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PLANNING STATEMENT

1A The Avenue, LONDON N10 2QE

Introduction

This statement is in support of the replacement patio in the garden at 1A The Avenue, N10.

Context and Proposal

The existing garden was originally paved with non-porous paving stones with a remaining area of the garden of 27sqm porous, soft-standing and lawn. It is important to state, however, that the lawn had a depth of several inches only, underneath was made up of rubble and concrete. Furthermore, there was a sloping ramp leading towards the side garden door that was opening to Dukes Avenue.

The patio has been re-laid since and it has received new, updated hard paving. Current porous area of soft standing and beds stands at 33sqm. This is an increase of 6sqm for the surface water to naturally drain into the ground. The area that leads to the side gate opening to Dukes Avenue has also been re-laid but essentially the surface drainage conditions have remained the same, since there is still a ramp slopping towards the garden door. Generally, the surface drainage situation has been improved with the new patio since all surfaces have been built in a way that are draining away from the house and into the lawns and soft standings.