





Aerial image highlighting the development site within the local area.

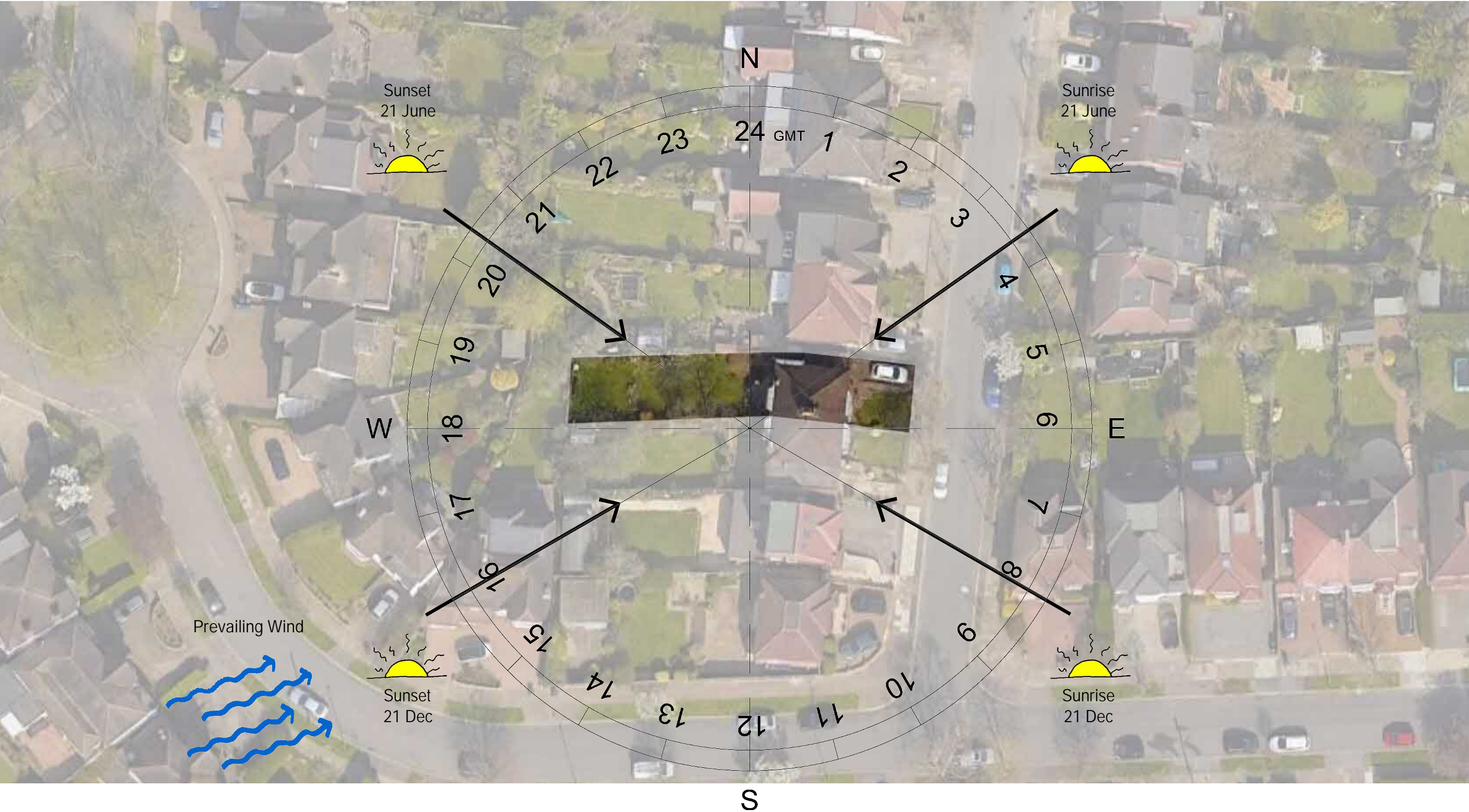




Aerial image illustrating the immediate context around the development site









Front Elevation of 7 Glenmere Avenue



Oblique Street view of 7 Glenmere Avenue



These exterior views demonstrate the front elevation fronting Glenmere Avenue. The existing driveway is very narrow, offering limited width for car occupants to exit a car. The driveway rises steeply to the garage, which is in a poor state of repair. With 6'6" wide doors and an internal width of 7'6", there is insufficient space to park even a modestly sized modern car within the garage.

The existing approach steps are non-compliant with Building Regulations, being too shallow and with inconsistent risers. These were installed to align with the existing driveway slope.



