

**9a Doynton Street
London N19 5BX**

Design and Access Statement

Introduction

This Design and Access Statement provide an overview of the design proposed for a lower ground floor rear extension to 9a Doynton Street.

Site Context

No. 9 Doynton Street is a Victorian terrace building located within the Dartmouth Park Conservation Area and is not a listed building. The building comprises two maisonette flats. 9a is located on the lower and raised ground floors.

The kitchen and living space are located on the raised ground floor. There are two bedrooms and a study located on the lower ground. The bedroom at the rear of the property has direct access to a private garden.

This application seeks to create a single storey rear extension at the lower ground floor level.

Access

There will be no change in access to the existing property.

Planning History and Precedent

There have been a number of applications for extensions of a similar scale and appearance which have been granted permission including 19a, 15a and 11a Doynton Street.

Appearance

The new extension will be constructed from London stock yellow bricks and high quality glazing.