

Design and Access Statement

27 Perth Road

London N22 5PY

Generally

The scope of work is to erect a rear dormer, approx. 17m² at the rear roof of the house. Internal remodelling to create an additional bedroom.

Context – 27 Perth Road is a mid of terrace house which had divided into 2 flats situated towards Wood Green end. Wood Green, the town centre and local corner shop is not too distant. The area is largely residential with schools close by. The nearest tube station is Wood Green. Amenities are within walking distance. It is not within a conservation area.

Design – This proposal is to extend as follows:

- Erect another section of the dormer towards the rear roof
- Create a new bedroom

Appearance/Height

Appearance to the front: No change.

Appearance to the rear: dormer extension is now extended to the rear part of the roof.

The extension is generally subordinate to the existing/ surrounding structure.

Neighbour's 5 Leith Road INE/0013/8670/ and 12 Solway Road BN/0012/7729 &

HGY/2006/1704 also done similar dormer extension via lawful development.

Prior to the advice from Ms Emma Williamson that similar size dormer extension (current proposed) will be favourable for recommendations for approval.

There is limited material alteration (tiles to match the existing house.) and evident change from the existing street character as alterations are minimal with the majority of changes to the rear of the existing structure.

Therefore, the property retains its existing street character.

There will be no change to the overall height of the property.

Access – No change to the existing access.

Layout/Amenity – Internal layout will be altered to suit proposed layout.

Parking – There will be no change to the existing parking space.

Refuse – The existing provision for refuse/recycling bin storage is at the front of the property and will be retained in that location.