



# DESIGN & ACCESS STATEMENT

**ROOF EXTENSION INCLUDING REAR DORMER & 3No FRONT FACING ROOFLIGHTS. EXISTING GARAGE CONVERSION AND PORCH, INCLUDING ALTERATIONS & IMPROVEMENT TO THE EXISTING LAYOUT.**

*AT 9 BROOKHILL.. EAST BARNET. LONDON. EN4 8SH*

## 1 INTRODUCTION

*No9 is a two storey terrace property, located on Brookhill Close.*

*The site is not a listed building or within a conservation.*

*The buildings within the surrounding area are essentially residential with similar characters with a pallet of materials ranging from brick, brickwork, standing seam roofing, PVC double glazed windows and doors.*

*This proposal will provide to Ms. Winnie YIP who accommodates relatives more living space, especially when rented accommodation for elders and middle-aged are often costly of life.*

*The application is accompanied by drawings which include plans, elevations, block plan and site location plan.*

## 2 PROPOSAL

*This Proposed development consists of extension of the existing roof with new rear dormer, conversion of the existing garage into habitable room and improve the existing layout.*

*The design has been based on the following principles:*

*To ensure that facing materials and rendering colour respect the local surrounding development, using painting, new roof covering and new glazing to match the existing property.*

*To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking through windows and the flat roof of the single storey rear extension shall only be used in connection with the repair and maintenance of the building*

*The overriding principle for the appearance of new additional units, at the Side and Rear is to fit within the existing context, without the visual amenities of the neighbourhood.*

### **3. HEIGHT:**

*The height of the addition will be the max. above ground level required for the Area.*

### **4. LAYOUT & Landscape**

*The proposed location of the new additions will take into account the current dimensions in site.*

*The new proposed rear garden, with new pavement will improve the landscape and be locally appropriated.*

### **5. ACCESS:**

*The application site is open on Brookhill Close The existing pedestrian and vehicular access to the site are unchanged and will not be affected.*

*Access to the bins storage will remain but will be improved to support a selection of waste storage and recycling.*

## **POLICY CONSIDERATIONS**

The design statement has been prepared in accordance with the advice set out during searches on Council website and the guidance notes provided by Barnet Council

The new additions will be constructed using traditional building materials ( Bricks and Block works). Render to matching the existing dwelling. The new doors and windows to be PVC double glazing windows would be sympathetic with the surroundings.

The use of sympathetic materials, sensitive design considerations and the means in which the mass and form of the proposal have maintained a proper and supportive relationship to the existing building.

As a result, the proposal will improve the aesthetics of the site, as well as the sustainability and amenity of the property whilst respecting the overall setting of the site