Rear Elevation of 7 Glenmere Avenue



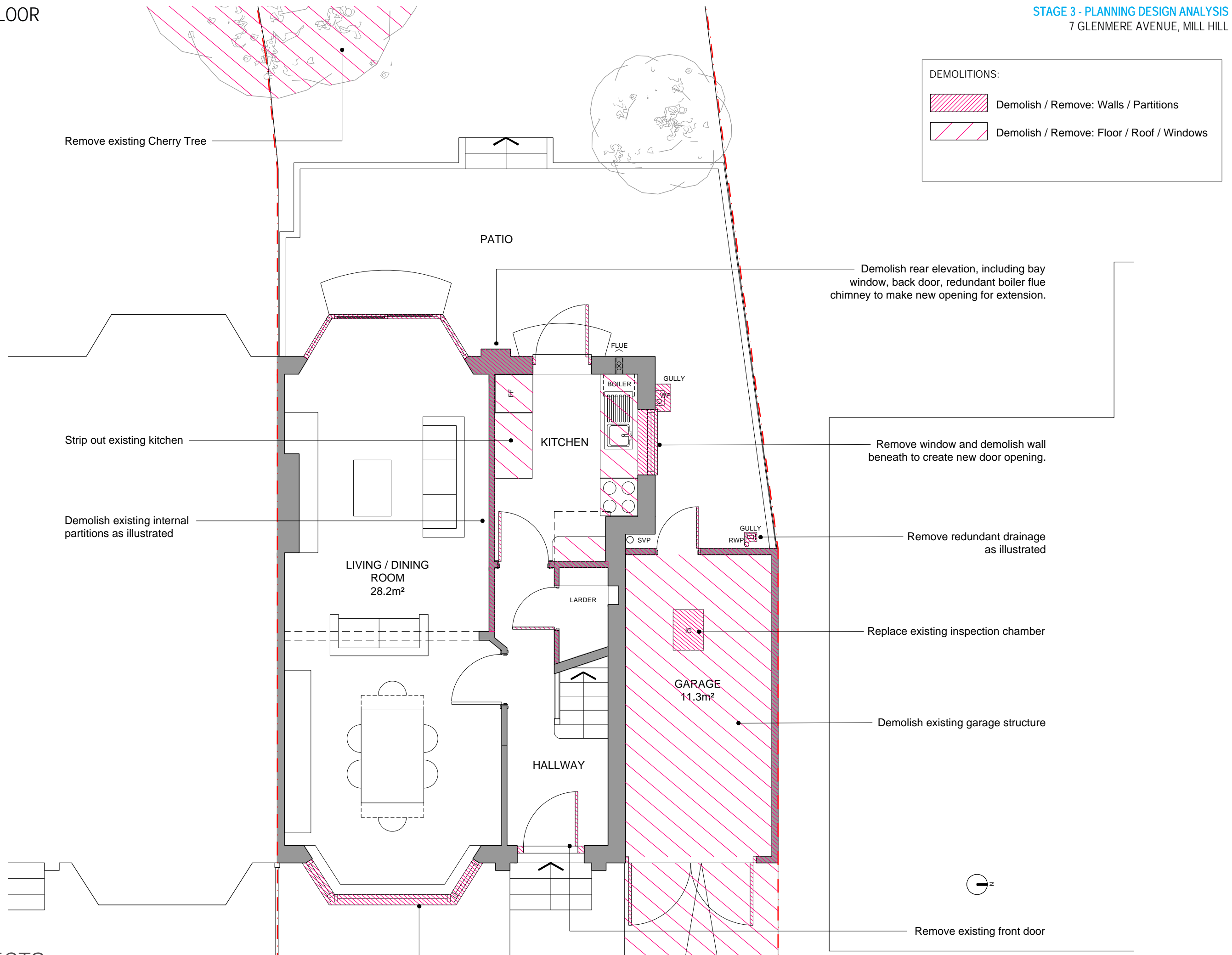
Longer View of Rear



These exterior rear views show the proposed location for the new rear extension.

The old flue chimney on this elevation is no longer in use and we intend to remove this as part of the works.





