DESIGN AND ACCESS STATEMENT

12 HEWITT AVENUE
LONDON N22

The Proposed Works

The proposed works comprise the construction of a two storey rear extension with a pitched roof at ground floor level and a flat roof adjacent to the existing main roof.

Design and Scale

The proposed extension projects less than 3m from the main rear elevation and no further than the existing rear extension. At first floor level the extension projects just 1m and extension is not considered to be large or excessively bulky.

The proposed extension is intended to provide a useful living space to the rear of the property and double bedrooms upstairs. The new pitched roof at ground floor level will have roof windows to increase the amount of natural light to the existing living room and bi-fold doors will provide access into the existing garden.

The walls of the proposed extension are to be constructed in brickwork to match the existing properties

Access

The proposed scheme will have no impact on vehicular and pedestrian access onto the property. The proposed sliding doors to the rear extension will provide level access to a rear patio area.