

**HARTLEYS PROJECTS LTD
PO BOX 43391
LONDON
N5 1SZ**

DESIGN AND ACCESS STATEMENT

In respect of a

Proposed Lawful use

For

2 storey rear extension, rear roof extension.

At

12 Bancroft Avenue, London N2 0AS

This document has been provided
In support of a Proposed Lawful Use
Application submitted to
London Borough of Haringey
By Hartleys Projects Ltd

Introduction

This Design and Access Statement should be considered together with the drawings prepared by Hartleys Projects Ltd . This statement deals purely with the principles of design of this development.

Design Principles/Size

The site is currently occupied by 2 storey semi-detached dwelling house.
This site is not in a conservation area and is it not listed.

Proposals

The proposals are for a 2 storey rear extension.
Rear/side roof dormer.

Scale

2 storey extension not to exceed existing ridge height.

Dormer volume as indicated on proposed floor plans and elevations.
Max volume used 49.91m³, below the max allowance of 50m³ for a semi-detached dwelling.

Materials

New ground floor walls in brickwork, first floor in painted render to match existing.
Timber windows and doors to match existing.

Access

Access will be unaffected by the works.

Conclusion

The materials and design have been chosen to match existing, max height not more than the existing ridge height.
The 2 storey rear extension at least 2.0m from any boundary.
Roof extension not more than 50.0m³.

IAN BOLT