



35-2012-Doc1

Design and access statement for 11C Croftdown Road.

Current situation.

11C is the top floor flat of number 11 Croftdown Road. It has two bedrooms, kitchen, living room and bathroom. Number 11 is semi-detached, the other half of the building being number 13 Croftdown Road. The building is within the Dartmouth Park conservation area.

Proposal.

It is proposed to create an extra single room with a small bathroom to one side in the attic space of the building. The only external changes would be the insertion of a number of Velux roof lights into the side and rear roof elevations. These are designed to match those recently installed in the roof of no13, thus giving symmetry.

Access.

The new space would be accessed by a continuation of the existing staircase.

Pre-planning advice.

There have been a series of discussions with planning officers over a period of time, mostly involved with the potential of inserting dormer windows into the roof. Although a single rear dormer was considered a possibility by planning officers, it has been decided to go with their preferred option of roof lights, with the precedent that has been established next door.