

**DESIGN AND ACCESS STATEMENT.
5 ESTELLE ROAD. LONDON N3.**

THE PROPOSAL IS FOR A SMALL FLAT ROOF EXTENSION, OVER PART OF AN EXISTING BALCONY, AT FIRST FLOOR LEVEL.

AT PRESENT THERE IS A VERY SMALL GLAZED STRUCTURE ONLY 1200mm IN DEPTH AT THE WIDEST POINT. SEE ENCLOSED PHOTOGRAPHS). THE NEW EXTENSION IS TO PROVIDE AN ADDITIONAL BEDROOM AND WILL BE SUPPORTED ADEQUATELY BY THE EXISTING STRUCTURE. APPROXIMATELY 50% OF THE EXISTING BALCONY AREA IS TO REMAIN AS EXISTING.

IF ONE LOOKS AT SIMILAR PROPERTIES IN CLOSE PROXIMITY IT IS OBVIOUS THAT OTHERS HAVE DONE THE SAME TYPE OF EXTENSION IN THE PAST. I HAVE ENCLOSED A PHOTOGRAPH SUPPORTING THIS RE A SIMILAR EXTENSION ALREADY PROVIDED TO THE FIRST FLOOR BALCONY AREA.

THE DESIGN OF THE PROPOSED EXTENSION HAS BEEN DONE IN SUCH A WAY AS TO RETAIN SOME NATURAL LIGHT TO THE STAIRCASE AREA AND AVOID ANY OVERLOOKING OF THE ADJOINING PROPERTIES. HOWEVER BEING THAT THE BALCONY EXISTS THEN OVERLOOKING SHOULD NOT BE AN ISSUE FOR OBVIOUS REASONS.

ALL EXTERNAL MATERIALS TO MATCH THOSE AS EXISTING.

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RECEIVED
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