

**HARTLEYS PROJECTS LTD
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DESIGN AND ACCESS STATEMENT

In respect of a

Proposed Householder Application

For

Front roof dormer.

At

12 Bancroft Avenue, London N2 0AS

This document has been provided
In support of a Householder Application
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 dormer to the front roof.

Scale

1.57m wide x 2.39m high. Dormer to be min 500mm below ridge height and 710mm from boundary.
Centred on the window below.

Materials

New dormer to be clad in roof tiles to match existing, white painted Crittall window.

Access

Access will be unaffected by the works.

Conclusion

The materials and design have been chosen to match existing.
Dormer set below ridge height and in line with the existing window below.

IAN BOLT