

23 Elms Avenue, London N10 2JN

Two Storey Rear Extension and Orangery

Design and Access Statement with Photos

History of recent planning applications

1. A planning application for a roof extension (HGY/2023/0384) was submitted on 7/2/23 and after minor revisions were made the application was approved on 20/4/2023.
2. A planning application for a three storey rear extension and enlargement of the side orangery (HGY/2023/0707) was submitted on 12/3/2023 and refused 5/5/2023. (See below)

Statements from the 'Officers Report' that are relevant to this revised application are as follows:

1. Paragraph 1.1 (Representations) No representation were received in response to notification and publicity of the application.
2. Paragraph 1.2 (Representations) There were no issues raised by neighbours, local groups and Councillors.
3. Paragraphs 2.6 and 2.11 (Reasons for refusing permission) No adverse comments made regarding the demolition and enlargement of the existing orangery. Paragraph 2.11 states that the proposed orangery would be acceptable.
4. Paragraph 2.12 (Reasons for refusing permission) the third floor element of the extension should be removed. **This revised application reflects that recommendation.**
5. Paragraph 2.12 (Reasons for refusing permission) the maximum depth of the first floor extension be limited to 2.5 metres. **This revised application reflects that recommendation.**
6. Paragraph 2.10 (Reasons for refusing permission) suggests that although the feature of the existing rear chimney isn't wholly consistent along the terrace it would be in the interest of the character of the area that this feature is retained where possible. This point has been discussed with the planning officer. It was pointed out that none of the flues housing within the stack are in use. Also the stack is in poor condition, the brickwork was painted by the previous owners, and in order to retain the stack it would need to be demolished and rebuilt. The layout of the proposed ground floor and first floor would require a complicated and expensive structural beam system to be installed in order to preserve a stack that would in fact be redundant.

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, and larger rear bedroom with two en-suite shower rooms at first floor level.

The ground floor rear extension will extend 4.15 metres beyond the original rear wall of the house. The first floor rear extension will extend 2.5 metres beyond the original rear wall of the house. The rear chimney stack, as it is not in use and in poor condition, will be removed.

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. As the applicant is keen to create symmetry to the proposed rear extension a new second floor window will be installed to bedroom 4. Its central position, aligned with the new windows at ground and first floor levels, will compensate for the loss of the redundant chimney stack.

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 in 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. That work is currently being carried out – see photos below.



Photos showing that the front chimney stack has been re-instated and that the external walls are in the process of being renovated. Similar renovations to the rear walls will also follow on. This illustrates the applicants' commitment to preserving the character of the house and the conservation area.

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.