***Design and Access Statement* Loft conversion with rear facing 2Nos. dormer windows and 2Nos. roof lights to the front elevation.**

The proposed development has been designed in accordance with the Design Guidance of the

**Barnet Council Planning Department as *Permitted Development***

**Project Overview:**
The proposed project involves the conversion of the loft into a habitable area, the addition of a rear dormer, and the installation of two windows to the front roof of a semi-detached house. The property is not located in a conservation area and is not a listed building. The total rear roof extension is anticipated to be 30.80 m3.

**Loft Conversion:**
The loft conversion aims to transform currently unused space into a habitable area, contributing to increased living space without altering the footprint of the property.

**Rear Dormer:**
The addition of a rear dormer is designed to enhance the functionality and aesthetics of the loft conversion. It allows for increased headroom and improved natural light, creating a more comfortable and inviting living space.

**Front Roof Windows:**
The installation of two windows on the front roof is intended to introduce natural light into the loft area while maintaining a harmonious exterior appearance. The design ensures that the windows complement the existing architectural style of the property.
The windows dose not project 0.15m from the flat of the roof.

**Planning Considerations:**The property is confirmed not to be located within a conservation area, minimizing restrictions on design choices.

**Listed Building:**As the property is not a listed building, the proposed modifications are not subject to additional constraints related to historical preservation.

**Environmental Impact:**Consideration has been given to minimizing the environmental impact of the project, including the use of energy-efficient materials and systems where possible.

**Neighbourhood Impact:**

The design has taken into account the visual impact on neighboring properties, ensuring that the proposed changes are in harmony with the surrounding environment.

**Conclusion:**

The proposed extension complies with permitted development regulations, considering the property's non-listed status and non-conservation area location, and has been designed accordance with the Design Guidance of the Barnet Council Planning Department .

 The design aims to enhance the living space, respecting both the environmental and neighbourhood context. The addition of a rear dormer and front roof windows has been carefully considered to improve functionality and aesthetics while preserving the overall character of the property.

**If your department wants to make any alterations, I would be very happy to alter the plans with the client.**

Yours sincerely,
**MSc. Arch. Lutfi Vala**