



Design and Access Statement for:

40 Dukes Avenue
London, N10 2PU

prepared for:

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40 Dukes Avenue
London, N10 2PU

by:

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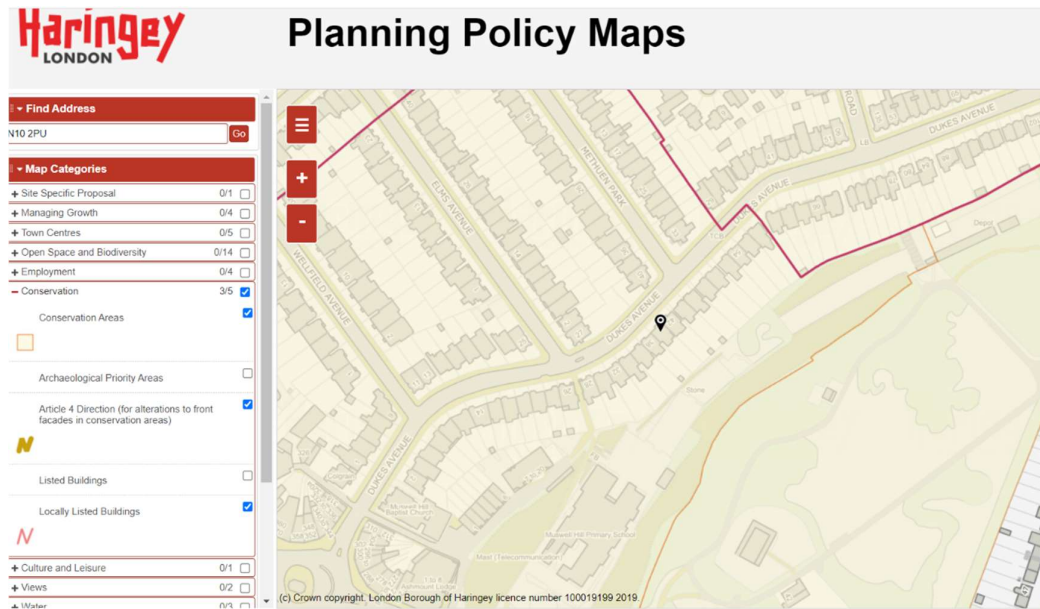
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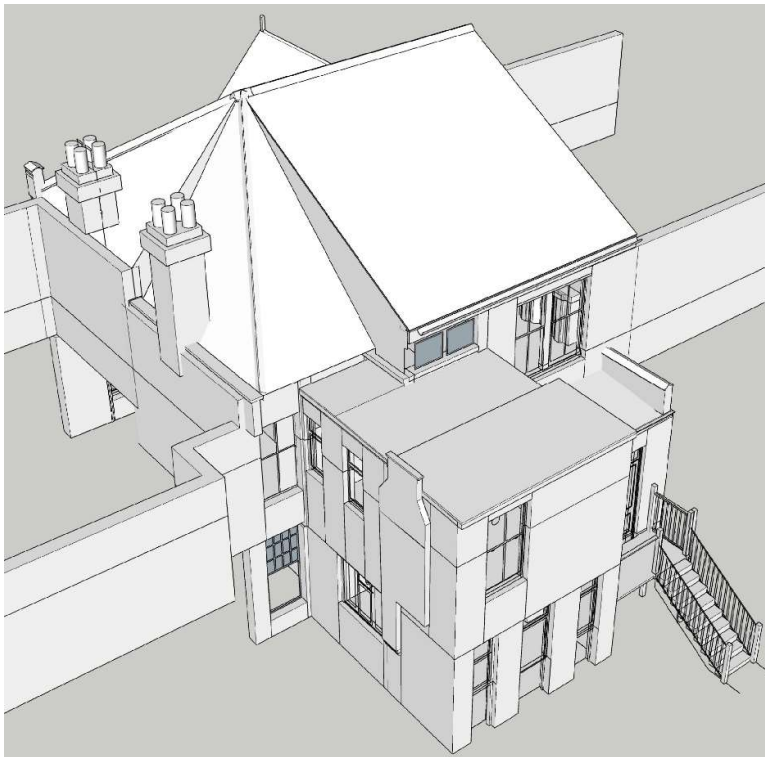
The application site relates to the first floor flat of a two storey Edwardian terraced dwellinghouse situated on the South Eastern side of Dukes Avenue. The property is situated in a row of terraced dwellings which are read as a group within the streetscene and whose front facades are set back from the pavement. There are numerous examples of loft conversions with roof terraces to this group of properties.

The application site is located within a Conservation Area, and there are no Article 4 Directions in place..



Design and Massing:

The proposal is for a loft conversion and small terrace to the rear elevation of the property.



Rear view of existing property



Rear view of proposed rear roof extension

Environmental Impact:

We believe the proposal will have no impact on the amenity of the neighbouring properties. There are a number of precedents along the street and in the wider conservation area. The proposed roof terrace will have a guarding set back from the edge of the terrace to avoid overlooking of the neighbouring properties.

It will be detailed to a high standard and use quality materials to create a positive contribution to its environment.

Access Statement

The proposal will not alter the existing pedestrian or vehicular access to the property. The proposal does not hinder the use of the building by its current or future inhabitants.