**DESIGN & ACCESS STATEMENT**

**Re. Planning Application 2017/2587/NEW**

APPLICANT: DIANA MAVROLEON

19C SWAIN’S ALNE,

HIGHGATE

N6 6QX

DATED: 10/06/2017

**LOCATION:**

The dormer extension provides accommodation for a micro-bathroom to be situated above an existing bathroom located immediately below on the second floor.

**DIMENSIONS**

The dimensions of the proposed dormer extension = 90cm width x 183cm depth x 200cm height.

The existing dormer measures 2709.87mm width x 183cm depth x 200cm height.

The existing third floor roof terrace = 691cm length x 346cm width

**PHYSICAL APPERANCE**

The scale, design and materials will be in harmony with the existing dormer and neighbouring architecture. The exterior cladding of terracotta tiles will replicate roof tiles as featured at the far end of the terrace, blending well with local materials and colour. **(see images no’s. 1,3,4)**

The small roof light dome will provide a source of natural light. The extractor fan outlet will be of a minimum size. Both will be situated on the felt flat roof of the dormer extension. The felt flat roof will be a continuation of the existing dormer.

**SOCIAL CONTEXT**

There will be no impact whatsoever, visually, materially or physically on the locality or immediate surroundings.

**INVOLVEMENT**

Following on from previous discussions during two sight visits between Camden Building Control, Dr Bill Thompson (architect) and myself, a dormer extension of this

dimension and design was considered the most practical and aesthetically pleasing option so as to accommodate a micro-bathroom.

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**EVALUATION**

There are no conflicting issues whatsoever relating to the dormer extension. It will provide a necessary additional bathroom to a family home located over the second and third floors of a shared freehold property.

**DESIGN**

The dormer extension is a minor material change to the existing dormer that is due to be re-constructed as advised by Camden Building Control.