Neighbours consultation scheme for a larger rear extension

Statement

96 Woodfield Way, London, N11 2NT

August 2015

1.0 Introduction

The existing property consists of a 3 storey semi detached family home situated in a quiet residential area of Woodfield Way. The majority of properties within Woodfield Way are of the same early 1930's type build and have been provided with additions to the lower floor and roof slopes.



Above: View of the front fenestration of 96 Woodfield Way

2.0 Proposal

Our application is to achieve a larger single storey ground floor extension to the rear of the property, the extension is to enable a larger kitchen and dining room space.

Please refer to the plans accompanying this application for layout and dimensions.



Above: View of Woodfield Way (Satellite image)

2.0 Design

The single storey rear extension has been designed to allow the family to benefit from a larger kitchen and dining area. The current layout of the kitchen is of minimal space, with the addition of the extension this would then allow a more suitable spacious design.

3.0 Amount

The proposed single storey extension would increase the footprint of the property by 22.4m2. The proposed internal floor space gained would be approx.16.3m2.

4.0 Layout

Internal layout; A larger and more spacious kitchen and dining room. The ground floor layout of the extension would allow a more adequate use of space for the large family. This also allowing the family to enjoy overlooking there large rear garden.

5.0 Appearance

The materials proposed for the rear extension are considered to match the existing materials provided to the property.

- The flat roof – To be weather-proofed with EDPM or a 3 layered built up felt and insulated to a high level.

- The windows – It is proposed to match the existing PVC-u double glazed units however `A' rated.

- The external walls – Brick external finish as per the existing dwelling

6.0 Scale

The size of the extension is of a traditional box shape with dimensions as follows

Width = 5589mm

Depth = 4000mm

Height = 2950mm @ eaves sloping up on a 1in60 fall to approx.. 3.01m

7.0 Landscaping

The property benefits with front and rear gardens. Access to and from the property is unaltered.

There are no radical changes to the existing layout of the gardens.