
**24 Elmroyd Ave,
Potters Bar,
EN6 2EE**

Design Statement

February 2024

pb arc
Potters Bar Architects



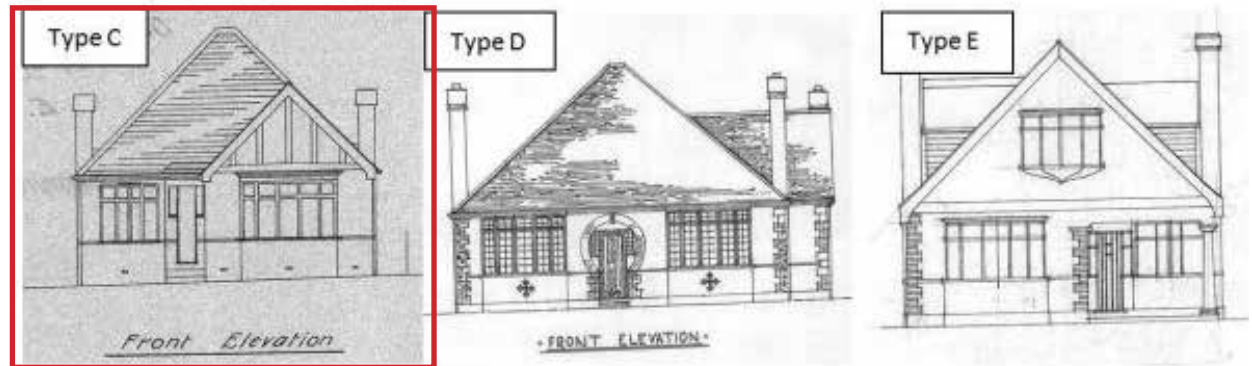
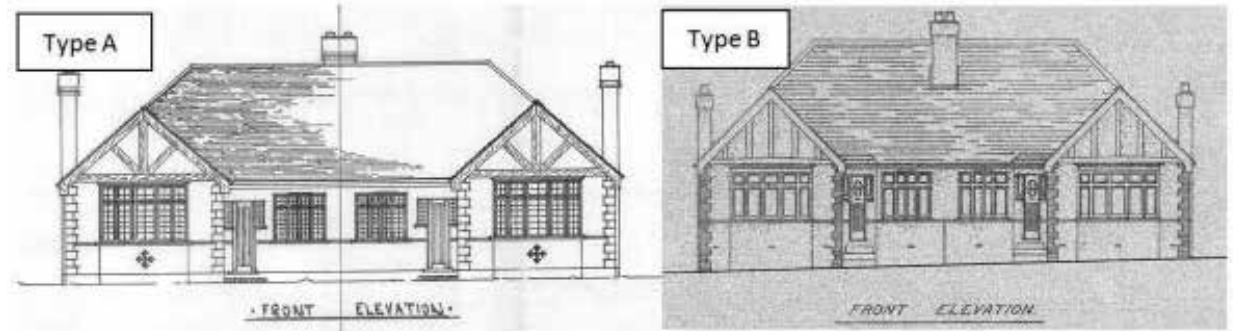
24 Elmroyd is a detached 3 bedroom detached property.

It was built by 'local builder' Edward Hicks to a 'Type C House' typology in the inter war period (1930s), although has been historically extended with a hip to gable extension and infill Garage - both common extension types within the area.

The property is not listed, nor locally listed, but does fall within the 'Royds Conservation Area', which was listed in 2000, with Article 4 direction coming into force in 2015.

To the rear a conservatory is of poor construction.

Common extension forms within the area feature rear dormers and extended Living areas at Ground Floor, with most applications within the last 5 years ranging between 4-6m in depth.



24 Elmroyd Ave with existing rear
dormer and poorly constructed rear
conservatory



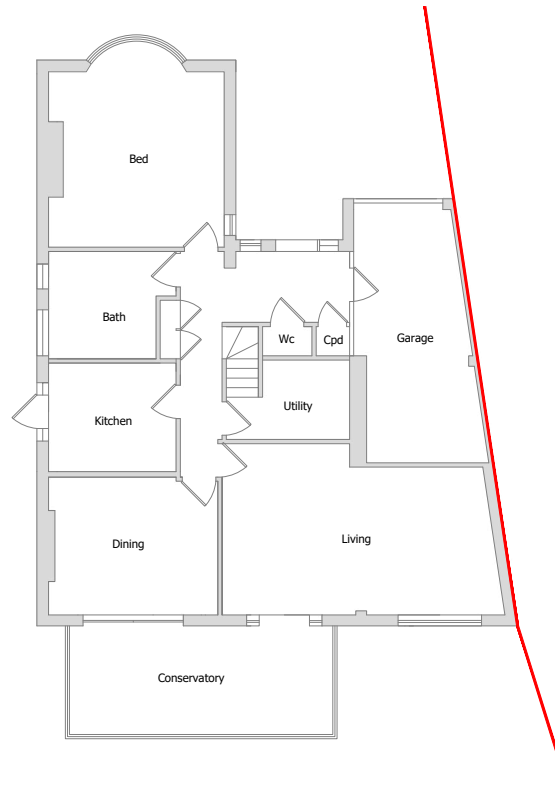
24 Elmroyd Ave, extended with a hip to gable extension and side infil Garage



