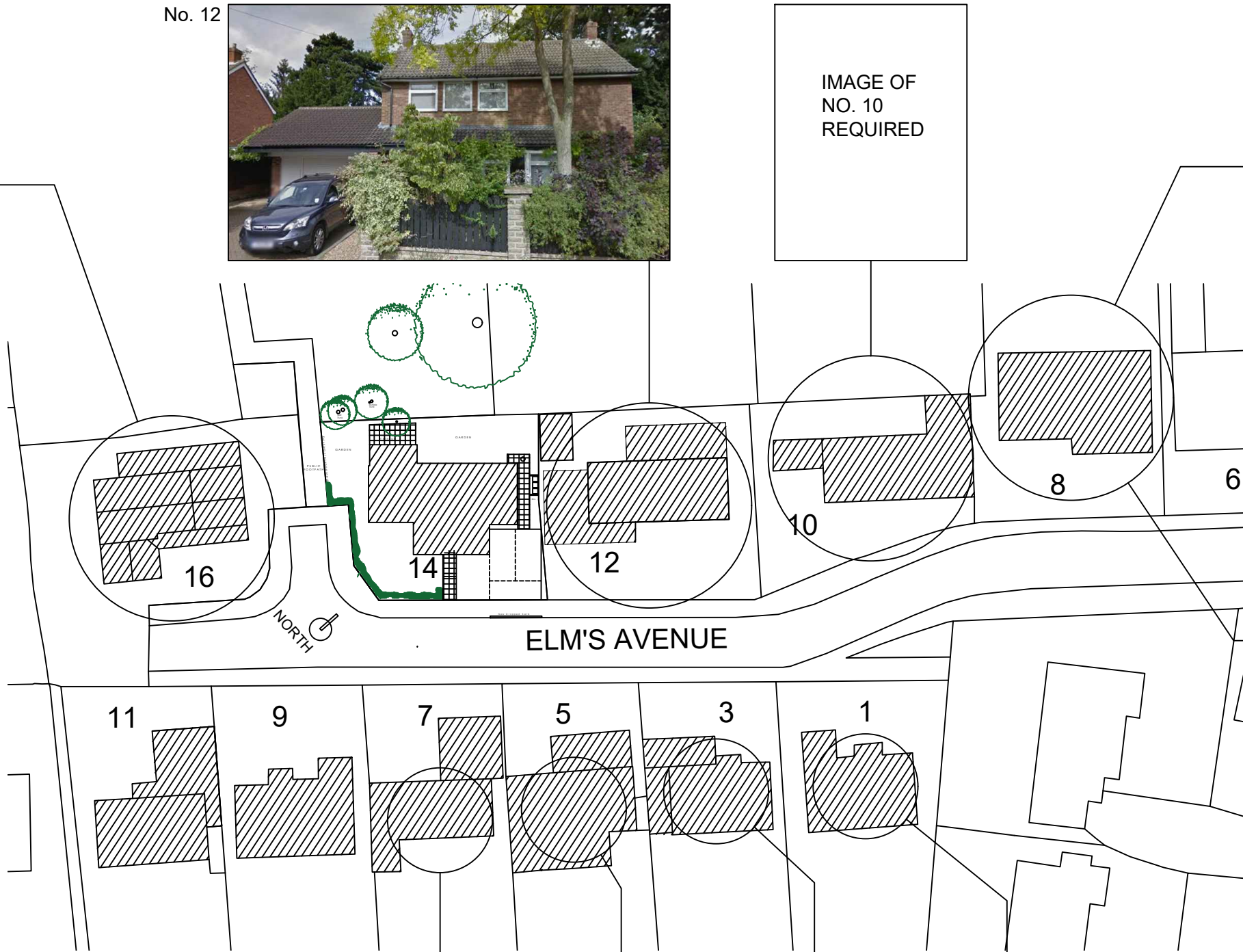




No.16 - Two storey gable extension and single storey front extensions together with full cladding in green horizontal boarding.  
SIGNIFICANT MASS AND VISUAL IMPACT ON STREET SCENE



No. 16 BEFORE EXTENSION



No. 12

IMAGE OF NO. 10 REQUIRED



No. 8 - Conversion of bungalow to two storey house incl. single storey side and rear extensions.  
SIGNIFICANT MASS AND VISUAL IMPACT ON STREET SCENE



No. 8 BEFORE EXTENSION

Range of single and two storey extensions to Nos. 3,5,7, and 11 Elms Avenue, the majority of which are single storey extensions to the front elevation with a variety of flat and pitched roofs.  
CUMULATIVE VISUAL IMPACT ON STREET SCENE



SUMMARY: The images shown illustrate the extent of extension carried out to the properties along Elms Avenue, and which include extensions which have significantly more impact on the street scene than that being proposed for No. 14.

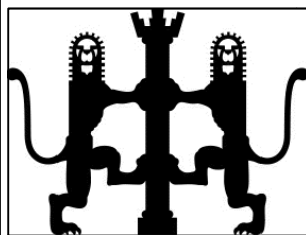
No. 8, images above, show a massive increase in scale, mass and visual impact considered appropriate for the character of Elms Avenue, including the extensive use of timber cladding, where little precedent exists. The images of No 16 show another property where significant extensions have increased the mass, bulk and character of property, including the use of green horizontal boarding, where no precedent exists for this material.

The images to the left show the variety of extensions to the properties along Elms Avenue which serve to create a cumulative visual impact on the street scene.

We ask that the proposal for No. 14 be assessed in the context of existing scale, massing, variety of forms and materials currently existing along Elms Avenue.

A previous application for 14 Elms Avenue was cited by the Case Officer as resulting in over-development. An assessment of the development density of adjacent properties, measuring the ratio of building footprint to site area indicates that the proposal for No. 14 compares well with Building Footprint : Site Area OF Nos. 10, 12 and 14 Elms Avenue. The ratio for each property is:

No. 10 - Site Area - 325sq.m. : Building Footprint - 129 sq.m.	-	40%
No. 12 - Site Area - 382sq.m. : Building Footprint - 166 sq.m.	-	45%
No. 16 - Site Area - 496sq.m. : Building Footprint - 148 sq.m.	-	30%
Compared to:		
No. 14 - Site Area - 340sq.m. : Building Footprint - 113 sq.m.	-	33%



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CLIENT  
MR AND MRS CHEUNG  
14 ELMS AVENUE  
GREAT SHELFORD

PROJECT TITLE  
EXTENSION AND ALTERATIONS TO 14 ELMS AVENUE GREAT SHELFORD

DRAWING TITLE  
STUDY OF ELMS AVENUE TO ASSESS EXTENT, SCALE AND IMPACT OF EXTENSIONS.

DRAWN	DATE
BSc	22.11.23
SCALE @ A3	DRG. NO.
N.T.S.	A109