

ARCHITECT'S DESIGN AND ACCESS STATEMENT

20 APRIL 2012

The proposed Works : Alterations at roof level consisting of one front roof light and one set of roof lights (3 panes) to the rear of a single dwelling house (class C3) associated with the conversion of the existing roof space to habitable accommodation.

Refer to Architect's submitted drawing nos:281/2 (Existing) 281 /3 (Proposed) 281/4 (Elevations) 281/1 (Photographs) , Location Map and 'VELUX 'Cabrio balcony ' details and Planning Portal on Permitted Developments.

1.95 Chetwynd Road is a 3 storey period mid terrace house built circa 1890s as part of a small terrace of 4 houses in stock bricks along this local section of Chetwynd Road. The property is located within the council's Dartmouth Park Conservation Area. There are no listed building in the vicinity.

2. Within this frontage of 4 houses, 95 also is an identical pair to adjoining 97 Chetwynd Road which is located at a slightly higher level above 95 due to the existing slope of Chetwynd Road. Submitted drawings also shows No. 97 in relation to the application site at No. 95.

3. The existing building has its living areas and kitchen located on the ground floor with access to the raised rear garden via a small patio. Access to the mobility impaired can be achieved to the generous living areas in the ground floor. A WC is located within the ground floor stair landing. This stair located to the rear corner of the property provides vertical circulation to the upper floors consisting of further front living room and rear bedroom/ study to the 1st floor and 2 further bedrooms and a family bathroom in the 2nd floor. This is a traditional terrace house layout common throughout London.

4. The existing roof space has sufficient height to be converted into a habitable room with roof lights proposed to both front and rear roofs. The existing slate roof will be retained and apart from the above roof lights, all proposed works are internal. Access to the new loft conversion will be via a new timber stair located adjacent to the existing bathroom. The door to the new loft room is accessed on the 2nd floor hallway. As this is for sole use to a loft room at 3rd floor level, there is no provision for disabled mobility access.

5. Calculations on submitted drawing nos: 257/ 3 (Proposed) shows a proposed volume of 38.6 cu.M which is within the 40 cu.M allowed for terrace houses as described in the Planning Portal information sheet attached. The proposed roof lights (dark grey) not protruding 150mm beyond the plane of the roof are also allowed under permitted development . This is in keeping with the numerous roof lights that are installed in neighbouring houses with loft conversions to this part of Chetwynd Road.

6. Previous enquiries with the council's planning department have however established that the proposed rear Velux 'CABRIO Balcony' when fully opened will require planning permission. Consequently the owners hereby submit a planning application to allow these proposed rear roof lights with its occasional balconies to be installed. The manufacturer's detailed information on 'CABRIO Balcony' roof light type P19 (3 panes) is enclosed with this report. These fully balcony openings are for occasional use only and being oriented North West it would be only fully opened on warm summer afternoons. Being located within the roof plane and at 3rd floor level, it should be sufficiently removed to cause any overlooking to the adjoining neighbour's gardens. The provision of

these balcony openings will also allow for easier access to roof repairs and cleaning of the glazing etc.

7. This planning application is identical to a previous planning application submitted to adjoining 97 Chetwynd Road which received planning approval in 2010 (Ref: 2010/1916/P). The case officer was Charles Thuaire. Subsequently the submitted drawings also shows the similar approved roof lights to no. 97 which have now been implemented.

This statement is prepared by the applicant's Architect

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Enclosures:

Velux 'CABRIO Balcony' details

Planning Portal on Permitted Development.