

HERITAGE STATEMENT

Address: 124 Farrant Avenue N22 6PE

Proposal:

3m deep rear extension

4m deep outbuilding

1m deep and 2.5m Wide Front Porch

Erection of conservation style roof lights on front and rear roof slope.

SITE AND SYOOROUNDING

The subject site is a two storey mid terrace property , satiated on the eastern side of Farrant Avenue.

The application site is located within the Noel Park Conservation Area and is subject to an article (4) direction removals of permitted development rights.

SINGLE STOREY 4M DEEP REAR EXTENSION

The rear extension is 3m deep and 3.0m high with a parapet

(2.85m without), the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.

UPVC window and doors are similar material to the surrounding.

UPVC fenestration is at the rear given that they are not visible from the street scene

Therefore, the local character and visual amenity of the area will be protected.

FRONT PORCH

The Noel Park was planned between 1881-1913 and were designed cottage style dwellings. The houses architecturally designed as bay windows, front porch and coloured bricks courses and pattern.

The proposed porch is 1m in deep and 2.5m in wide. The gap between front boundary line is 2m.

The street has various type front porches, liked flat roof shown below



PICTURE: 1 Sample of existing porches at Farrant Avenue.



Picture: 2 Sample Of Existing Porches At Farrant Avenue.

The Proposed Front porch is designed same style with picture 2 and overall height is 3m

The front porch Bricks match to existing and Fenestration to be UPVC matching to surrounding and the building itself.

OUTBUILDING

It is proposed to erect 4m deep rear outbuilding as an auxiliary to the main building.

The overall footprint of: porch, outbuilding and rear extension are not more than half area of front and rear garden.

The outbuilding itself and size are not out of character of with the prevailing pattern of development in the surrounding area, and by virtue of its location, and its auxiliary main residence use structure.



PICTURE:3 EXISTING PATTERN OF REAR OUTBUILDINGS

CONCLUSION

the proposal is considered acceptable in terms of design, impact on the conservation area, impact on neighbouring amenity and complies with relevant planning policy.