

24001 - 31 Fairbourne Road, Tottenham, London N17 6TP

GROUND FLOOR SINGLE STOREY SIDE INFILL EXTENSION

**31 FAIRBOURNE ROAD
TOTTENHAM
LONDON
N17 6TP**

Mr. Philippe Gué & Mrs Sukie Gué
31 Fairbourne Road
London
N17 6TP

philippe.gue@gmx.de

philippesukie@gmail.com
07501 528 186

**DESCRIPTION OF PROPOSED
WORKS**

Address:

31 Fairbourne Road, London, N17 6TP

Brief description:

Erection of a single storey rear side infill extension along the side of the existing outrigger, with mono pitch roof with glass roof lights. The proposed overall projection to the rear beyond the existing main house is 6.0m. The width of the proposed side extension does not exceed more than half the width of the original house, and it does not occupy more than 50% of the space around the original house.

Site and Surroundings:

The application site is located on the western side of Fairbourne Road and contains a two storey dwelling with original rear outrigger with no bay windows to the side and rear.

Proposal under Permitted Development Rights 'Prior Approval via Neighbour Consultation Scheme':

(For dimensions refer to Proposed Plans attached)

Erection of a single storey rear side infill extension along the side of the existing outrigger, with mono pitch roof with glass roof lights.

The main purpose of the extension is to utilise the strip of land along the side of the existing outrigger, which is dark and under-utilised, to enclose this space internally to transform the kitchen into a child friendly family kitchen, i.e. the social heart of the home.

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The mono pitch roof and a small patio along the boundary line between the main house and the proposed extension assist minimising the impact on sense of enclosure and daylight to the main house as well as to the adjoining neighbour no 33 FB Road. The angle of the extension abutment wall facing the main house enlarges the patio on the boundary line to maximise the amount of daylight reaching the main house and the neighbour's house.

The proposed overall projection of the extension to the rear beyond the existing main house is 6.0m. This includes the patio between the main house and the proposed extension, hence reduces the length of the new extension wall to approx. 3.8m (refer to Proposed Plan attached).

The total depth of the extension stretches out to the boundary (existing fence line) to no 33 FB Road, the height at this point is reduced to max 3.0m (top of roof line) along part of the boundary to facilitate the mono pitch roof. The height of the abutment to the existing outrigger will be max 4.0m (top of roof line).

The proposed roof incorporates large glass roof lights to bring as much daylight as possible into the family kitchen.

The total increase in internal floor area is approximately 6.0m².

The external materials for the proposed extension will match in colour, size, shape and texture those of the existing building, and those of the adjoining buildings.

Overall we are of the opinion that the proposal is acceptable in terms of design and amenity impact.

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Materials:

1. Walls - description

- a. Description of existing materials and finishes:
 - Brick to main house and rear outrigger (yellow brick, plaster/ render at bottom).
- b. Description of proposed materials and finishes of proposed extension:
 - Blockwork construction with facing brick to the main extension wall facing the adjoining neighbour.
 - Blockwork construction with partly facing brick and light plaster/ rendered finish to the side walls of the extension to allow as much light reflection as possible (abutment walls on applicant's land only).

2. Roof - description

- a. Description of existing materials and finishes:
 - Black clay interlocking roof tiles to roof of main house and rear outrigger.
- b. Description of proposed materials and finishes of proposed extension:
 - Dark roof finish with large glass roof lights to mono pitch roof.

3. Windows / doors - description

- a. Description of existing materials and finishes:
 - Old inefficient double glazed PVC windows to main house and outrigger.
- b. Description of proposed materials and finishes of proposed extension:
 - Double/ triple glazed timber/aluminium windows/doors to extension and existing house.
 - Double/ triple glazed aluminium roof lights to extension.

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4. Boundary treatments - description

- a. Description of existing materials and finishes:
 - Partly derelict timber panel fence along the boundary to no 33 FB Road
- b. Description of proposed materials and finishes:
 - Blockwork construction with facing brick to the main extension wall facing the adjoining neighbour.
 - Half height (approx. 1.5m) blockwork construction wall with facing brick to match the main extension wall facing the adjoining neighbour, with fence on top (approx. 1.5m) along the length of the existing outrigger.
 - New timber panel fence along the boundary to no 33 FB Road for the remainder boundary treatment.