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DESIGN AND ACCESS STATEMENT

In respect of a

Proposed Householder Application

For

Retention of existing front roof dormer.

At

12 Bancroft Avenue, London N2 0AS

This document has been provided
In support of a Householder Application
Application submitted to
London Borough of Haringey
By Hartleys Projects Ltd

Introduction

This Design and Access Statement should be considered together with the drawings prepared by Hartleys Projects Ltd . This statement deals purely with the principles of design of this development.

Design Principles/Size

The site is currently occupied by 2 storey semi-detached dwelling house.
This site is not in a conservation area and is it not listed.

Proposals

The proposals are for the retention of the as built dormer to the front roof.
This was previously approved ref: HGY/2022/4122 but has been built approx.
400mm wider and 30mm taller than this approval.

The dormer is of similar size to various dormers at 20, 40 and 42 Bancroft Avenue.
There is a much larger dormer at 25 Bancroft Avenue which extends around to the
side projecting roof but is of similar design.



25 Bancroft Avenue

The front dormer window as built would not result in any demonstrable harm to
neighbouring amenity. There will be no material loss of privacy to neighbouring
properties.

Scale

1.97m wide x 2.42m high. The dormer has been centred on the window below and is the same width excluding dormer cheeks.

Materials

New dormer has been clad in roof tiles to match existing with white painted timber window.

Access

Access will be unaffected by the works.

Conclusion

The materials and design of the as-built dormer to match existing roof finish and other dormers in the vicinity.

Dormer is set below ridge height and in line with the existing window below, it is of similar size to various dormers already built on Bancroft Avenue.

IAN BOLT