

Lawful Development Certificate

Client Name

Ross and Oscar

Project Address

NAD 040 - 52 Graham Road, London, N15 3NJ

Project Issue Date

05/06/2023



**Design and Access
Statement Project Description**

The current property is a terraced house. The property is not listed and is not located within a conservation area. The proposed works include a loft conversion with the creation of a full width rear dormer and a side dormer. Also included in the proposed scheme is the replacement of the existing front rooflights and of the ground floor rear window and door with new glazed doors. All of the new proposed work is to help create a better family home for the clients and to upgrade the home to meet modern living standards.

Amount, Form and Scale

The loft extension will consist of a gable end roof, full width rear dormer. The rear dormer has been designed to be stepped back by 94 mm from the eaves and will not exceed the existing ridgeline of the roof. The dormer will have an internal height of 2.284m. The side dormer will be stepped back by 200mm from the rear annex external wall and by 230mm from the eaves of the annex roof, the internal height will be 2.297m. The proposed loft volume is 27.59 m3, which is within the 40m3 allowance under permitted development rights. The loft extension will be accessed through a new staircase from the first floor. It will include two bedrooms and an en-suite.

Facade and Appearance

The appearance of the new dormers will maintain the appearance of the existing roof, by using hung tiles matching those of the existing roof. Large glazing will maximise the natural lightning into this space.

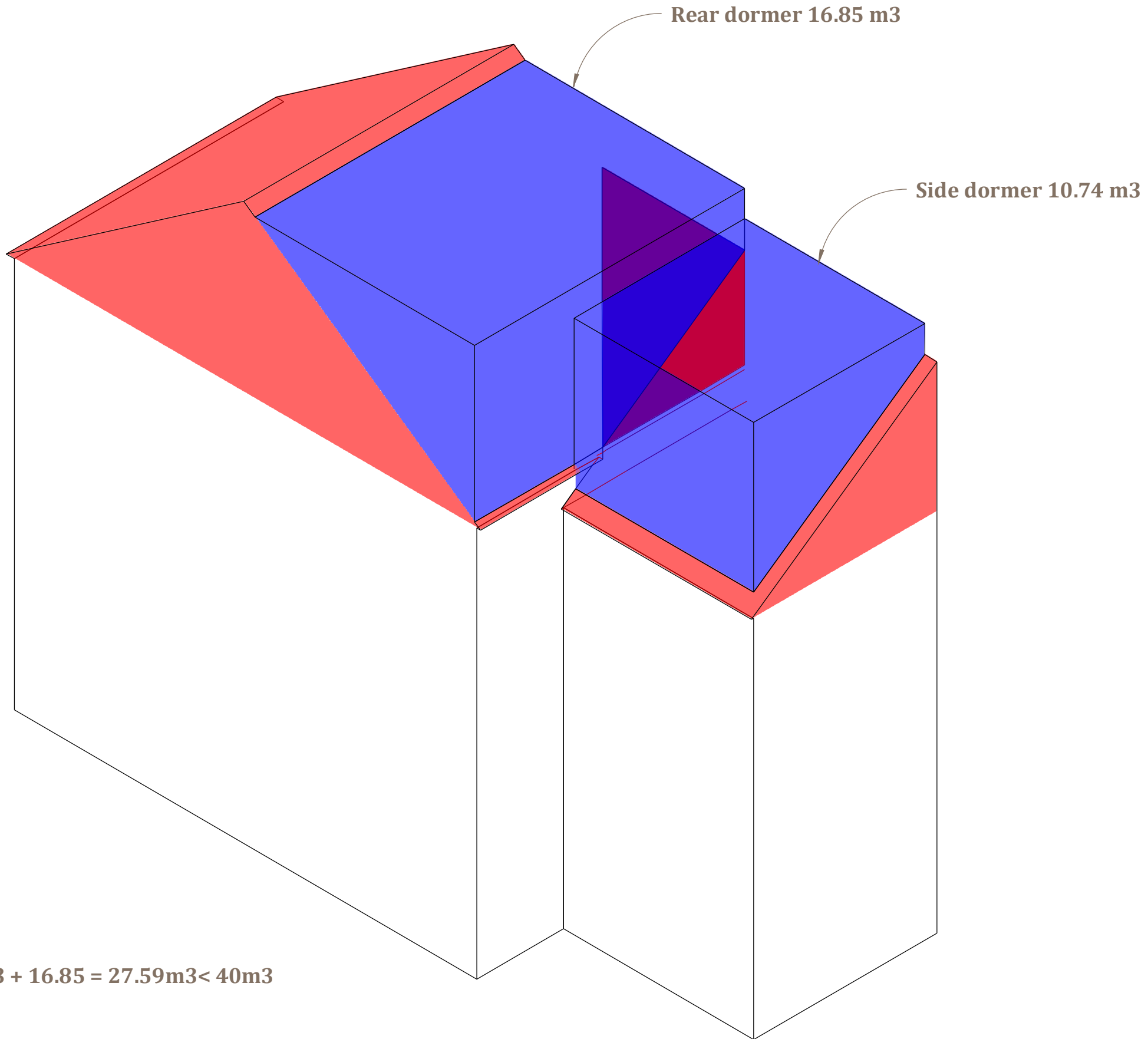
Property Access

Please note that no highway or public footpath is affected by this proposed development.

