

PROJECT: 1 Chestnut Close, London. N14 4SG

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To Enfield Planning Department,

This cover letter is intended to accompany our householder planning application

Our application is for proposals intended to upgrade the house in terms of energy use and improve functionality for modern living.

This householder application is for a number of material changes to the property:

Extensions, canopies and garage conversion:

- The existing rear bay window is proposed to be replaced with a glass box extension with flat roof that extends into a canopy for a covered outdoor area onto the rear garden.
- A flat roof canopy is proposed over the existing front door.
- The existing garage is proposed to be converted into a bike store and workshop.

External walls and eaves:

- The external walls of the original house are a solid wall construction with plaster on the inside and no insulation. This results in poor thermal performance, low levels of comfort and high energy demand.
- The finish to the exterior walls of the house is proposed as largely white render. Smaller areas of timber cladding proposed to external walls where suitable with some slim metal capping for aesthetics and longevity.
- We are proposing to apply 150mm of external insulation to the external walls as per the proposed drawings.
- The existing eaves of the house overhang 250mm which is an adequate depth to accommodate the proposed external insulation.

Roofs, balustrades and rainwater goods:

- The main hipped roof roof tiles are proposed to be replaced to match existing and the roof is proposed to be insulated internally.
- Existing flat roofs are proposed to be upgraded with a fibreglass finish.
- Existing metal balustrades are in poor condition and are proposed to be replaced with glazed balustrades.
- Replacement black UPVC guttering / downpipes.

Windows, doors and skylights:

- The existing windows and doors are proposed to be replaced with composite aluminium/timber frame windows/glazed doors and solid timber doors
- A new skylight is proposed to the loft storage space on the north facing hipped roof.
- Changing two first floor windows to be french doors with glass balustrades.
- Alteration to a front first floor window opening to make it wider by 200mm.
- Alteration to a rear ground floor window opening to make the cill lower by 200mm.
- Replacement garage door.

Services including air source heat pump, air conditioning, PV solar panels and EV charging point:

- A 12kW air source heat pump to the side alley at ground floor level - this is situated more than one meter from the property boundary to fall within permitted development rights.
- Air conditioning unit to side alley at ground floor level.
- 20x PV solar panels to the existing hipped roofs.
- EV charging point to the side alley at ground floor level.

Front garden:

- Increase the permeable hard standing to the front garden for more car parking capacity.
- New low level wall to the pavement with metal pedestrian gate, 1m high to fall within permitted development rights.
- Timber fence set back from the street with pedestrian gate for dog containment, 1.4m high.
- Timber sliding vehicular gate set back from the street 1.4m height.

Rear garden:

- A portion of the rear garden and side alleys is proposed to be built up 100mm in timber composite decking.

These proposed material changes are annotated on the drawings which give further information.

Yours sincerely,  
Mike Beacham



Beacham Architects Ltd

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