



Existing Front elevation (street facing)  
Showing canopy structure to be replaced

Existing Front elevation (street facing)  
Showing garage door to be closed up

### Site Appraisal:

7 Chestnut Avenue is a detached property, built in the 1920's and largely unchanged since its construction. Although the house is located on a residential road characterised by detached properties, many of these have been significantly extended over time. Neither it or its neighbours are listed.

The original house is now in need of a comprehensive refurbishment, and modernisation. The proposals build mostly on the existing footprint, with the exception of a small single storey side and rear extension, to replace an existing UPVC conservatory. To the front elevation main entrance, an enclosed porch is proposed to replace the existing entrance canopy.

The existing garage which is too small for a modern car is proposed to be converted to form a bedroom and shower room on the ground floor.

These proposals are part of internal changes to the layout at ground and first, in keeping with modern living patterns, which comprises eat in kitchen, utility and a separate living room.

### Scale:

The proposed extension is to match the existing house and does not extend beyond the existing building line to the side, front or rear. These extensions will be of a size and scale in keeping with the existing house.

### Prevailing Character:

The houses in Chestnut Avenue are a variety of styles and from different periods, and constructed from brick, and render, with tiled roofs. The proposals will be in keeping with this.





Existing Rear elevation  
Showing conservatory to be replaced



Existing Side Extension to be  
Thermally upgraded



Existing Rear elevation

### Blend in :

The proposal does not affect the existing street scape by blending in with its size shape and materials

### Materials:

The proposed extension is to be constructed from brick, render and tile to match the main house

### Amenity:

The proposed extension will not affect the neighbour's amenity

### Daylighting:

There are new windows proposed at ground floor and a new rooflights in the new extension

### Flood Assessment:

The site is located in Flood Zone 1 and is less than 1HA in area, as such an FRA is not required

### Refuse and Recycling:

No change to the bin store.

### Trees:

There are no significant trees within 5m of the proposed extension.

### Conclusion

These proposals update the layout and fabric of this family home, and in doing so have no material impact on the character of the existing house. The scale of the proposals, along with careful positioning and articulation of mass ensures the proposals do no create any impact on the amenity of its neighbours.

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