

Flat 2 -First Floor – 16 Goodwyns Vale, London N10 2HA
Roof extension across main rear roof and
Back Addition roof.
Design and Access Statement

Amount

The property is mid-terraced consisting of a self-contained ground floor flat and a self-contained first floor flat.

Layout

The first floor flat consists of a lounge and bedroom within the front section of the property and a wc bathroom, kitchen and bedroom within the back addition.

Scale

The proposed dormer across the main rear roof will extend from the party wall on the stairwell side of the property and be set in approximately 0.6 metres from the opposite party wall. The dormer roof will be set below the existing ridge line and the face of the dormer will be set in 0.6 metres from the eaves.

The roof extension across the back addition roof will be set in 1.2 metres from the rear wall and 0.8 metres from the side wall of the back addition in order to reduce any impact on the surrounding properties.

Landscaping

None proposed.

Appearance

The dormer roof will be finished in roofing felt. The dormer face will be finished using vertically hung composite slates similar in appearance to the existing roof. The new windows will be white uPVC double glazed units. The roof lights across the front roof will be standard Velux windows.

Access

There is no public access. The private access is unchanged.

Photographs

