**Design and Access Statement**

**Application Reference:**

**Address:**

14 Makepeace Avenue, London, N6 6EJ

**Development:**

Roof conversion of existing loft space to create an additional bedroom, with a traditional dormer over the existing stairwell and rear roof extension works. To mirror previous development of 16 Makepeace Avenue (the other half of the building).

**Statement:**

The above property is located on the Holly Lodge Estate. The proposed roof space development has been designed to mirror the existing development of number 16 Makepeace Avenue, and aims to keep the traditional overall look of the property.

Access to the proposed 2nd Floor will be via a standard wooden staircase over the existing stairwell. The additional side dormer, which will be in keeping with the existing roof design is to facilitate the head room needed for access. Once on the proposed 2nd Floor due to the slope the building is situated on, an additional three steps will be needed to enter the WC area (see plans). To the rear of the roof development a UPVC Georgian style ‘Juliet Balcony’ with railings preventing access to the flat roof.

To safeguard the overall appearance of the property. All new external works will be carried out in materials that as closely resemble the existing as possible.