

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

DESIGN AND ACCESS STATEMENT

In respect of a

Proposed Lawful use

For

Single storey rear garden outbuilding

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 single storey shed to the rear garden.

Scale

Single storey rear extension max 2.5m high, minimum 50mm gap between existing house and new outbuilding.

Materials

New walls in brickwork to match existing. GRP covered roof.

Access

Access will be unaffected by the works.

Conclusion

The materials and design have been chosen to match existing, max height not more than 2.5m as permitted via lawful use, will not be joined to any existing buildings.

IAN BOLT