

ARCHITECT'S DESIGN AND ACCESS STATEMENT 30 MAR 2010

The Proposed Works: Alterations at roof level associated with the conversion of the existing roof space to habitable accommodation, two roof lights to the front and one set of rooflights (3 panes) to the rear of existing single dwelling house (Class C3)

Refer to Architect's submitted drawings nos: 257/ P1 (Existing) P2 (Proposed) P3 (photographs) P4 (location Map) VELUX 'CABRIO balcony' details & Planning Portal.

1. 97 Chetwynd Road is a 3 storey period mid terrace family house (circa 1890's) which has been refurbished in the mid 1990's. The property is located within the council's Dartmouth Park Conservation Area. There are no listed buildings in the vicinity.
2. The existing building has its living areas and kitchen located on the ground floor with access to the rear garden. Access for the mobility impaired can be achieved to the living areas in the ground floor. There are 4 bedrooms with 2 bathrooms located in the upper floors via existing stairs located to the rear of the property. This is a traditional terrace house layout common throughout London.
3. The existing roof space has sufficient height to be converted into a habitable room with rooflights proposed to both front and rear roofs. The existing concrete tiled 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 stair located within the small front bedroom. Being the sole access to a loft room at 3rd floor level, there is no provision for disabled mobility access.
4. Calculations on drawing no: 257/ P2 (Proposed) shows a proposed volume totalling 38.6 cu.M which is within the 40 cubic meters allowed for terrace houses as described in the Planning Portal information sheet attached. The proposed roof lights are to be conservation style in black with mid glazing bars and not protruding 150mm beyond the plane of the roof. There are numerous roof lights and loft conversions carried out to this section of Chetwynd Road.
5. The Architect met the council's duty planner, Ms Katrina Christoforou on Thursday, 18 March 2010. I was advised that whilst the proposed volume (Class B) and Roof lights(Class C) are considered as permitted development , the proposed rear 'CABRIO Balcony' even with its occasional opening will require planning permission from the council.
6. In accordance with the above requirements, the owners hereby submit a planning application to allow the proposed rear roof light with its occasional balcony to be installed. The manufacturer's detailed information on 'CABRIO balcony ' roof light type P19 (3 panes) is enclosed with this report. Please note that only the middle section opens into a balcony. This balcony opening is for occasional use only and being orientated North West it would be open primarily 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 neighbours rear gardens. The provision of this balcony opening will also allow for easier access to roof repairs and cleaning of the glazing etc.

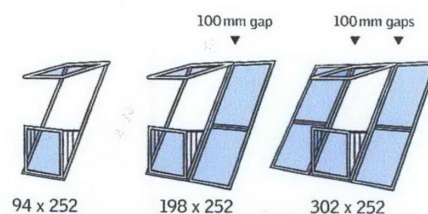
This statement is prepared by the applicant's Architect

CABRIO® balcony



The CABRIO® balcony turns a roof window into an instant balcony in seconds. A great way to add value and a real wow factor to a property.

- The upper section is top-hung and opens outwards whilst the bottom section unfolds into a glazed balcony with side railing.
- Can be easily combined with top-hung and fixed sloped windows to increase the daylight and view.
- Warmth of natural pine with long lasting triple coat finish.
- Double and triple units now include EKY (100mm) support trimmers.
- All glazing used has laminated inner pane for additional safety.
- Top-hung section rotates 180° and locks in place for easy cleaning of the outer pane.
- Clear and clean coating on toughened outer pane keeps the glazing cleaner for longer.
- 10 year VELUX guarantee.



External frame size (nominal w x h) cm

CABRIO® balcony		P19	P19	P19
Packages include: Single CABRIO® pine roof window with optional one or two side units (GPL top-hung and GIL fixed element), toughened outer pane with clear and clean coating and laminated inner pane for additional safety, flashings and EKY support trimmer(s).				
GDL SD0L1	CABRIO® + flashings for slate up to 8mm thick. U-value 1.5 W/m²K Delivery ▶ 2 Days	£1,725.00		
GDL SD0W1	CABRIO® + flashings for tiles up to 120mm in profile. U-value 1.5 W/m²K Delivery ▶ 2 Days	£1,740.00		
GDL SK0L221	CABRIO® + 1 x GPL & 1 x GIL. Flashings for slate up to 8mm thick. U-value 1.5 W/m²K Delivery ▶ 2 Days		£2,855.00	
GDL SK0W222	CABRIO® + 1 x GPL & 1 x GIL. Flashings for tiles up to 120mm in profile. U-value 1.5 W/m²K Delivery ▶ 2 Days		£2,855.00	
GDL SK0L321	CABRIO® + 2 x GPL & 2 x GIL. Flashings for slate up to 8mm thick. U-value 1.5 W/m²K Delivery ▶ 2 Days			£3,955.00
GDL SK0W321	CABRIO® + 2 x GPL & 2 x GIL. Flashings for tiles up to 120mm in profile. U-value 1.5 W/m²K Delivery ▶ 2 Days			£3,955.00

▶ Delivery time is in working days from receipt of orders placed before 4pm.

- [FAQ and Help](#)

Planning Permission

Planning permission is not normally required. However, permission is required where you extend or alter the roof space and it exceeds specified limits and conditions.

Under new regulations that came into effect from 1 October 2008 a loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 40 cubic metres additional roof space for terraced houses*
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- Roof extensions not to be permitted development in designated areas**
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves

*Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space a previous owner may have done so. [Calculate the area and volume of your works using our Volume Calculator](#)

**Designated areas include national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

Please note: the permitted development allowances described here apply to houses not flats, maisonettes or other buildings. [View guidance on flats and maisonettes here.](#)

Mini guide to loft conversions (England only)

[View illustrated details of the planning rules for loft conversions \(Requires Adobe Flash\).](#)

[Alternatively you can download a printable copy of this information \(PDF 168Kb\).](#)



**Common Projects
Loft Conversion**

Building Regulations

Building regulations approval is required to convert a loft or attic into a liveable space.

[Read more about building regulations relating to loft conversions.](#)

Protected Species

Work on a loft or a roof may affect bats. You need to consider protected species when planning work on this type. A survey may be needed, and if bats are using the building, a licence may be needed.

[Contact Natural England for more advice.](#)

[View specific information regarding Bats \(PDF 33Kb\)](#)

Disclaimer: this is an introductory guide and is not a definitive source of legal information. [Read the full disclaimer here.](#)

NOTE: This guidance relates to the planning regime for England. Policy in Wales may differ. If in doubt contact your Local Planning Authority.