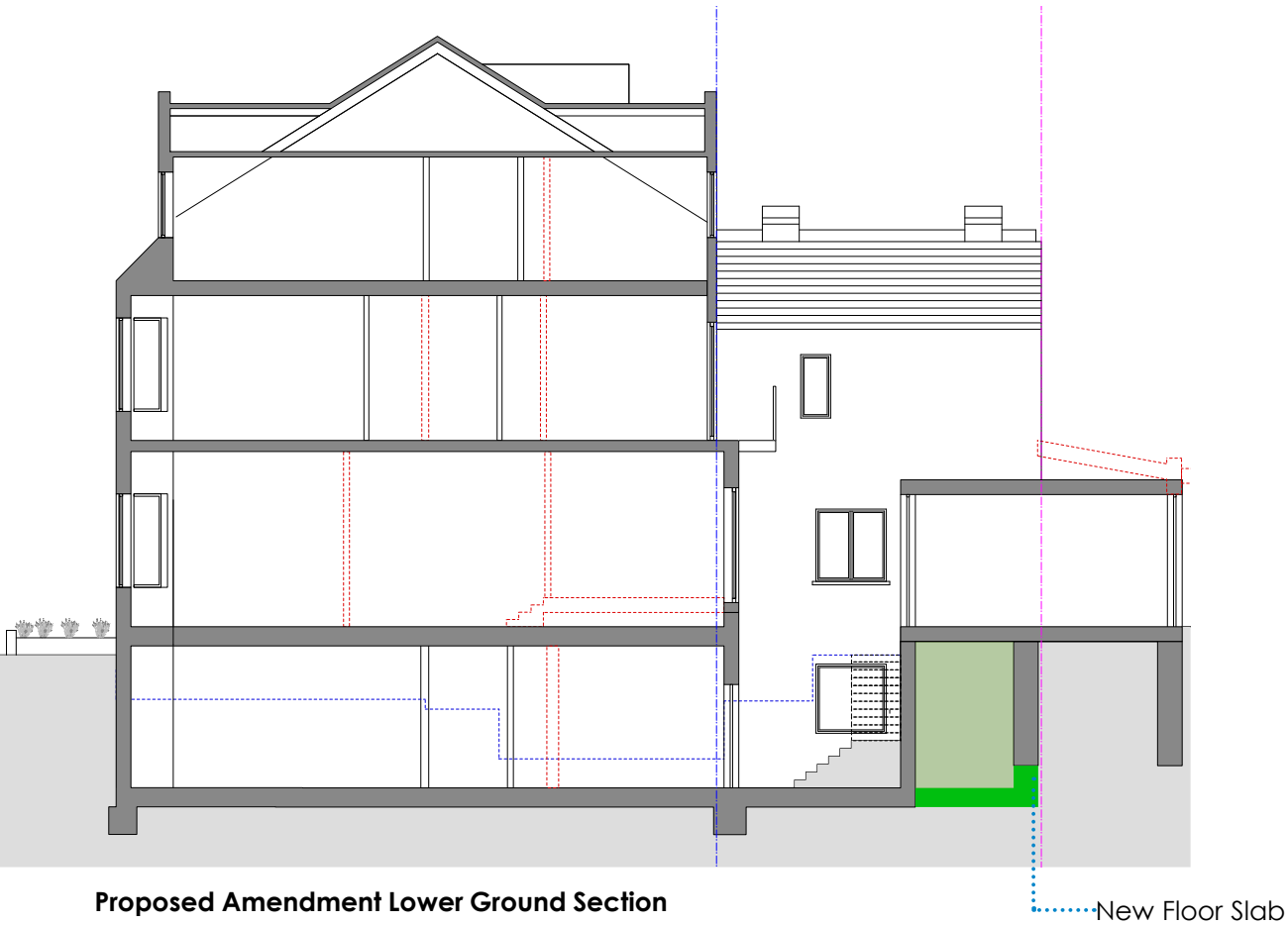
Planning application: **HGY/2022/4004**
Consented Lower Ground Plan

