

23 Elms Avenue, London N10 2JN

Loft Conversion

Design and Access Statement with Photos

Amount

The property is a semi-detached single family dwelling house and has residential use.

Layout

The proposed loft conversion will provide one additional bedroom together with a shower room. The new staircase will rise above part of the existing stairwell.

Scale

The proposed rear dormer will be set below the ridge and up from the eaves. The dormer will provide headroom for the new bedroom. The width of the rear dormer will be narrower than the approved rear dormer to No. 21 Elms Avenue however the overall design will be similar to the rear dormer approved to No. 9 Elms Avenue. (See references below)

The extension to the side roof is required in order to accommodate the new staircase and shower room and there are a number of designs evident along Elms Avenue. After careful consideration the option built at No. 9 Elms Avenue appears to be the least obtrusive. Therefore the side window and associated front roof alterations offered in the submitted design will be similar in proportions to the side dormer approved to No. 9 Elms Avenue. Velux windows will be installed to the front roof of the property.

Landscaping

None proposed.

Appearance

The materials used will be similar in appearance to the existing.

Photographs of the house



Existing Front Elevation



Existing Rear Elevation

Photographs of other loft conversions along Elms Avenue and Wellfield Avenue



No. 23

No. 21



Rear dormer along terrace



Front view of No. 9



Examples of other side and front dormers along Elms Avenues



Examples of rear dormers along Wellfield Avenue

The design of the roof extension at 23 Elms Avenue has been based on the approved projects at;

21 Elms Avenue - HGY/2013/1025

9 Elms Avenue - HGY/2011/1641