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DESCRIPTION:

Ground floor side extension

SITE AT:

**3 Lancaster Avenue
Hadley Wood
EN4 0EP**

APPLICANT:

Mr Kevin Carrabine

PLANNING & HERITAGE STATEMENT

June 2021

**PREPARED BY ALAN COX ASSOCIATES
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Site

The property at number 3 Lancaster Avenue is a 3-storey semi-detached house with existing front projecting garage. The house is typical of the type of housing on the road, being built in the late 19th or early 20th century with a tall front bay and steeply pitched roofs to the semi-detached side, then decreasing to single storey height to create visual gaps between the neighbouring properties. The house is in the Hadley Wood Conservation Area, where it is identified as a building making a positive contribution to the conservation area.

Relevant Planning History

P13-03840PLA – second floor extension, approved and built
15/00627/HOU – external amendments approved and built

There are several other applications, but they are for works to trees only.

Proposal

The proposed change is to add a small infill extension between the rear of the garage and the side of the house. This will allow the applicant to make the rear part of the garage internal to the house with a direct link that provides space for a utility room and cloakroom.

The proposals replicate the existing design of the house as closely as possible; the lead roof will be extended and the small pitched section at the edge retained to mirror the existing aesthetic. A new wider side window will be 3 bays wide and match the width of the side windows on the level above and brickwork will be sought to match the original house. The side extension is kept inbound of the edge of the garage to ensure that there would be no visual impact to the view of the property when seen from the street, and as the roof is much lower the extension will be subservient to the existing house.

One new conservation style rooflight would be added to the garage roof to provide light into the new utility room, matching the rooflights on the existing side elevation.

As such we believe that the proposal is in keeping with the aesthetic of the original house and would have no impact on the conservation area.

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