

Design and Access Statement - Ref. 11 Vine Hill (Application Number: 2006/P5147)

Use

The proposed development will create a self-contained one bedroom flat suitable for one or two persons to live in as a permanent residence or pied-a-terre.

Amount

The development will create a one bedroom flat on the roof space of the property. The floor-space will be equal to that of the flats that occupy the 1st and 2nd floors of the building as shown by Drawings: 10313/100 and 10313/102A. The proposed gross floor-space is 51.9 square meters.

Layout

The layout is shown by Drawing: 10313/102A. The stairway leading to the flat will be a continuation of the existing communal stairway. The extension will have a terrace along the full frontal width of the property set back 1.4 metres to minimise the impact of the extension at street-level.

The living area and bedroom have been placed to the front of the property overlooking Vine Hill which is predominately office accommodation. The kitchen and bathroom have been placed at the rear of the property and will incorporate Velux roof lights above. The design does not include any windows to the rear or sides so that adjoining properties retain their privacy.

There are two sets of patio doors at the front of the property which lead to the terrace from the living-room and bedroom. The patio doors have been positioned to align with the sash windows of the existing flats at the front of the property. There are no immediate residential properties which could be overlooked from inside the extension or from the terrace.

Scale

By setting the extension back by 1.4 metres the impact at street-level will be minimised. The roof will be flat being slightly higher at the front of the property (2.9 metres) sloping down to the rear wall (2.7 metres). The overall increase in the building's height will be between 1.7 metres and 1.9 metres.

Landscaping

Not applicable.

