



Design and Access Statement

Site location

9 Wilmot Rd, London N17 6LH

Description of proposed development

Proposed Rear Loft Extension in line with existing rear and gable end pitched dormer

1. Explain the design principles and concepts that have been applied to the proposed development

Existing condition within second floor bedroom has low floor to ceiling height making majority of the floor space unusable with enough space to fit just single bed. With the proposed rear loft extension this will help maximise floor space by increasing floor to ceiling height to the rear of the property.

The rear extension will be offset from the existing eaves of the rear dormer and will follow the line of the existing gable end dormer as a result not affecting the principle elevation and maintaining street character. The proposed works do not exceed existing ridge line.

2. Demonstrate the steps taken to appraise the context of the development and how the proposed design takes that context into account in relation to the proposed use

Many neighbouring building have achieved similar rear loft extensions whilst maintaining street character and upgrading an uninhabitable loft space into useful space. Please see examples below:



1 Wilmot Road



29 Wilmot Road



18 & 20 Wilmot Road



164 Higham Road (located to the rear garden of the proposed works property)

3. Explain how policies relating to access in relevant local development documents have been taken into account.

The 'access' component should deal with both interior design and management issues to demonstrate how the applicant intends to meet their duties under the Equality Act 2010 (which supersedes the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials

- Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building
- Way-finding and signage
- An assessment of means of escape

Not Applicable

4. Explain how any specific issues which might affect access to the development have been addressed.

Not Applicable

5. State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation.

Not Applicable