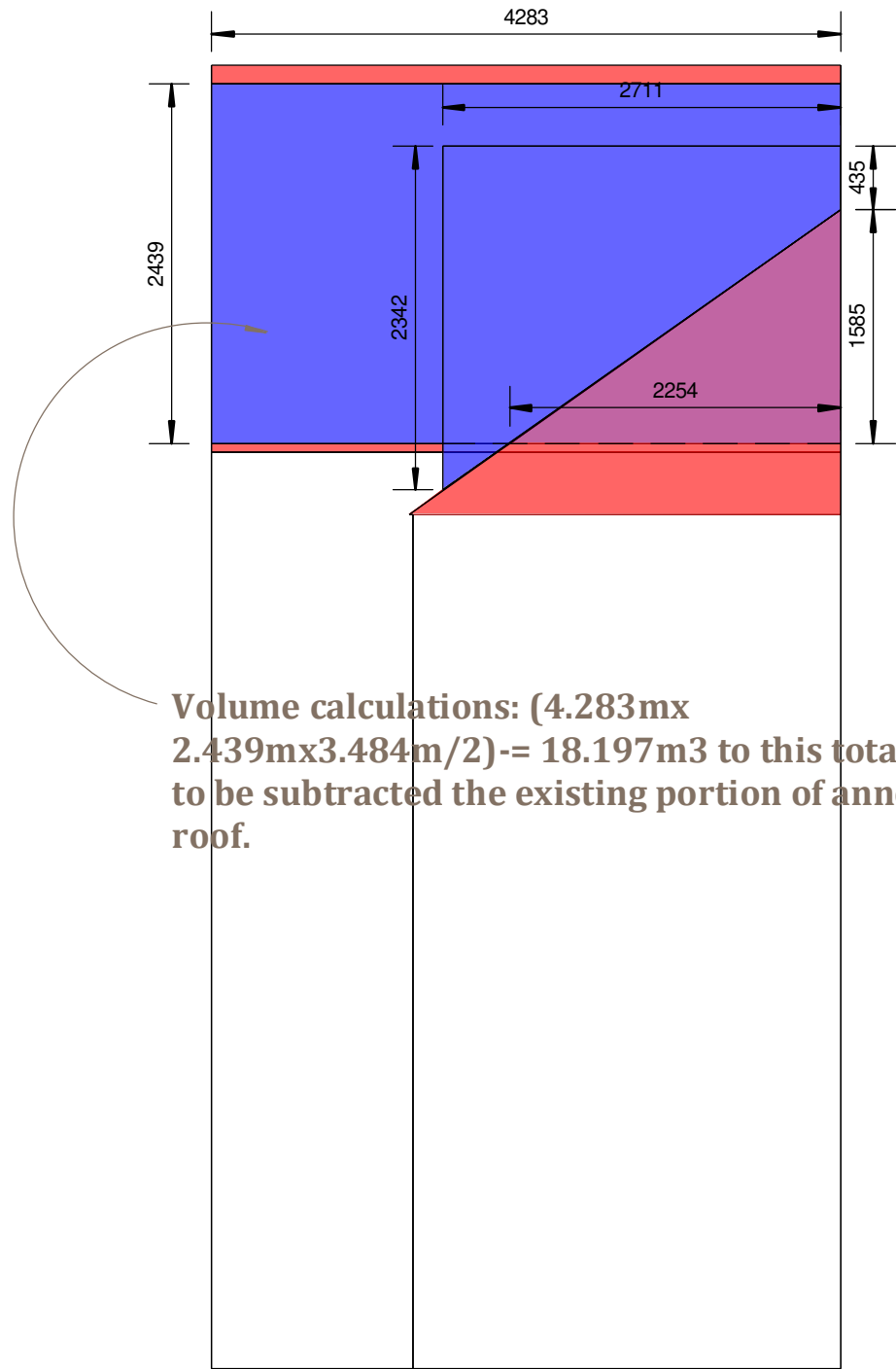


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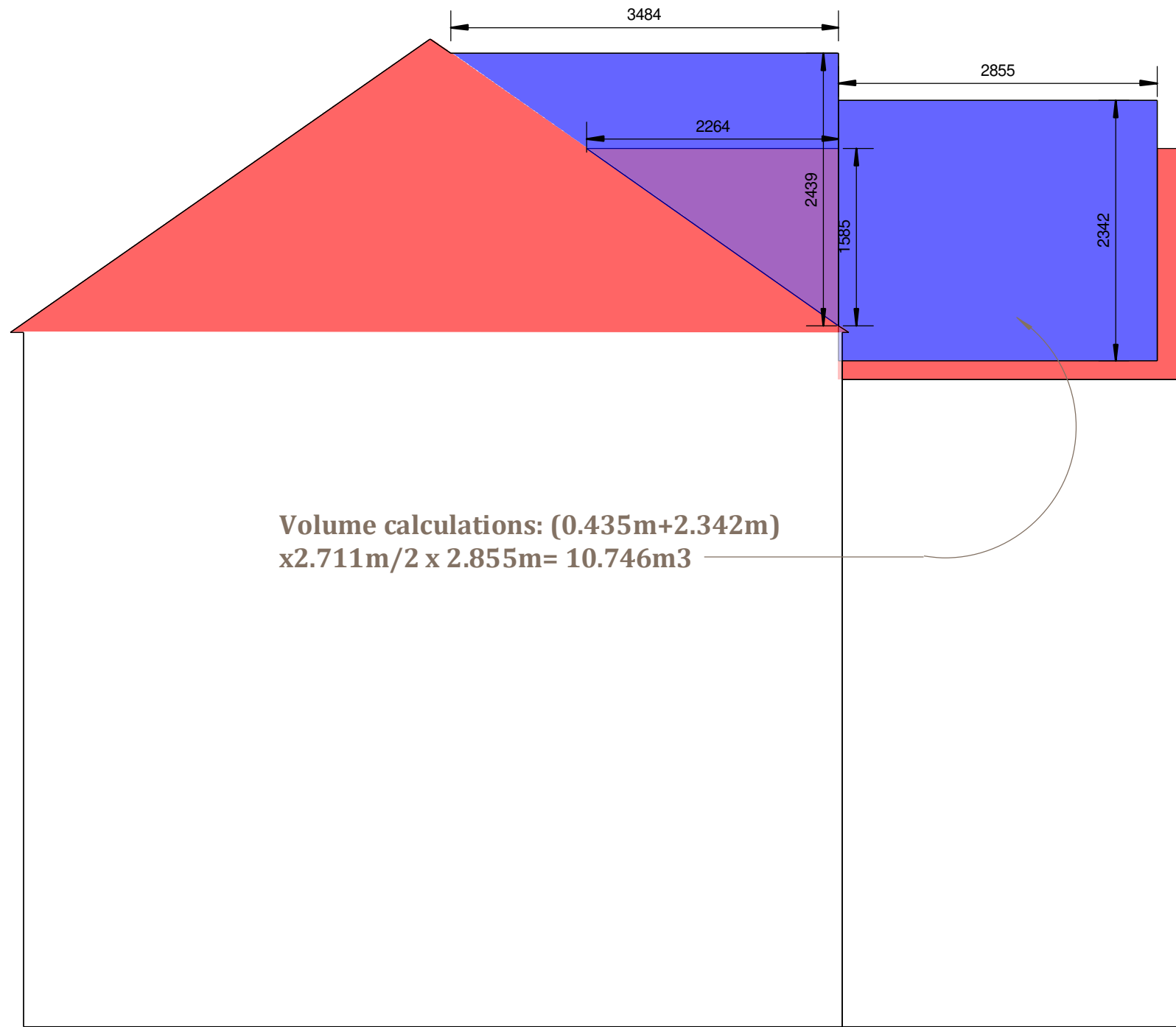


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Volume calculations: $(4.283\text{m} \times 2.439\text{m} \times 3.484\text{m} / 2) = 18.197\text{m}^3$ to this total has to be subtracted the existing portion of annex roof.

1 Rear Elevation
1 : 50



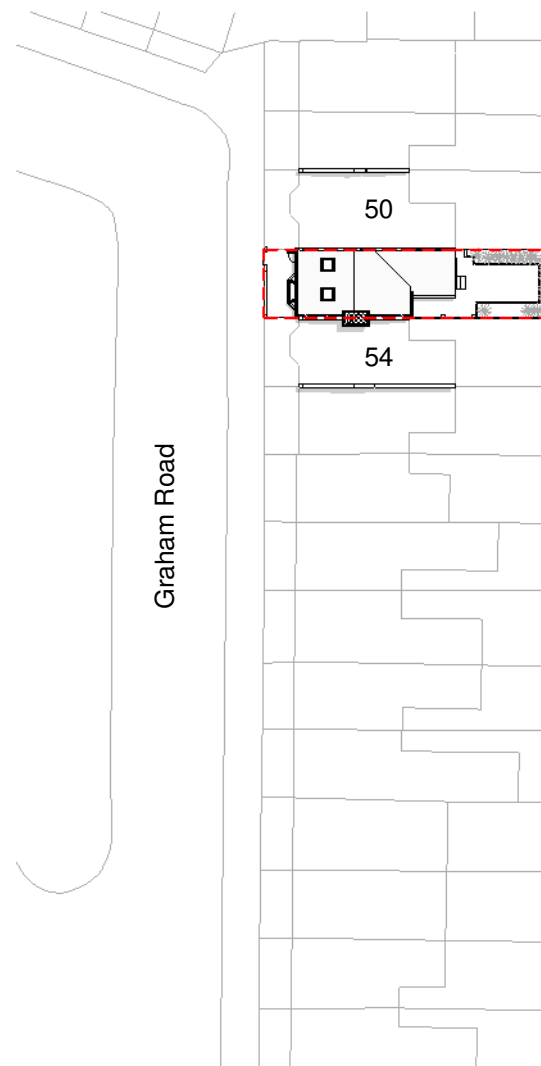
Volume calculations: $(0.435\text{m} + 2.342\text{m}) \times 2.711\text{m} / 2 \times 2.855\text{m} = 10.746\text{m}^3$