3.0 PROPOSED

3.1 LOWER GROUND AMENDMENT



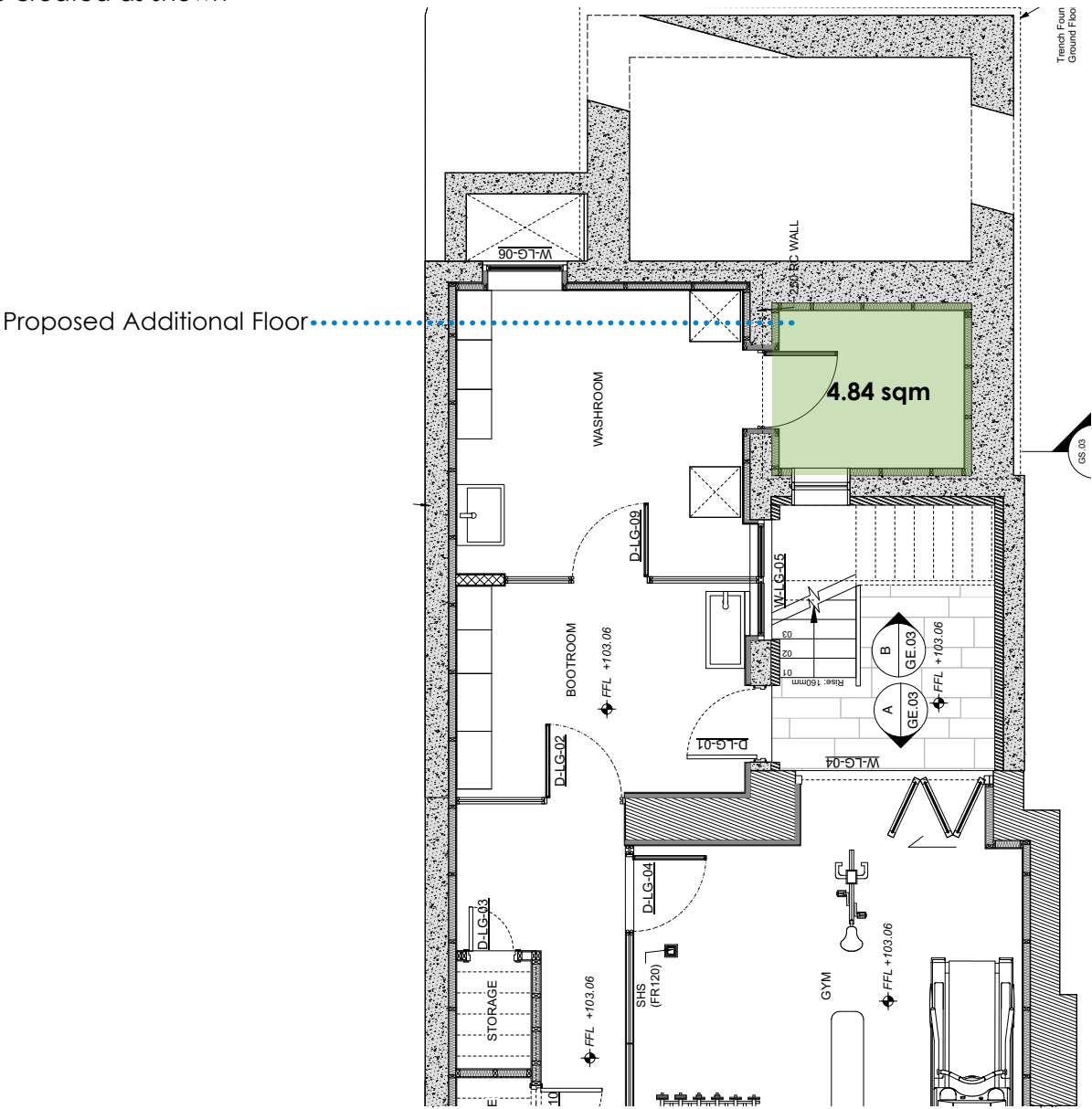
Planning Amendment: **NEW**
Proposed Amendment Lower Ground Plan



