



Design & Access Statement

1 Rusper Road N22 6QT - First floor flat

The purpose of the proposal is to gain additional space by carrying out a dormer loft extension over the existing rear roof with a terrace.

The terrace will be of modest size and set back from the rear outrigger wall.

The proposed works will relate to the existing building by having new stairs from the first floor landing.

The new loft floor level will have a window facing side, a window to the rear and French doors to access the terrace.

The siting of the extension was determined by the site plan. The visual impression is designed to match the existing house by matching all the external finishes.

The house is solely private domestic; no disabled access is required.

The proposal does not make any impact on any highway or public route, nor does it affect any existing amenities due to the orientation and distance from the neighbouring properties.

There should be no overshadowing, visibility, noise, or lighting issues, as the proposal is a small scale extension.

The proposal would not detract from the character and appearance of the immediate area, as similar approved developments can be found:

HGY/2020/2740

41, Willingdon Road, London, N22 6SG

HGY/2024/1117

Flat B, 155 Westbury Avenue, Wood Green, London, N22 6RX

HGY/2011/2076

149, Willingdon Road, London, N22 6SE, London

HGY/2021/0238

136, Sirdar Road, London, N22 6RD

It is considered that the proposed development would blend well with the established fabric and would not be overbearing.