

PLANNING APPLICATION

OCTOBER 2012

ALTERATIONS TO THE INTERNAL LAYOUTS AND FLAT ROOF, 21 MAKEPEACE AVENUE, LONDON, N6 6EL

PREPARED BY TASOU ASSOCIATES



Photo; 21 Make peace Avenue, London, N6 6EL

DESIGN AND ACCESS STATEMENT

ALTERATIONS TO THE INTERNAL LAYOUTS AND FLAT ROOF, 21 MAKEPEACE AVENUE, LONDON, N6 6EL

PREPARED BY TASOU ASSOCIATES

INTRODUCTION

This statement has been prepared to accompany a planning application for alterations at No.21 Makepeace Avenue. The proposals have been prepared in response to our client's brief and both the local and national guidelines and policies, respecting the social, economic and environmental needs of the site and the wider context.

CONTEXT

Located to the North of Makepeace Avenue, No.21 has been altered and extended a number of times, mainly in around 1998.

The proposals seek to regularise an existing lean to extension and increase the quality of the space to form good quality living accommodation. Externally the proposals simply seek to construct a new roof and raised parapets to ensure the environmental impact of the existing extension is reduced. Internally the proposals seek to rationalise the layout.

The existing extension was constructed around 1998 with further works carried out in 2004. A statutory deceleration and invoices are attached to this application.

AMOUNT

The proposals will provide no additional floorspace with minimal external alterations.

LAYOUT

The layout of the existing building will be reconfigured internally to provide a modern family home. The proposals will not have any impact upon the layout of the site.

SCALE

The scale of the proposed building is commensurate with its surroundings and looks to respect the existing properties.

USE

The use of the existing building will not change.

LANDSCAPING

The landscaping will remain unaltered; all trees or planting surrounding the site will be protected during building works to maintain the area's character. The proposals do not effect any root protection areas.

APPEARANCE

The appearance of the building will remain substantially unaltered. A new roof will replace the existing roof and the parapet heights will be increased slightly to suit.

ACCESS

There are no alterations proposed

ENVIRONMENT

The impact of the proposals on the environment has been carefully considered. Our proposals seek to enhance the energy performance of the existing utility room and shower room as part of a refurbishment of the property. As such we proposed a new flat roof construction and upgrades to the existing wall to improved their performance.

PREVENTING CRIME

Our scheme seeks to increase the quality of the existing building and will have no adverse effects on crime.

CONCLUSION

Overall the proposed scheme offers the opportunity to upgrade an existing extension, reducing its environmental impact.



Design and Access Statement

SURROUNDING CONTEXT

Makepeace Avenue is characterised by large detached and semi detached houses, many of which have been altered and extended.



Views along Make Peace Avenue, to the East and West from No.21



Neighbouring properties benefit from large front gardens

