

23 Elms Avenue, London N10 2JN

Three Storey Rear Extension and Orangery

Design and Access Statement with Photos

Amount

The property is a semi-detached single family dwelling house and has residential use. It is currently arranged over three floors.

Layout

The proposed rear extensions will provide a larger kitchen/family room at ground floor level, a larger rear bedroom with two en-suite shower rooms and an enlarged bedroom at second floor level. Each floor of the rear extension will be stepped in from the one below in order to reduce any impact on the adjoining property and soften the appearance from the rear. The existing orangery, due to its dilapidated state, will be removed and re-build so that its appearance will be similar in size and scale to the orangery approved by the council at 33 Methuen Park – Application no. HGY/1994/1540 (See photo below)

Scale

The proposed extensions to the rear will not be visible from the street. As the properties to the rear, along Wellfield Avenue, are some distance away there will be little impact on them.

Landscaping

None proposed.

Appearance

The materials used will be similar in appearance to the original house.

Photographs of the house



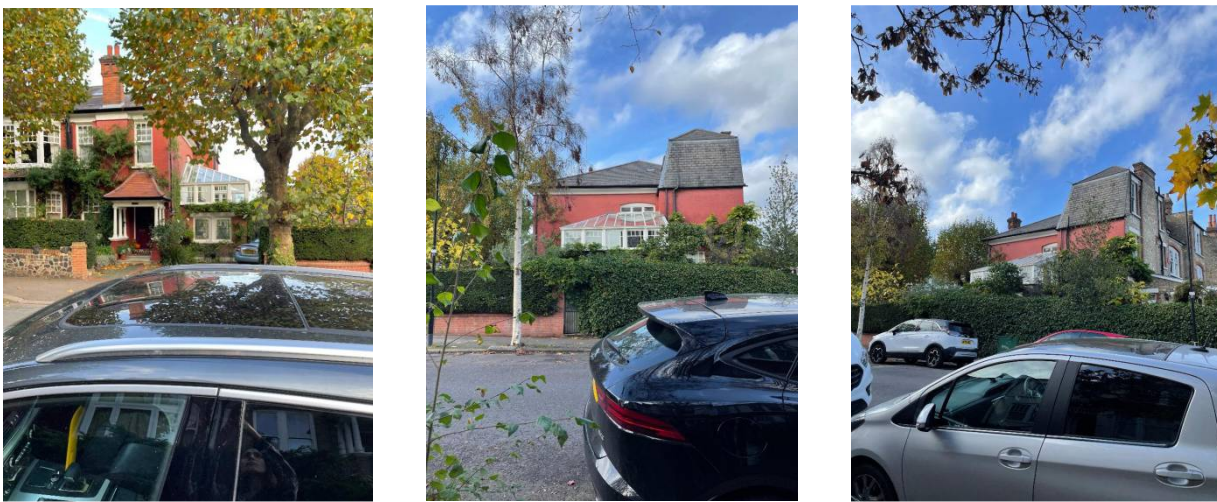
Existing Front Elevation



Existing Rear Elevation



Photos of properties to the rear - Wellfield Avenue. As the gardens are fairly deep along both Elms Avenue and Wellfield Avenue there will be little impact from the proposed extensions.



Orangery to the side of 33 Methuen Park – HGY/1994/1540

Design Considerations

The property has been neglected by the previous owners and is need of modernization throughout. The original brick facades have been painted white. All of the walls are in poor condition. The original chimney stack to the front elevation has been removed and capped with a concrete slab.

The present owners will be re-instating the front chimney and also cleaning off the paint in order to bring the walls back to their original state.

At the time of extending the owners will also be stripping off the existing plaster to the external walls and installing insulated plasterboard. The floors at ground floor level will be insulated. A new central heating system will be installed to meet the current standards. The house will be re-wired, also to meet current standards.

Investigations into an efficient solar panel system are being carried out. The system will be installed so that it has minimal impact on the surrounding properties.