2 Side Elevation
1 : 50



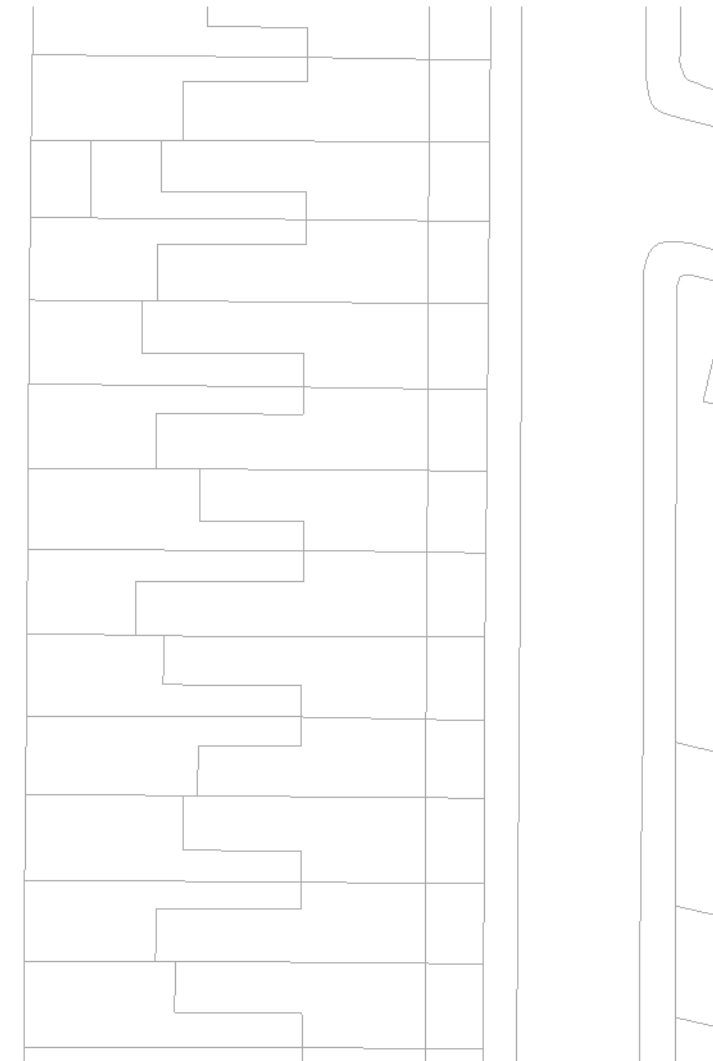
0 1 5 10 20
SCALE BAR

1 Site - EX 1250
1 : 1250



0 1 5 10 20
SCALE BAR

2 Site - EX 500
1 : 500



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Planning Application

Project Stage
Detailed Design

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NORTH AVENUE

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LONDON

**Please check all
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Sheet name