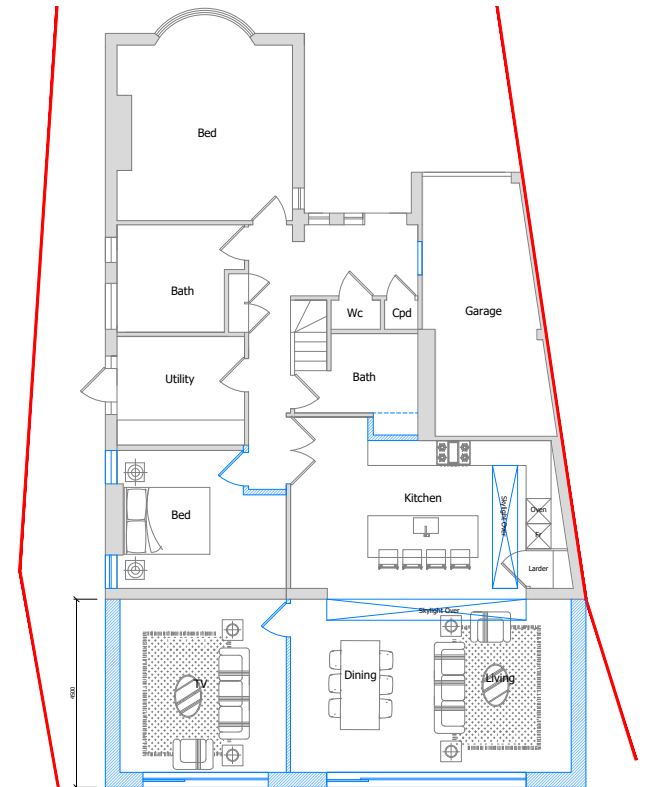
The single storey rear extension is consistent with development within the area and enhances the outlook and quality of internal living arrangement towards the rear of the Garden.

Proportionally, the extension is in keeping with the existing House and the size of the Garden.

The existing Conservatory, of poor construction, will be demolished and replaced with an extension of far high design quality and value.



EX Existing Ground
Scale 1:100



PR Proposed Ground
Scale 1:100

All development is proposed to the rear of the property.

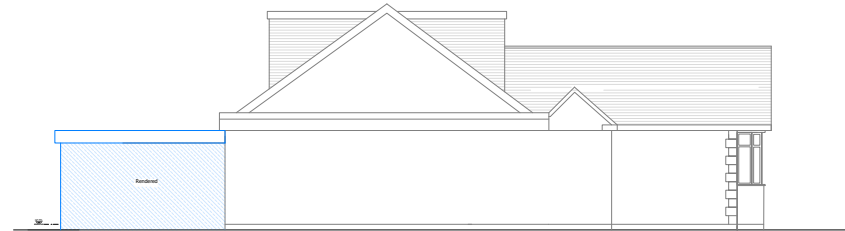
There are no alterations to the front of the property, or the existing Roof, thus the streetscene remains consistent.

The existing conservatory will be replaced with an insulated, rendered extension, painted white to match.

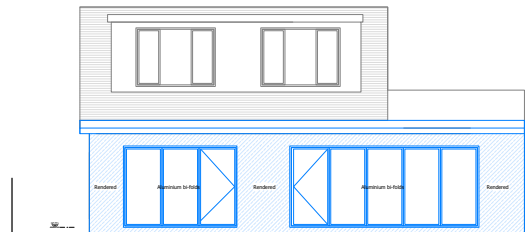
Rear doors will enhance the views to the garden and allow for natural light.



1 Front (No changes)
Scale 1:100



2 Side Proposed
Scale 1:100



3 Rear Proposed
Scale 1:100



4 Side Proposed
Scale 1:100

These plans have been drawn for the purpose of planning permission and lawful consent.
All drawings to be signed off by building control before the commencement of any works.
Any measurements required for construction must not be scaled from this drawing but taken on site.
All structural elements to be signed off by structural engineer and agreed with Building Control prior to the commencement of works.

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|---------------------|--------|---|
| pbarc | | |
| PLANNING | | |
| 24 Elmroyd Ave | | |
| Proposed Elevations | | |
| A19-213 | PRE001 | A |
| 06.02.24 | 1:100 | - |