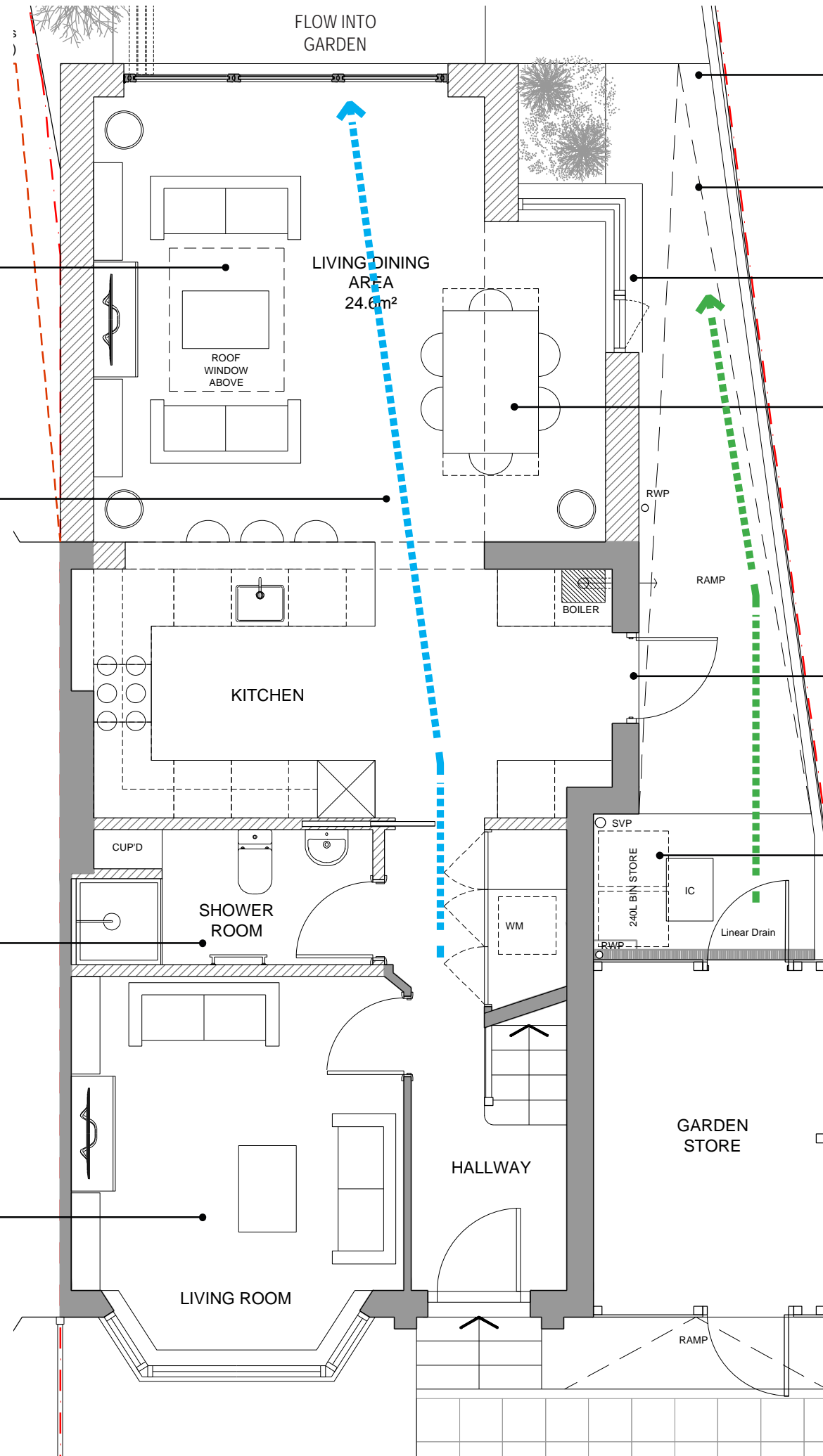
DESIGN OBJECTIVES - GROUND FLOOR

Large, flat roof window above the living space to provide natural light deep into the plan and into the kitchen area

Blue dashed line denotes optimal visual connection from the heart of the ground floor into the garden

New shower room created to provide a WC at ground floor and a secondary bathroom space

Cosy living room created at the front of the house



Ramp connects external store to garden

Extension massing inset to provide through route (dashed green) between external store and garden

Corner window in north west corner providing evening daylight to dining area

Dining area sized to accommodate seating for up to 8 guests when entertaining

Back door leading to yard with bin storage

Bin storage in close proximity to back door. Access to street provide via the new external store

Garage replaced with timber exterior store, allowing a through route between the front and rear of the property



NORTH WEST AXONOMETRIC



No.9 shown indicatively only, to represent approximate boundary condition.

No.5 shown indicatively, illustrating two-storey side extension on south side.

Garden fences shown indicatively only.

Slope of garden is more extreme than illustrated. See elevation drawings for an accurate illustration.

Trees and planting not illustrated. See site photos.



NORTH WEST AXONOMETRIC



Axonometrics are indicative, for illustration only.

Refer to the design drawings for more information.

Under-development extension at No.5. Planning Permission Ref. 23/4433/HSE. Shown faded-out as works not started at time of this application.



NORTH EAST AXONOMETRIC





NORTH EAST AXONOMETRIC

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Refer to the design drawings for more information.





SOUTH EAST AXONOMETRIC





SOUTH EAST AXONOMETRIC



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