EX. Location Plan

Page No.
B. EX. 0. 1

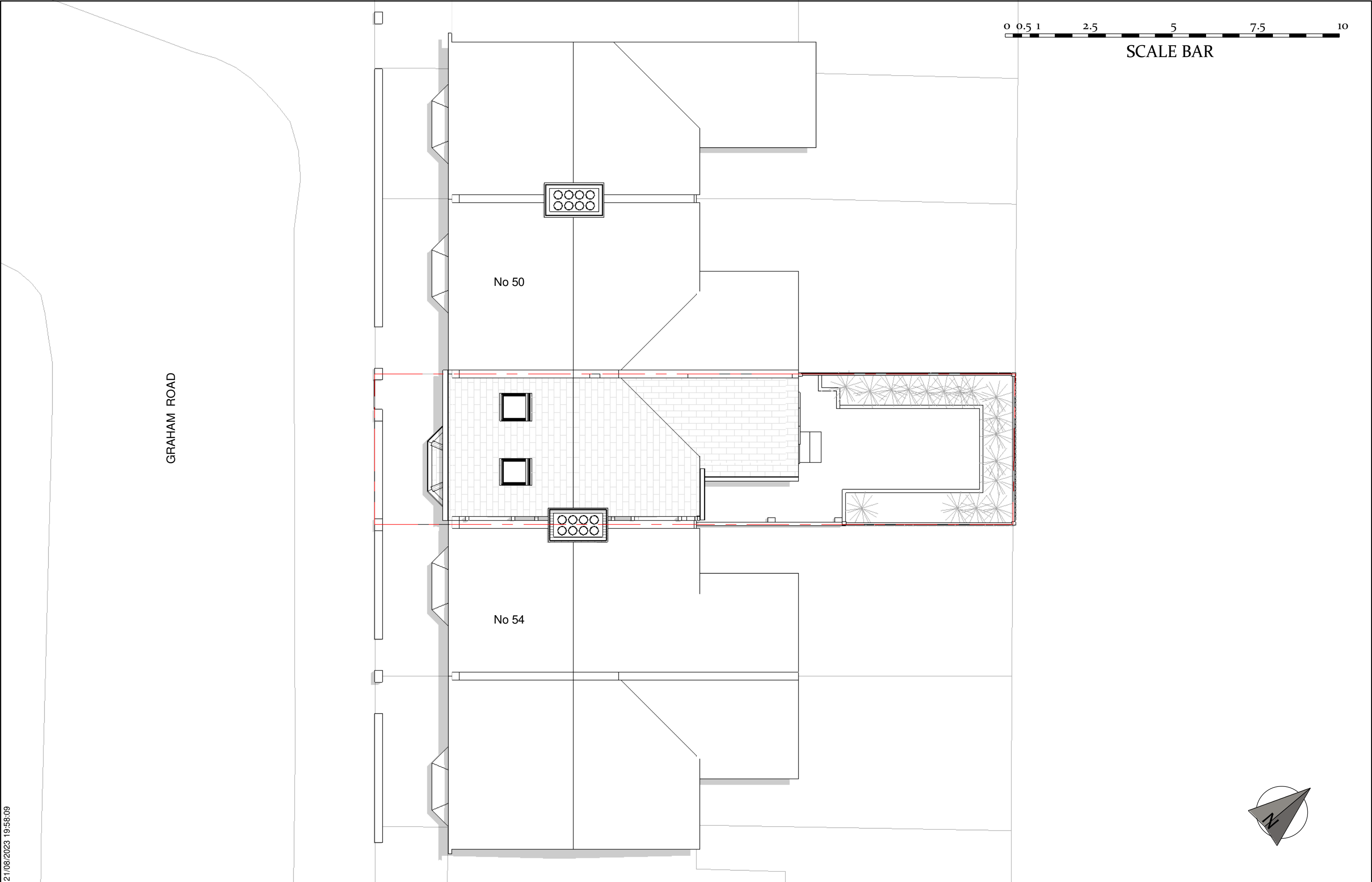
Scale | Come @ A3
indicate

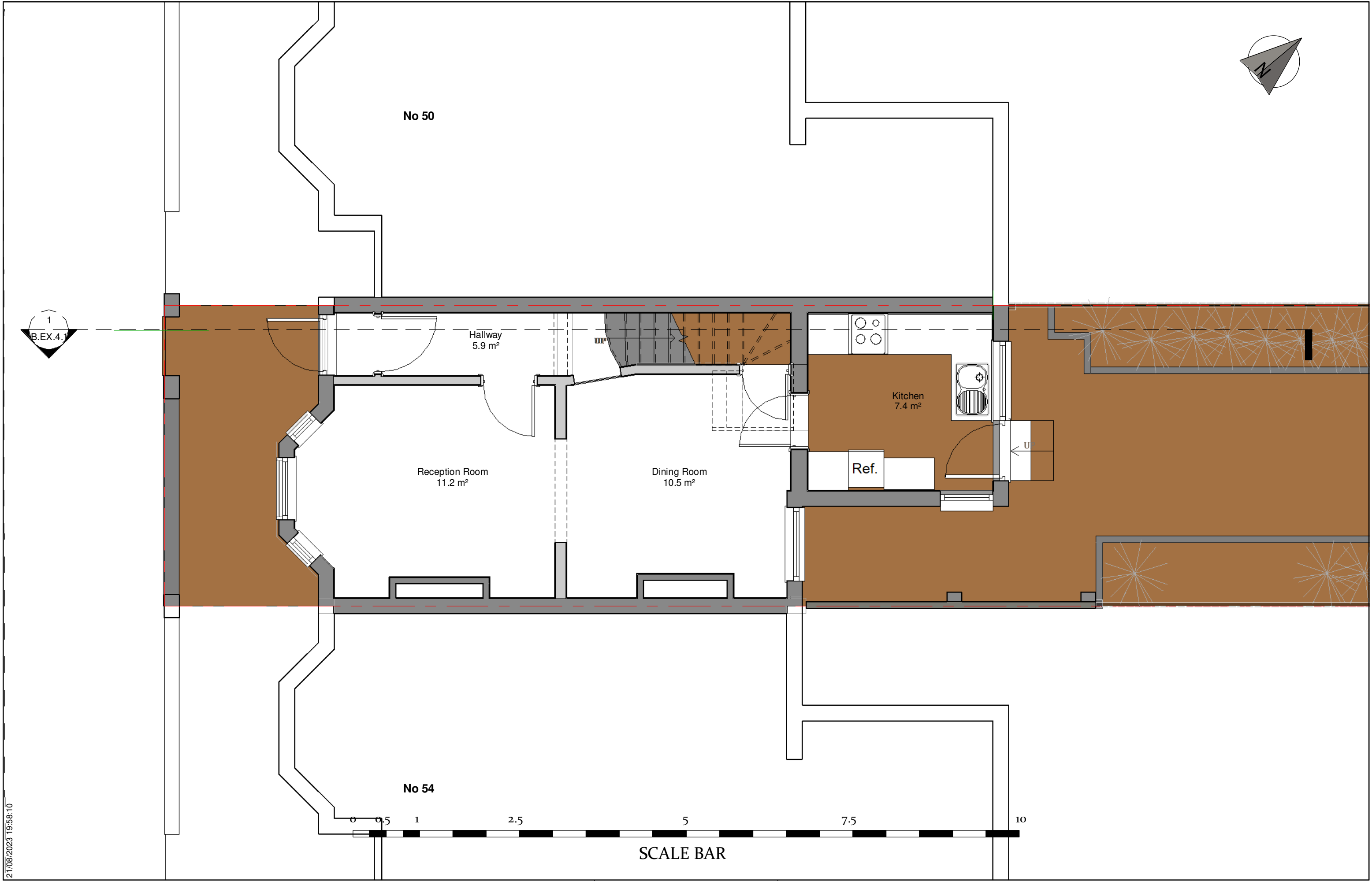
Issue Number
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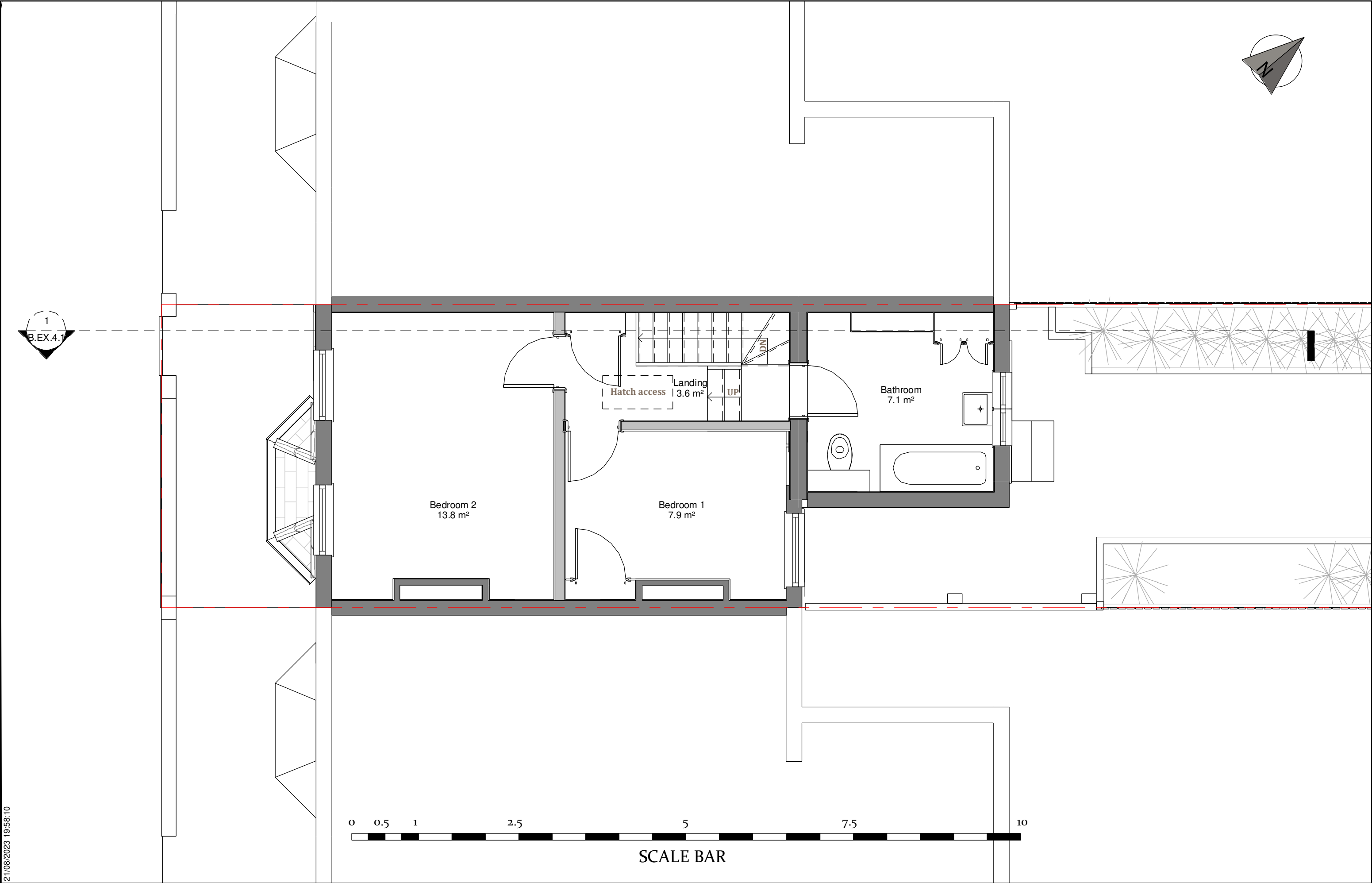
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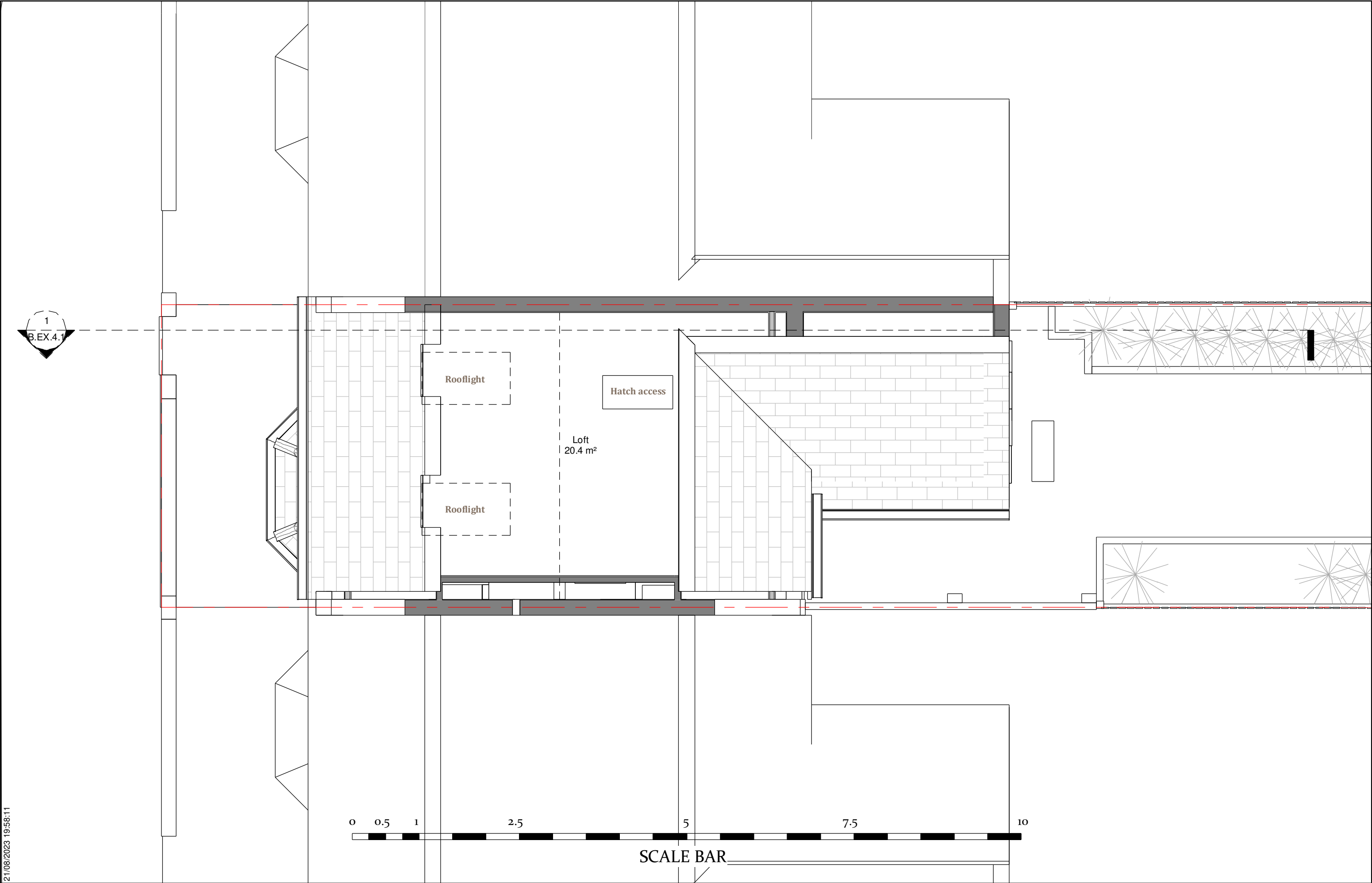
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Sheet name
EX. First Floor Plan

