

PROJECT: 228b ARCHWAY ROAD, LONDON, N6 5AX
LOUNGE PATIO DOORS

DATE: 13/01/24
REV: 1

Design and Access Statement

The project consists of replacement of an existing window with French doors of the residential flat at 228b Archway Road, London, N6 5AX.

The window is in the rear elevation of the lounge of 228b Archway Road, London, N6 5AX, which is the basement flat of the building. The current window faces the garden which is part of the demise exclusively of 228b Archway Road.

The works consist of the following:

- Removal of existing external double glazed white PVC window in rear elevation.
- Demolition of existing lower part of wall below window.
- Installation of new double glazed uPVC French doors.
- Construction of brick steps from French doors down to concrete slab in garden for access. These are secondary access steps to the garden.

The accompanying drawings provide existing and proposed layouts and elevations and also details of the proposed French doors and steps.

It is understood from the Haringey website the following:

Non-Householder Applications

If you are applying for a proposal for commercial uses, or to build or convert to residential housing, you must provide the following information:

- Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries with written dimensions
- Existing and proposed plans (elevations, floor plans, roof plans and a section where appropriate). All plans/elevations must have a scale bar and dimensions.
- Ownership certificate and notices
- Agricultural land declaration
- Fee
- Community Infrastructure Levy (CIL) Form - where the development is more than 100 sqm (gross internal area of new development and/or proposing 1 or more new dwelling(s) - even if the floorspace of the new dwelling is under 100sqm). For more information please see the Community Infrastructure Levy page.
- Design and access statement – required for the following applications:
 - major developments (those which involve the creation of 10 or more residential units; residential development of on a site of 0.5 hectares or more; non-residential development on a site of at least 1 hectare; and the creation of change of use of 1000 square metres or more of gross floor space not including housing)
 - Listed building consent
 - Proposals where any part of the development is in a Conservation Area and consists of:
 - the provision of one or more dwelling houses; or
 - the provision of a building or buildings where the floor space created by the development is 100 square metres or more

If you require any assistance or advice prior to submitting your application, you may wish to look through our **pre-application guidance section** or book a **pre-**

As stated:

“Design and access statement – required for the following applications:

- Proposals where any part of the development is in a Conservation Area and consists of:
 - The provision of one or more dwelling houses; or
 - The provision of a building or buildings where the floor space created by the development is 100 square metres or more”

The site is within the Highgate Conservation area. However, the application is not for a dwelling house and a new building is not being provided, only works to one window on the existing building, therefore it is

understood a full Design and Access Statement is not required for this planning application.