

Project: 2 Shadwell Park Avenue

Date: 20/02/2024

This statement is submitted in support of an extensions to the property.

The site has been subject to various householder applications over the course of the past 3 years. The most recent being 23/04058/FU (approved 4th October 2023), where a lot of the principle and additions included within the application have already been approved.

Our client has had a changing brief and we have gone through various iterations to achieve what they want for their growing family whilst balancing planning constraints. The main constraint being the “*sense of openness*” at the entrance to Shadwell parks, for this reason no further extension can be created to the east of the property than that, that is already been historically approved.

The change in this application is that the building undertakes a more traditional internal layout in the sense all bedrooms are on the first floor accessed from a central hallway. The garage approved in the previous application has been enlarged but remains subservient to the host property as well as the neighbouring 3 Shadwell Park Avenue, taking reference from its building form and alignment.

The project description remains as the previous application:

Alterations including demolition of existing detached garage, erecting of a two-storey side extension with front and rear dormers, erecting of two storey double garage with dormer windows to front and link extension.

These further alterations optimise the property and create a in character re development of high-quality design that remains subservient to its surroundings and maintains protection of surrounding residential amenity.