Page No.
B. EX. 2. 2
Scale | 1 : 50 @ A3

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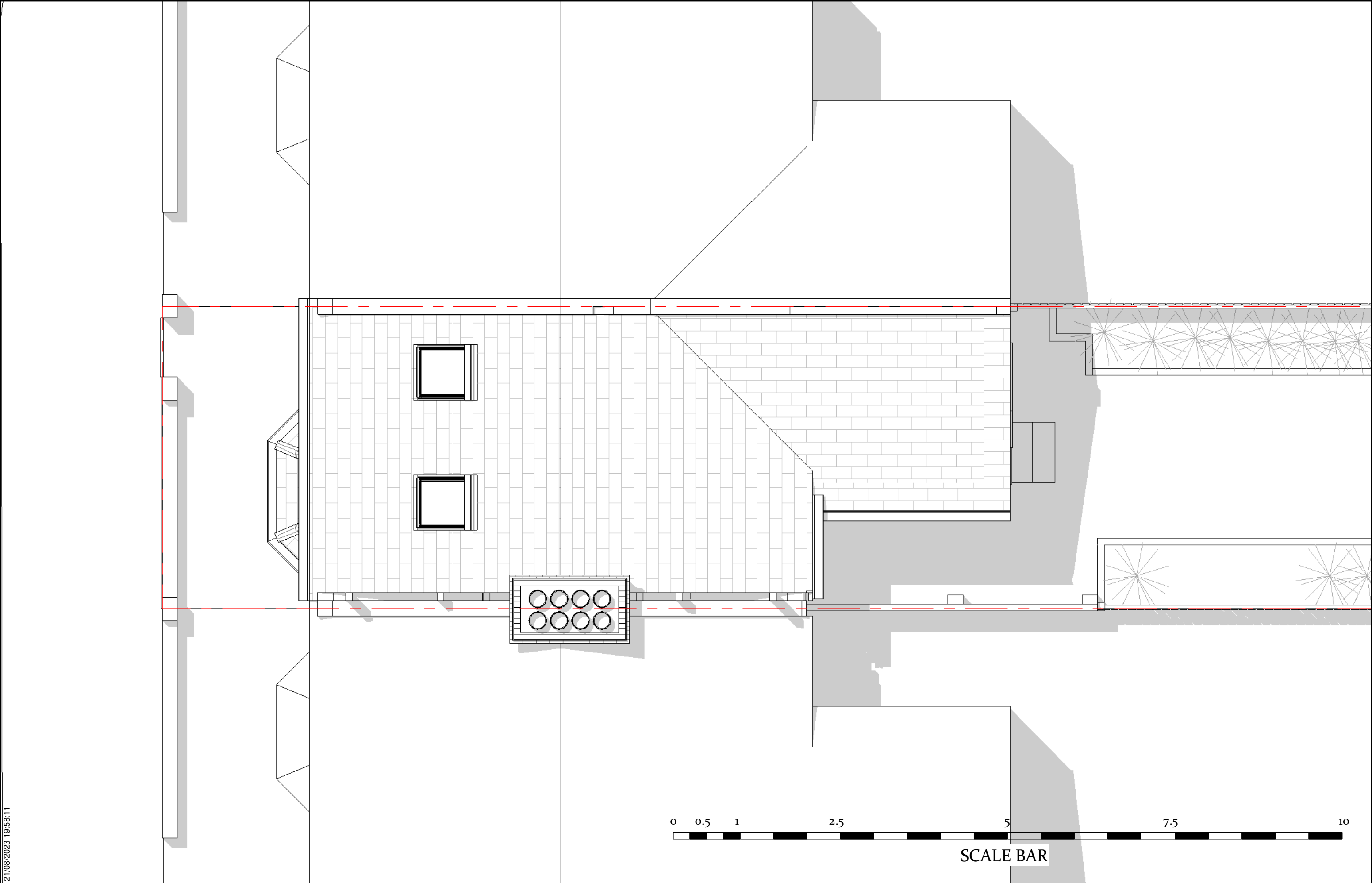
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Sheet name
EX. Loft Floor Plan

Page No.
B. EX. 2. 3
Scale | 1 : 50 @ A3

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Sheet name
EX. Roof Plan

Page No.
B. EX. 2. 4
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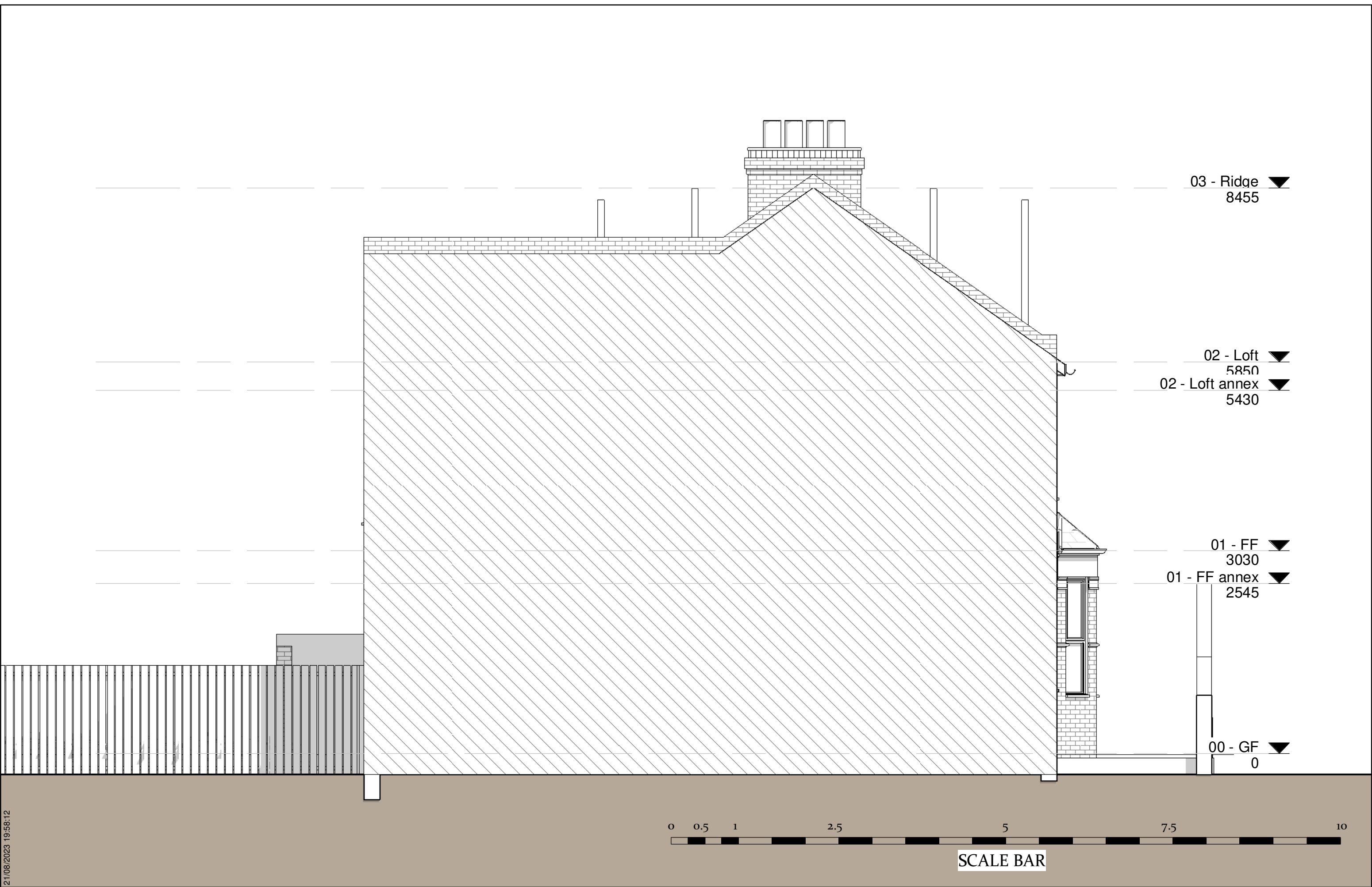
Sheet name
EX. Front Elevation

