

DESIGN AND ACCESSES STATEMENT IN RESPECT OF

**14 Makepeace Avenue
London
N6 6EJ**

LOFT CONVERSION DORMER ROOF LIGHT TO THE REAR AND SIDE ROOF SLOPES.

The proposal relates to the existing dwelling house 14 Makepeace Avenue London N6 6EJ

A semi-detached property located in the Holly Lodge Conservation Area, constructed from face brickwork set beneath a tiled pitched roof with the rear of the property set beneath a flat roof surmounted by a parapet wall, soft wood painted joinery.

The property has currently planning permission to erect a side and rear dormer window. 2015/4060/P that has not yet been implemented.

The property has recently changed ownership, the current owners have had the opportunity to look at previous roof alteration examples with in Makepeace Avenue, there is currently a project at number 26 Make Peace avenue to extend the dormer to the rear, and this is the basis for this application to mirror the rear element, to incorporate the Juliet balcony previously approved under application 2015/4060/P.

Side dormers appear to be a feature of Makepeace Avenue with a number of examples, the previous application 2015/4060/P made provision of a dormer to allow the staircase to wind above the existing to access the roof space, windows to the flank will be obscured and fixed below 1.7m above the finished floor level.



Front Elevation 14 Makepeace Avenue



Rear Elevation 14 Make Peace Avenue



Example of side dormer Makepeace Avenue.



Example of side dormer Makepeace Avenue.



Example of side dormer Makepeace Avenue.



Example of side dormer Makepeace Avenue.



Example of side dormer Makepeace Avenue.



26 Makepeace Avenue

14 Makepeace Avenue London N6 6EJ



Numbers 22 and 26 Makepeace Avenue (26 Under Construction)