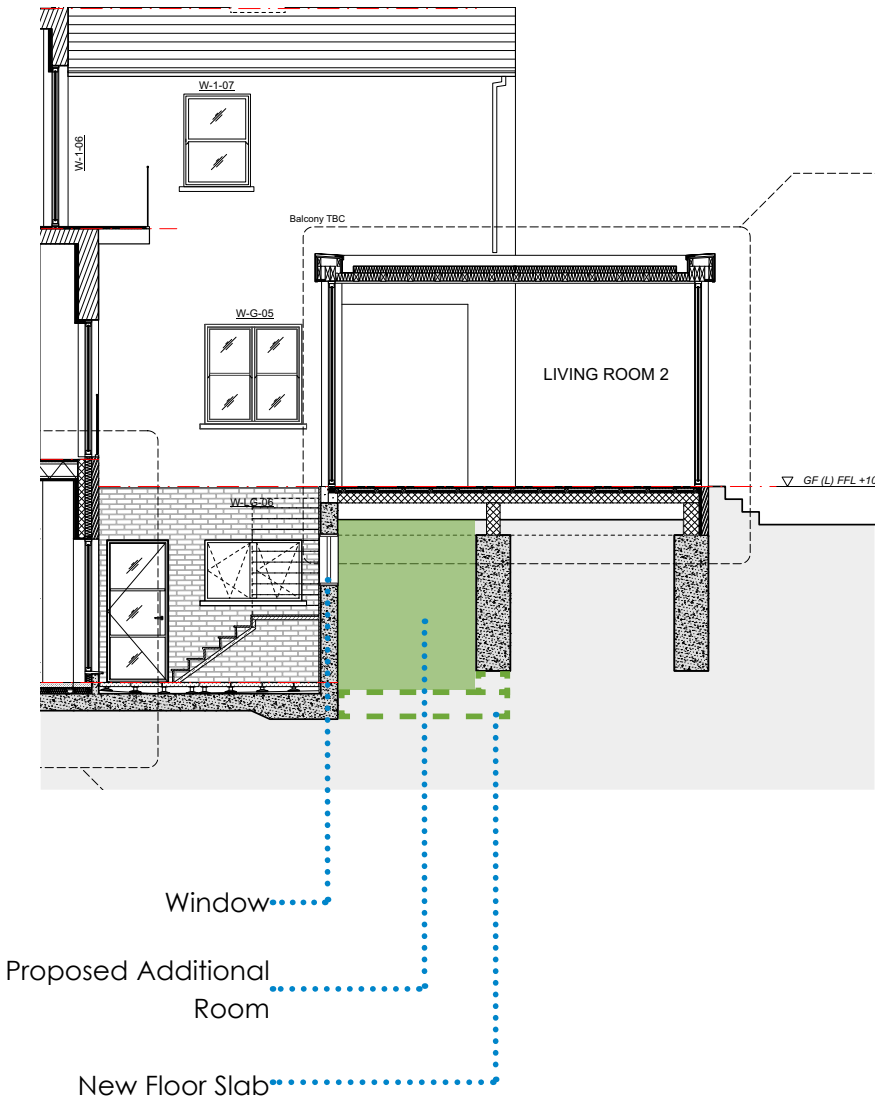
3.0 PROPOSED

3.2 LOWER GROUND AMENDMENT - STRUCTURAL

As the substructure works were developed by the structural engineer, it is clear, due to their required depth that additional space can be created as shown



Construction plan: **NEW**
Proposed Amendment Lower Ground Plan



Construction plan: **NEW**
Proposed Amendment Lower Ground Section

EDENCOAST LTD

UNIT 3 / 2ND FLOOR
80-82 PRIDE COURT
WHITE LION STREET
LONDON
N1 9PF