Page No.
B. EX. 3. 1

Scale | 1 : 50 @ A3

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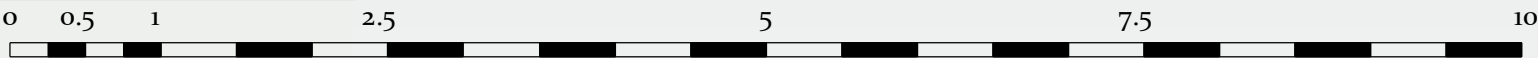
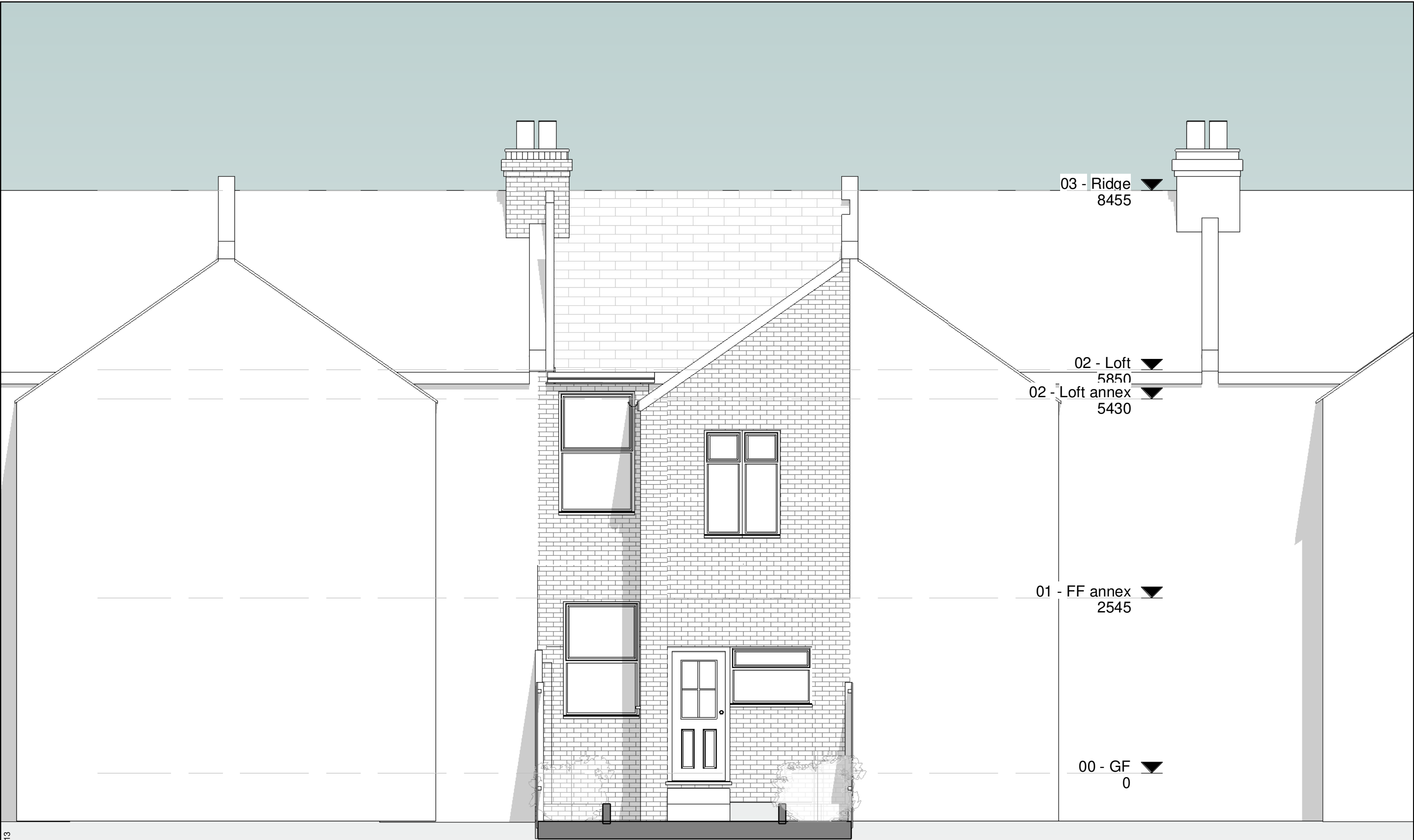
Sheet name
EX. Side (Left) Elevation

Page No.
B. EX. 3. 2

Scale | 1 : 50 @ A3

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SCALE BAR

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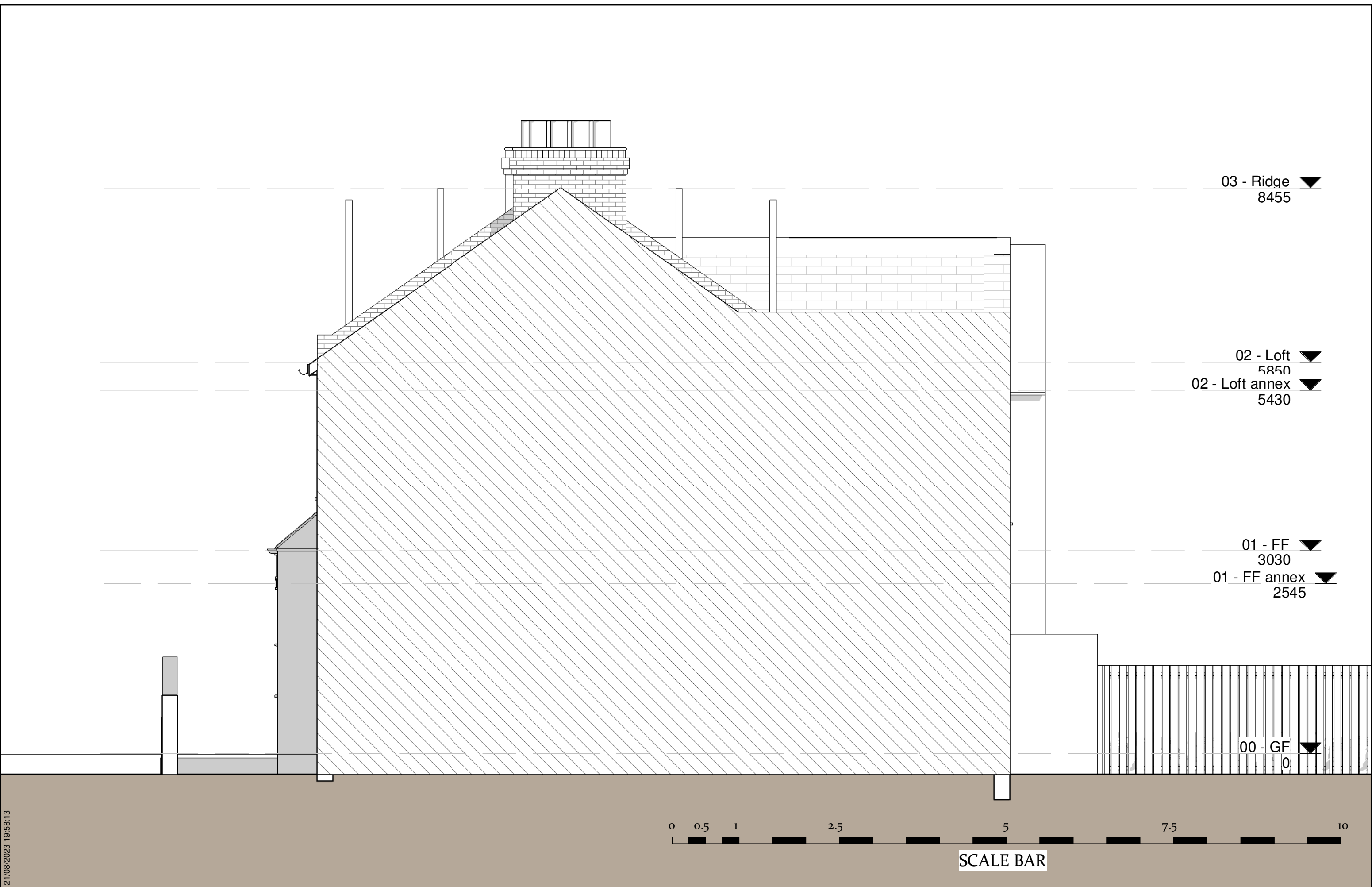
Sheet name
EX. Rear Elevation

Page No.
B. EX. 3. 3

Scale | 1 : 50 @ A3

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Sheet name
EX. Side (Right) Elevation

Page No.
B. EX. 3. 4

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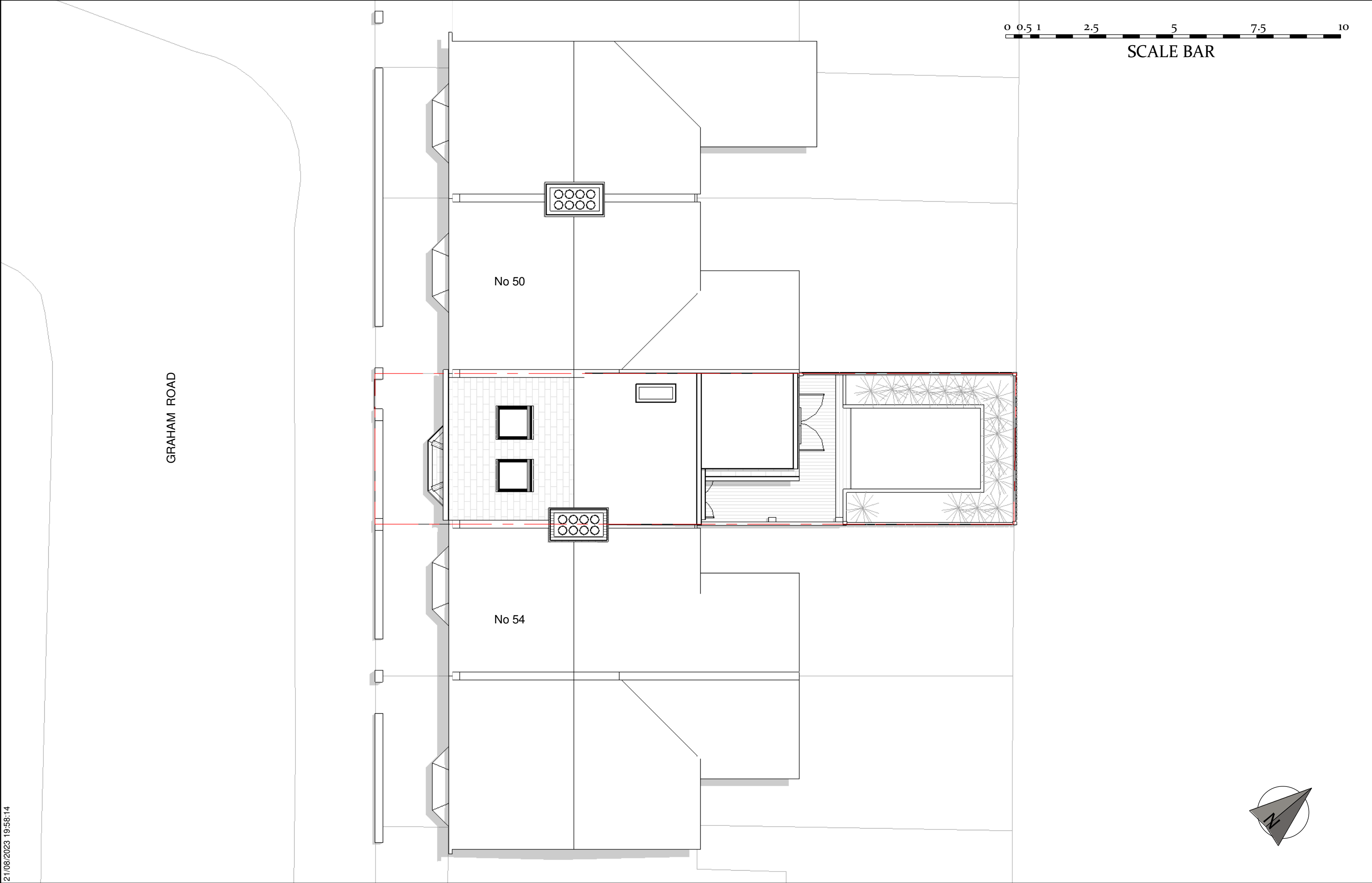
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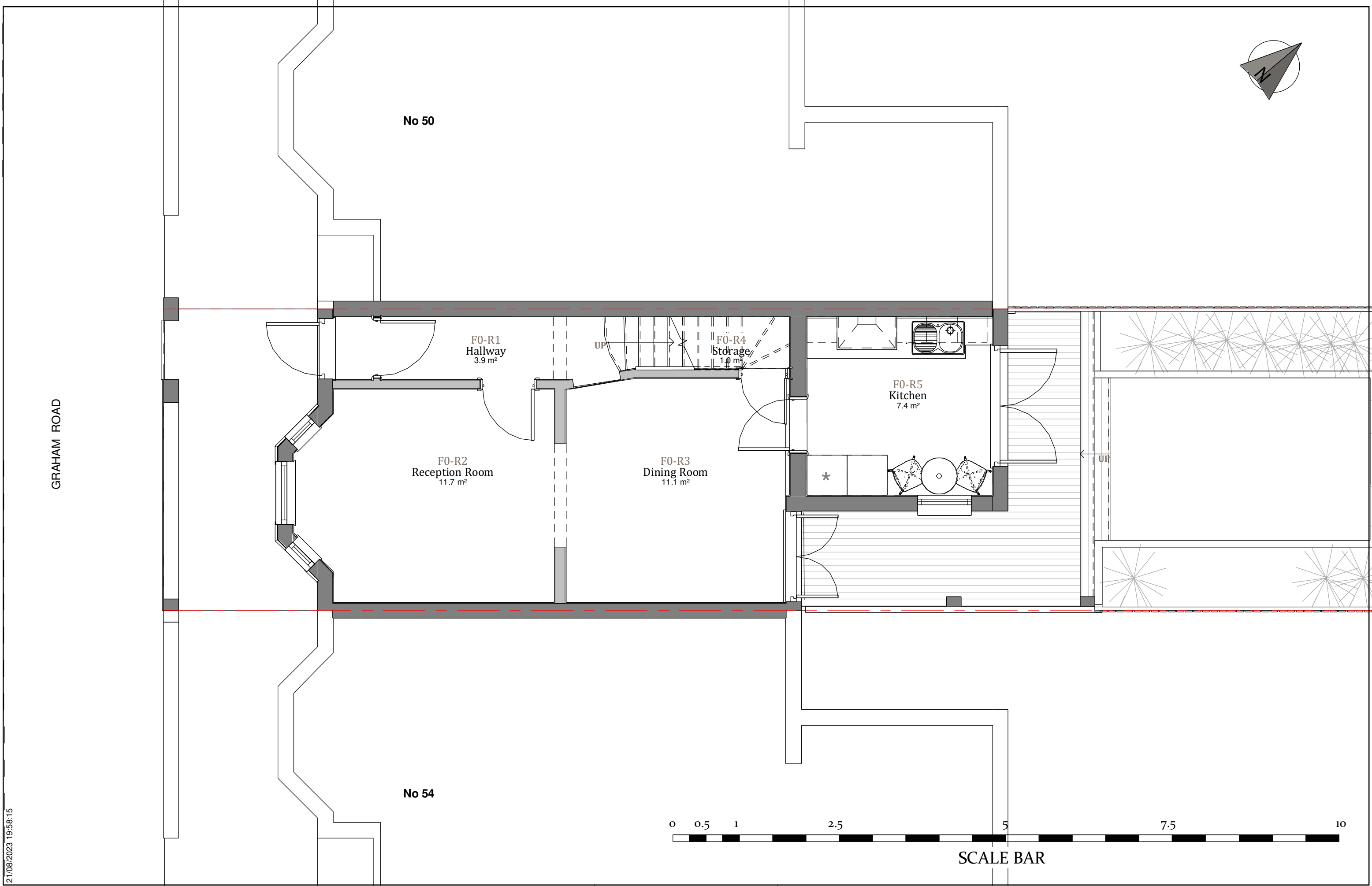


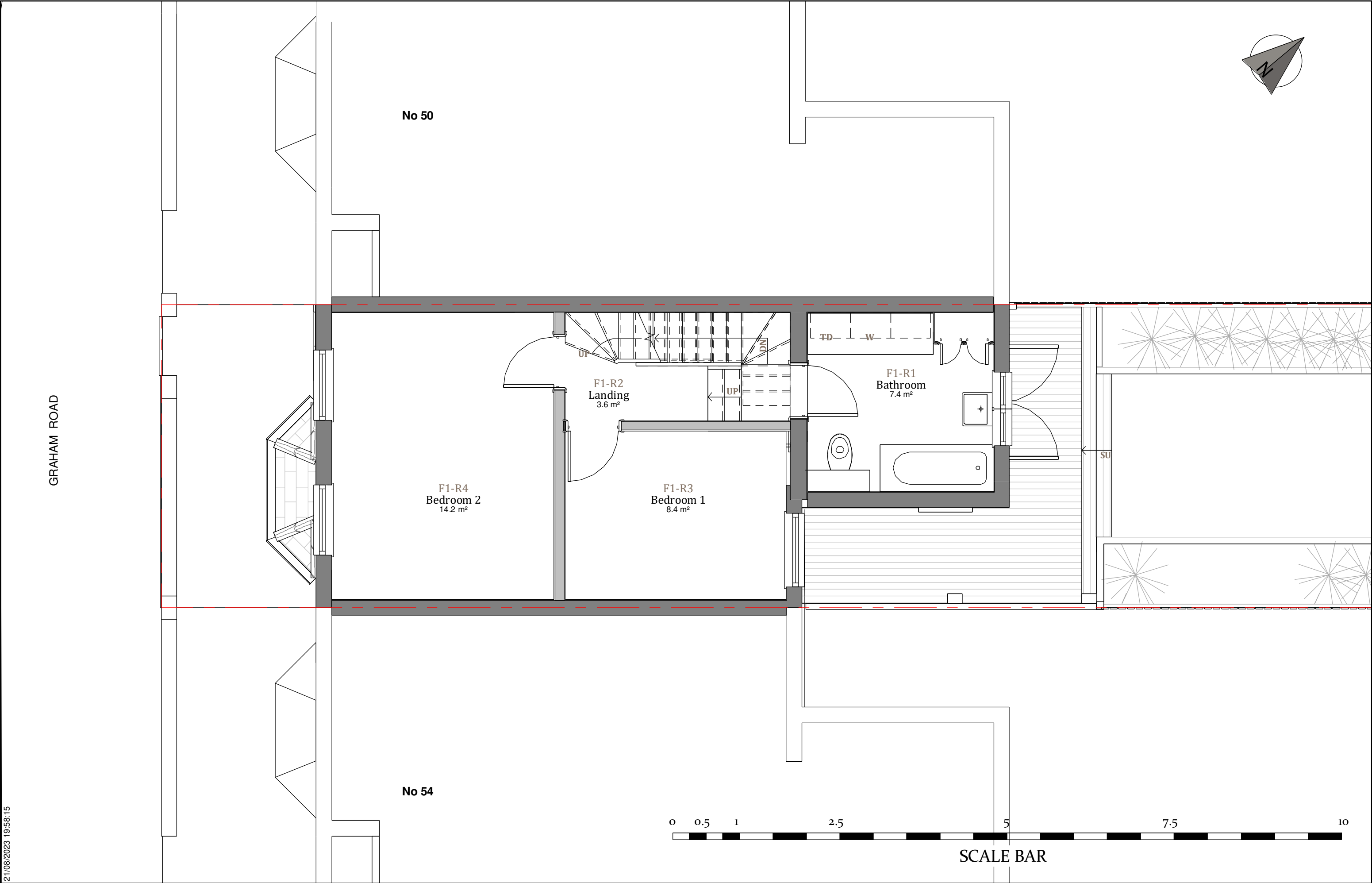
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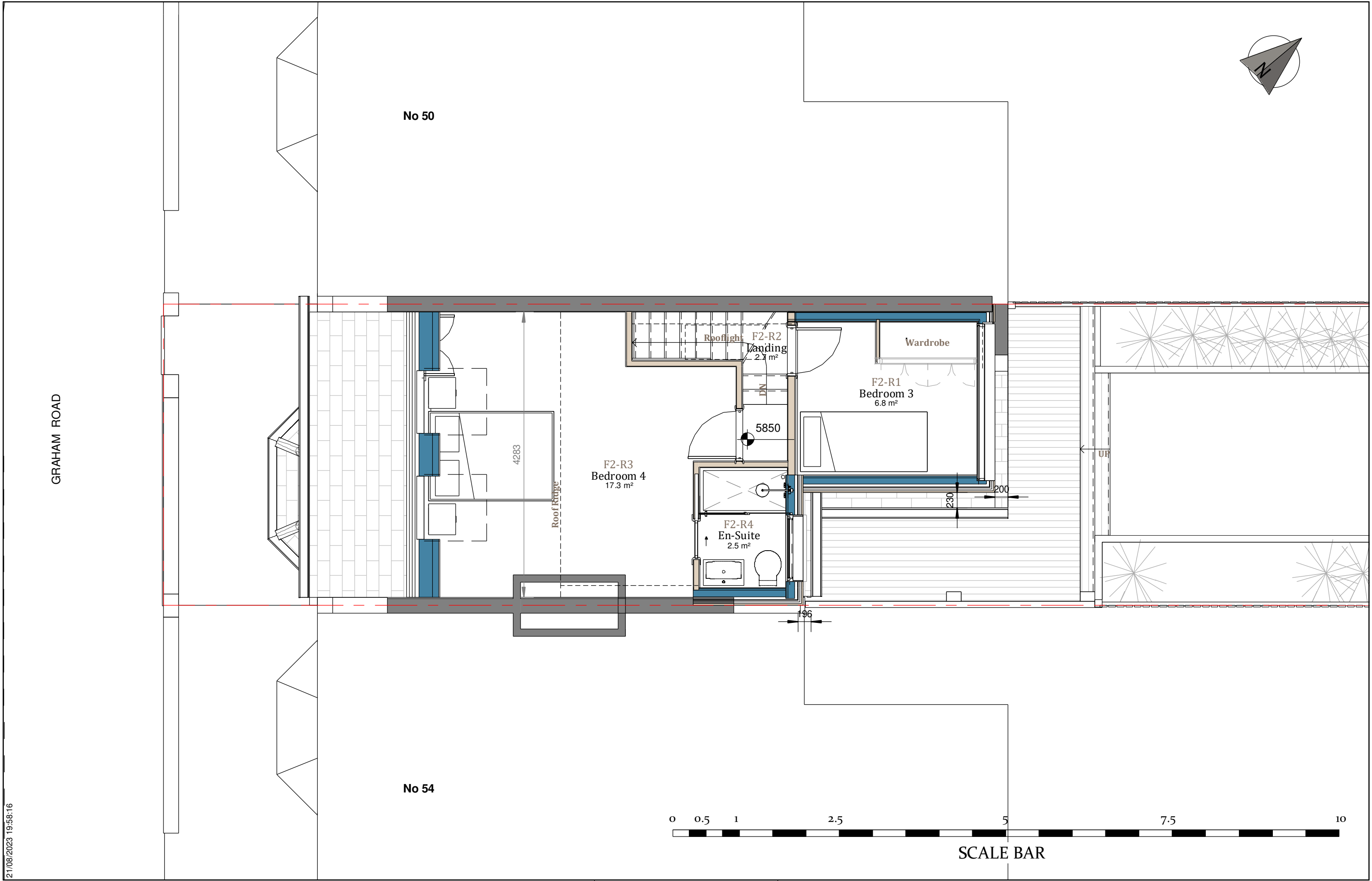
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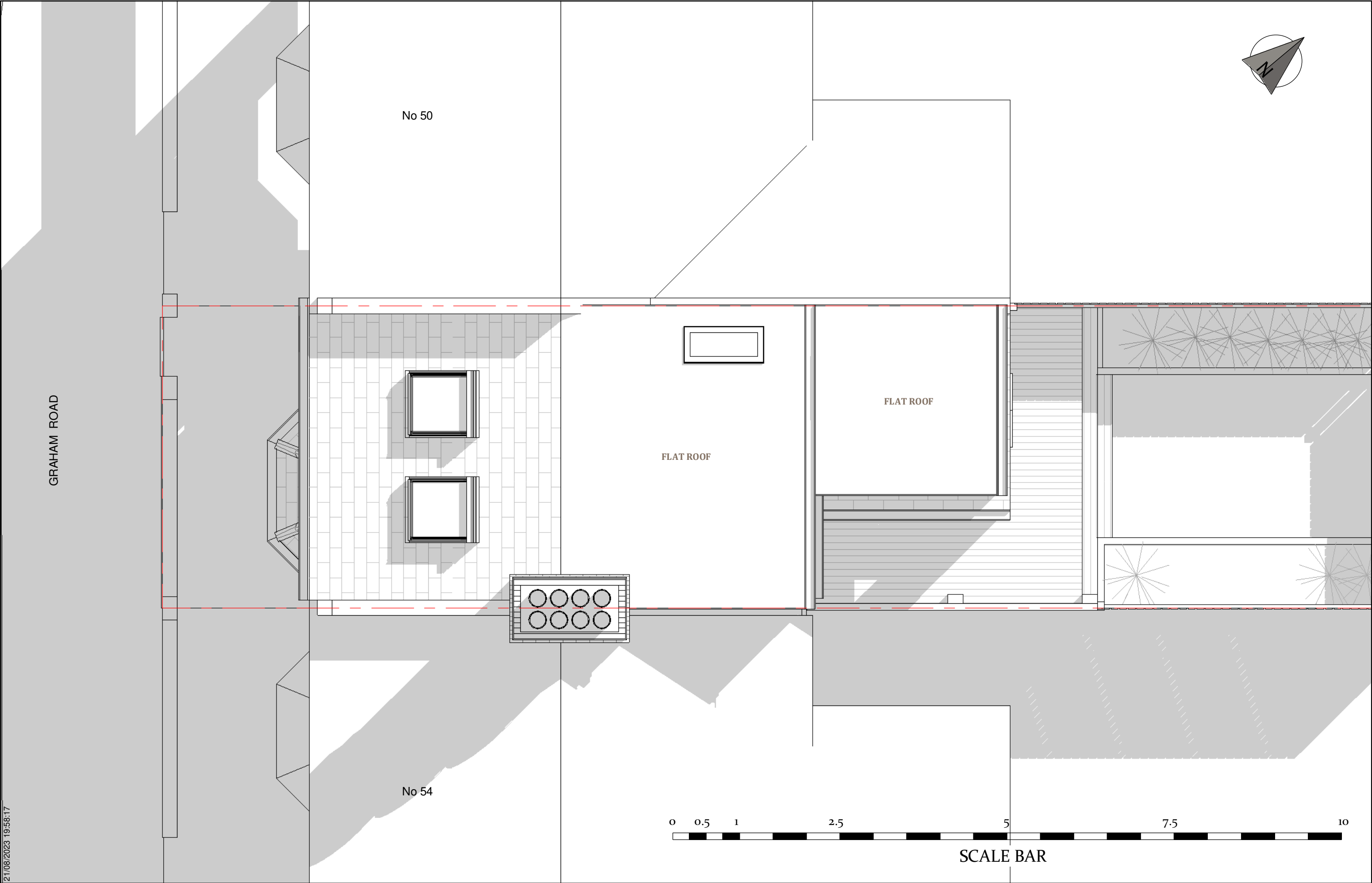








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Sheet name
PR. Front Elevation

Page No.
D. PR. 3. 1

Scale | 1 : 50 @ A3

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